

FOR SALE

115.9 ± Acres

\$ 4,204,450.00

ROW CROP FARMLAND

Manuel Ortiz

Diversified Real Estate

Ph. 559.972.0909



APN: 126-230-034 (77.67 Acres) North side of 19.6 Acres.

APN: 126-770-007 (19.6 Acres) 11206 Ave 264

APN: 126-230-022 (18.63 Acres) NW Corner of Mooney Blvd & Ave 266

Address: 11108 Ave 264, Visalia Ca. 93277.

APN 126-230-022 (18.63 Ac.) Has Mooney Blvd. frontage to the East & and also Frontage to Ave 266 on the South. 18.63 Ac. can be purchased separately.

Note: Family wants all parcels to close escrow concurrent.

Plantings Now– Cotton & Sweet Corn

Irrigation District: Tulare Irrigation District– Water is supplied by a 10 hp ditch Pump.

Well Depth: 290 Ft.

Zoning: AE 20 All three parcels

Pump Motor: Electric 75 HP

Williamson Act: NO

Soils Class: Class 1 (Soil Maps Available)

18.63 Acres is leased to the end of 2017 for use to the owner of the corn maze & pumpkin patch held every October. It is also used for the Visalia Chamber October Fest.

The remaining acreage is also leased to Vossler Farms and he is the owner of the cotton & sweet corn. Farmland is leased to the end of the 2017 crop year.

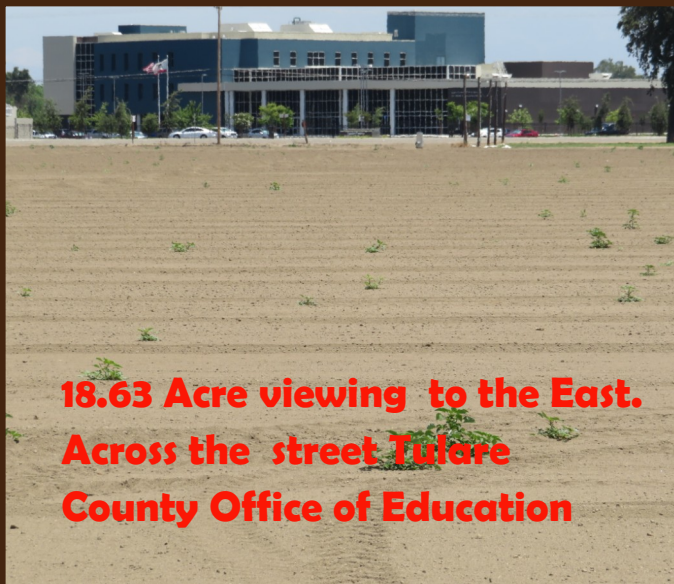
Disclaimer: The Information being provided was obtained from sources deemed to be reliable. The brokers, their agents or the sellers do not guarantee that the information is accurate. Any interested party is advised to do their own due diligence regarding these properties and should not rely on the information provided



18.63 Acre Eastside frontage to Mooney Blvd.



18.63 Acre Eastside view from Mooney Blvd.



**18.63 Acre viewing to the East.
Across the street Tulare
County Office of Education**



**18.63 Acre viewing to the East.
Hayco Roofing Across Mooney**



**18.63 Acre view to the north.
Tulare County HAS & RMA**



**77.67 Acres view from
the north end.**



11108 Ave 264-Visalia Ca. 93277



COTTON



COTTON



SWEET CORN



75 HP Irrigation Well



**10 HP Ditch Pump. Lifts
water from TID Canal**

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19.6 Ac. APN 126-770-007

18.63 Ac. APN 126-230-022

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DESSEL RANCH



230 North 'J' Street • Tulare, California 93274 • Office 559.684.1205 • Fax 559.400.7280

www.manuelortizjr.com • Lic #01788064

FOR SALE

**115.9 Acre
Visalia Ca.**

**Row Crop & Mooney Blvd.
Frontage**

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18.63 Ac. Mooney Frontage

97.27 Ac Row Crop



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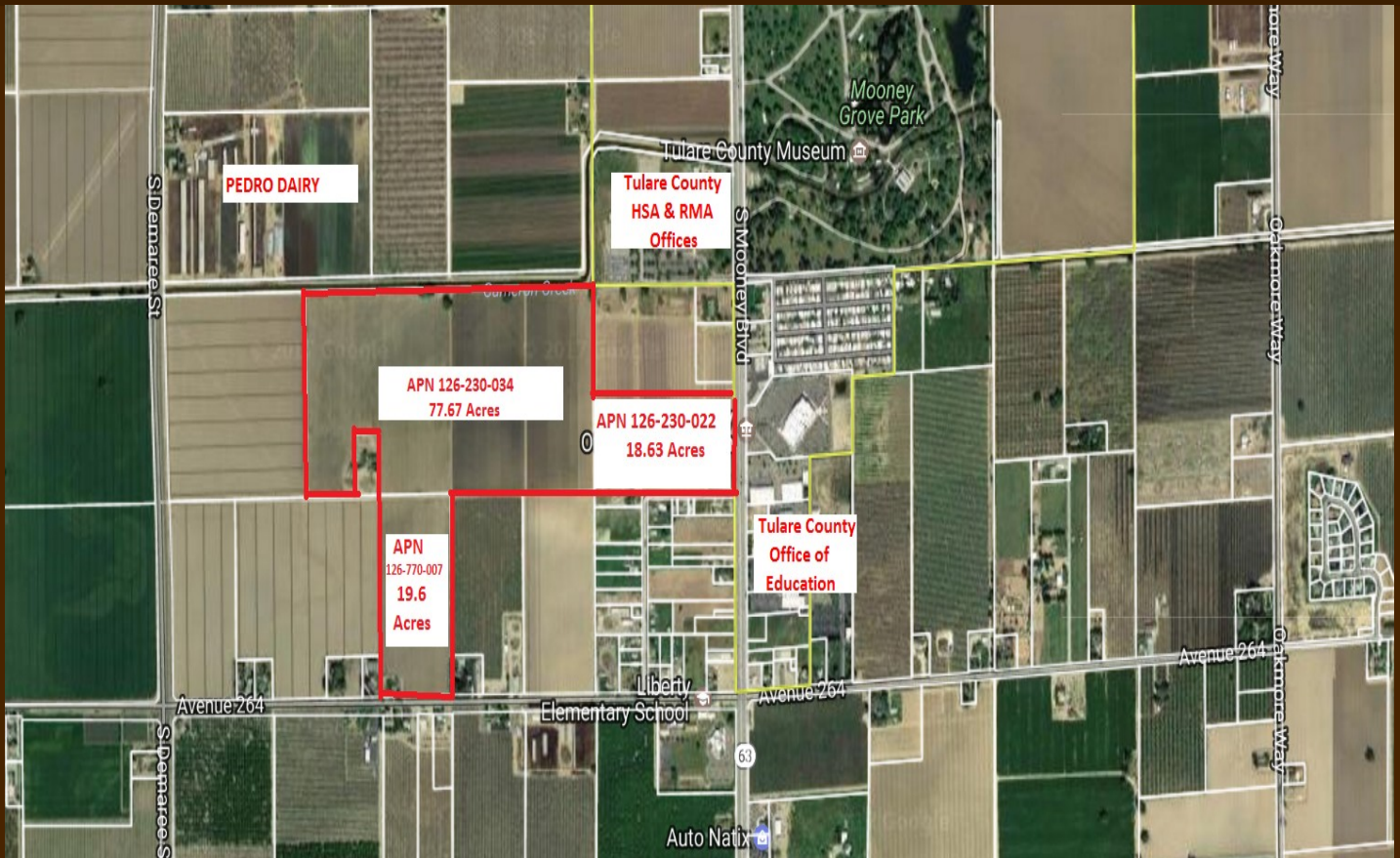
115.9 Acre

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Just south of Visalia class 1 soil and one parcel with frontage to Mooney Blvd & Ave 266



APN— 126-230-034 (77.67 Acres) west side of 19.6 Acres. (2017 Cotton)

APN—126-770-007 (19.6 Acres) 11206 Ave 264 (2017 Cotton & Sweet Corn)

APN—126-230-022 (18.63 Acres) N/W Corner of Mooney Blvd & Ave 266

Address to the farmland is 11206 Ave 264, Visalia Ca. 93277. The property facing Mooney Blvd frontage is the 18.63 acres located on the n/w corner of Ave 266 & Mooney Blvd.

18.63 Acres is leased to the end of 2017 for use to the corn maze & pumpkin patch held every October. It is also used for the Tulare Chamber October Fest.

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