

41.64 Acres± WALNUTS
N/E of Tulare
APN 152-010-014

\$ 1,207,560.00

FOR SALE



Property Highlights

- Walnuts & Open Land
- 50 hp electric pump

Manuel Ortiz

Diversified Real Estate
Ph. 559-972-0909



41.64 Acres± Walnuts
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PRICE
\$ 1,207,560.00

AGENT REMARKS

The Hartley's and Payne's are older trees planted 55 + years ago. On the west & S/W corner of the ranch there have been some trees removed and land is bare. On the S/E corner there are Chandlers that where planted in 2011.

DIRECTIONS

From Ave 256 & Rd.148 head south 1/2 mile, then turn west into the dirt driveway and go west approximately 1/4 mile.

Field Type

Walnuts & some open ground

Crops

Walnuts Chandlers, Hartley's and Payne's and open land.
See Map on following pages.

Price per Acre \$ 29,000.00

APN: 152-010-014

Taxed Assessed Acres: 41.64 + Acres

Pumps: 50 hp electric pump

Well Depth: 14 in casing drilled down to 220 ft then blown down to 290 ft.

Pump Setting: 180 Ft

Ditch Pump: No

Irrigation District:

Farmers Ditch Company

Shares: 7/8 share +

Pipeline: Pipelines are on the north end of all three parcels. 8 " Valves

Soils: Nord fine sandy loam, 0 to 2 percent slopes 100% (40.09 Ac.)

USDA Soil Map

Terms: Cash or 1031 Exchange

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Payne's 55 ± Year old
Approx. 17.52 Ac.

Hartley's 55 ± Year old
Approx. 14.2 Ac.

Chandlers
Planted 2011
Aprox. 7.19 Ac.

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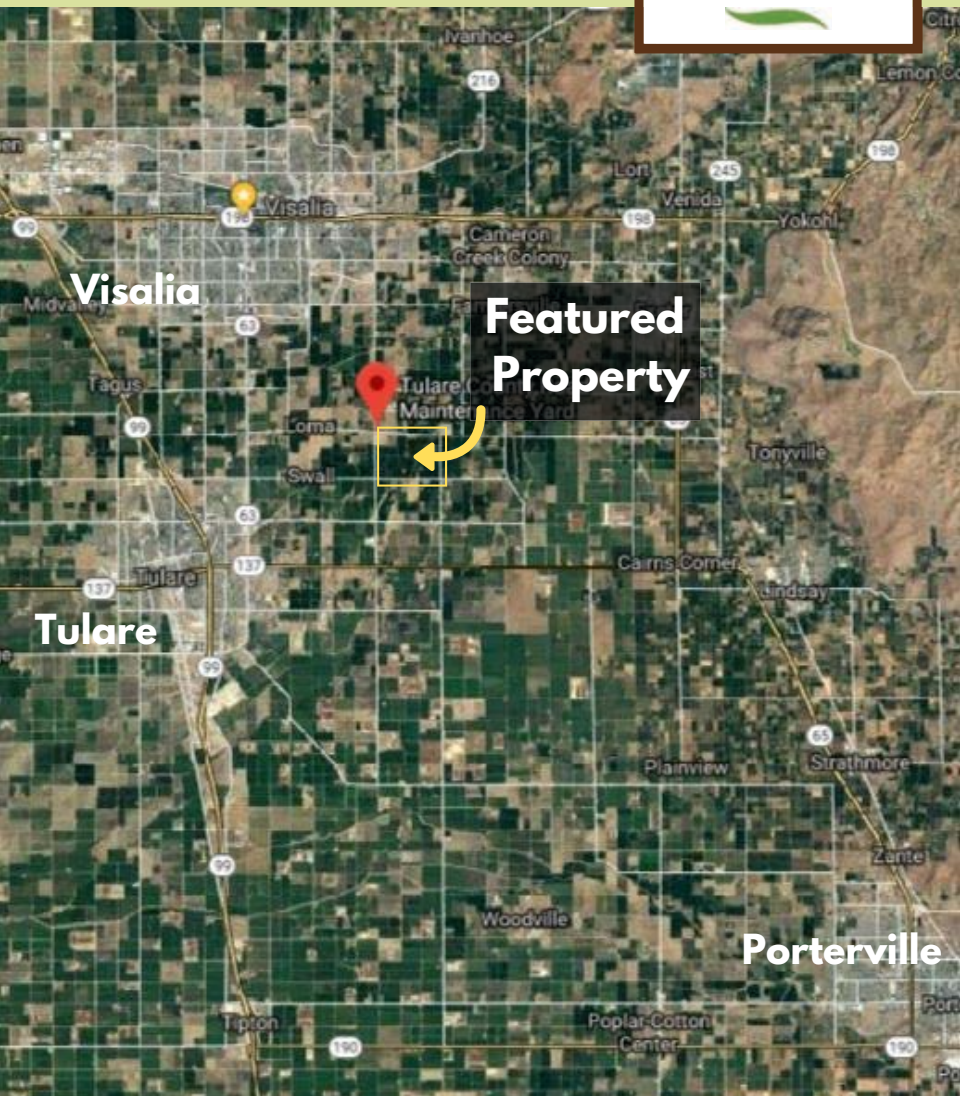


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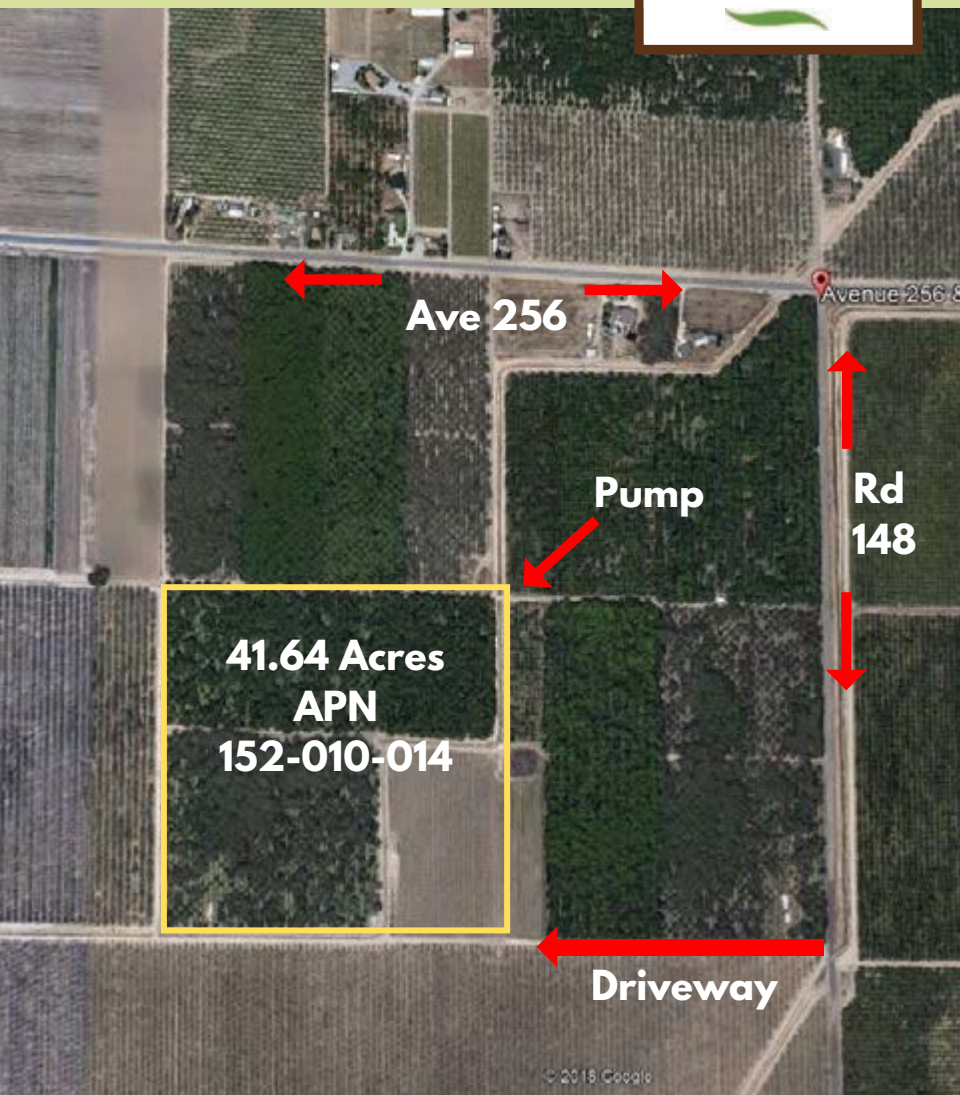


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