



Valley Real Estate

Comprehensive Real Estate Services

Chandler Walnuts & Almonds - Porterville, CA

**2 Wells Plus Riparian Water Rights Through
The Lower Tule Irrigation District**



18997 Avenue 176, Porterville, CA 93257

The above information has been obtained from sources deemed reliable, but not guaranteed.

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Location:	Near 18997 Avenue 176, Porterville, CA 93257
Directions:	South on Road 192, Then West on Avenue 176 (Alta Robles Rd), Travel one quarter mile, the property is on the South Side of the road.
Acreage:	77.76 +/- Acres (Ranch Only — Home Not Included).
APN:	236-080-008 & 236-080-012* *The home was recently split off — APN #'s subject to change by County.
Williamson Act:	Yes
Soil:	Flamen loam, 0 to 2 percent slopes - Class 2 Nord fine sandy loam, 0 to 2 percent slopes - Class 1 Riverwash
Trees:	27 Acres Chandlers planted 1994 27 Acres Chandlers planted 2008 16 Acres Almonds planted 2019 (Variety: Independence; Root Stock—Viking; spacing is 21' x 14'. Total almond trees = 2,112 on 2 line drip system).
Wells:	2 Ag Wells (1 new and 1 recently refurbished)
District Water:	Lower Tule Irrigation District: Riparian Water Rights out of the North fork of the Tule River. 2019 had a 250 acre foot allotment at 7.90 per acre foot each year the allotment changes.
Zoning:	AE-40
County Use:	Nuts
Price:	\$2,200,000

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Property Parcel Map

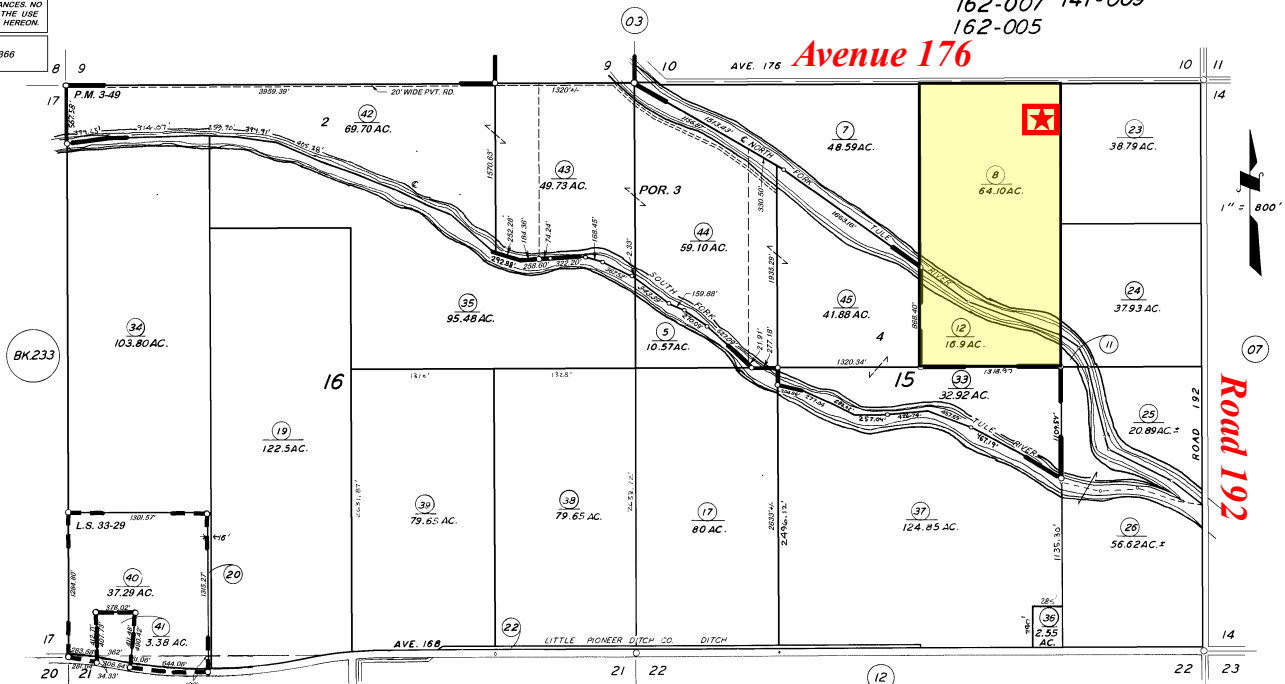
SEC'S. 15 & 16, T.21S., R.26E., M.D.B.&M.

TAX CODE AREA 236-08

162-001 162-006
162-007 141-009
162-005

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
MAY NOT COMPLY WITH STATE AND
LOCAL SUBDIVISION ORDINANCES. NO
LIABILITY IS ASSUMED FOR THE USE
OF THE INFORMATION HEREON.

REVISED: 8/07/2016
REASON: 2015-0054366
CAD TECH: NFL



POR. PARCEL MAP NO. 249, P.M. 3-49
POR. RECORD OF SURVEY, L.S. 26-27 (E.L.N. SEC. 15, ETC.)
POR. RECORD OF SURVEY, L.S. 33-29

VICINITY OF WOODVILLE
ASSESSOR'S MAPS BK. 236, PG. 54
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



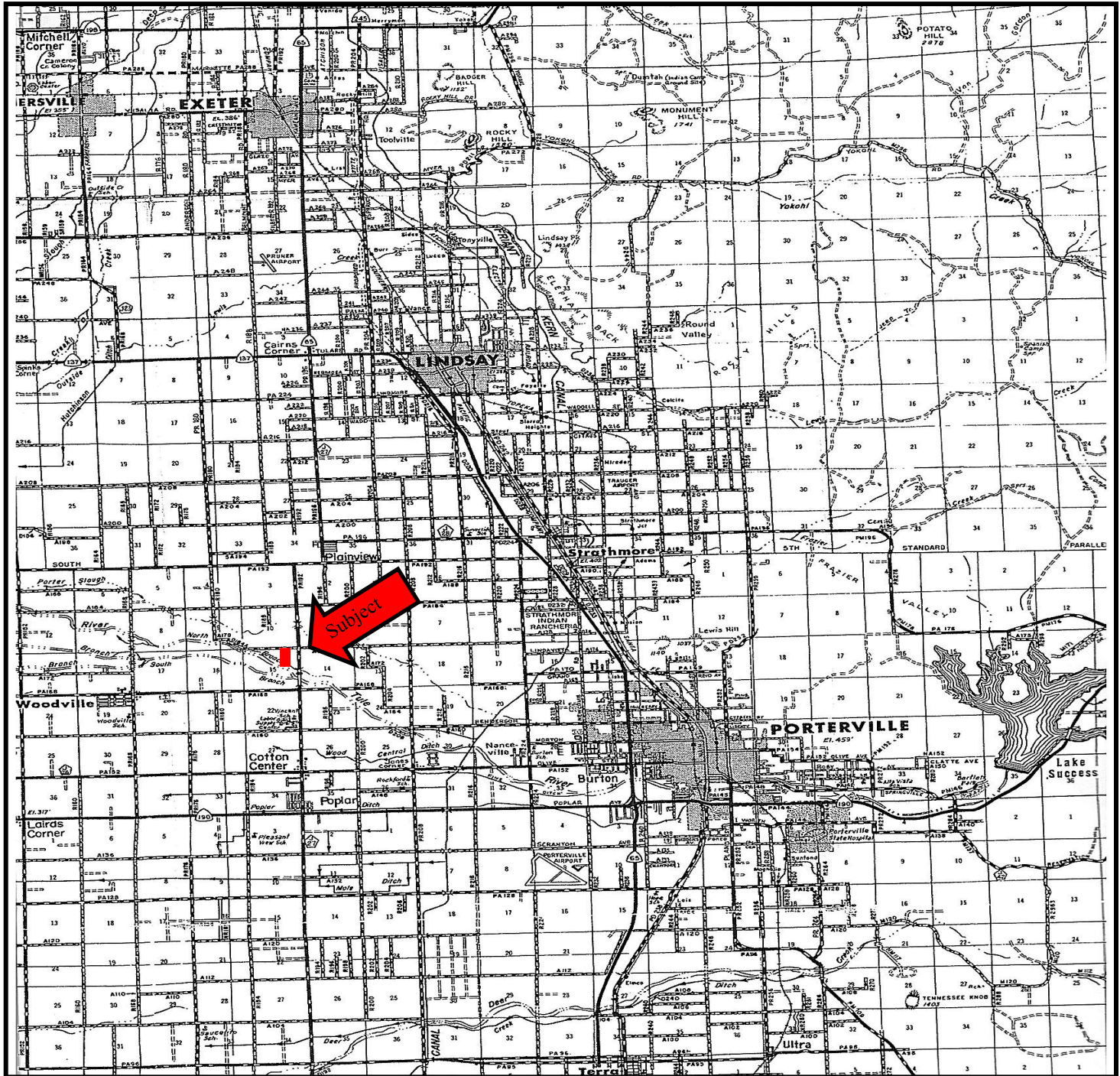
The Home Is NOT Included In This Sale. The Home Will Be Available Through A Separate Sale Following The Sale Of The Ranch.

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Location of Property

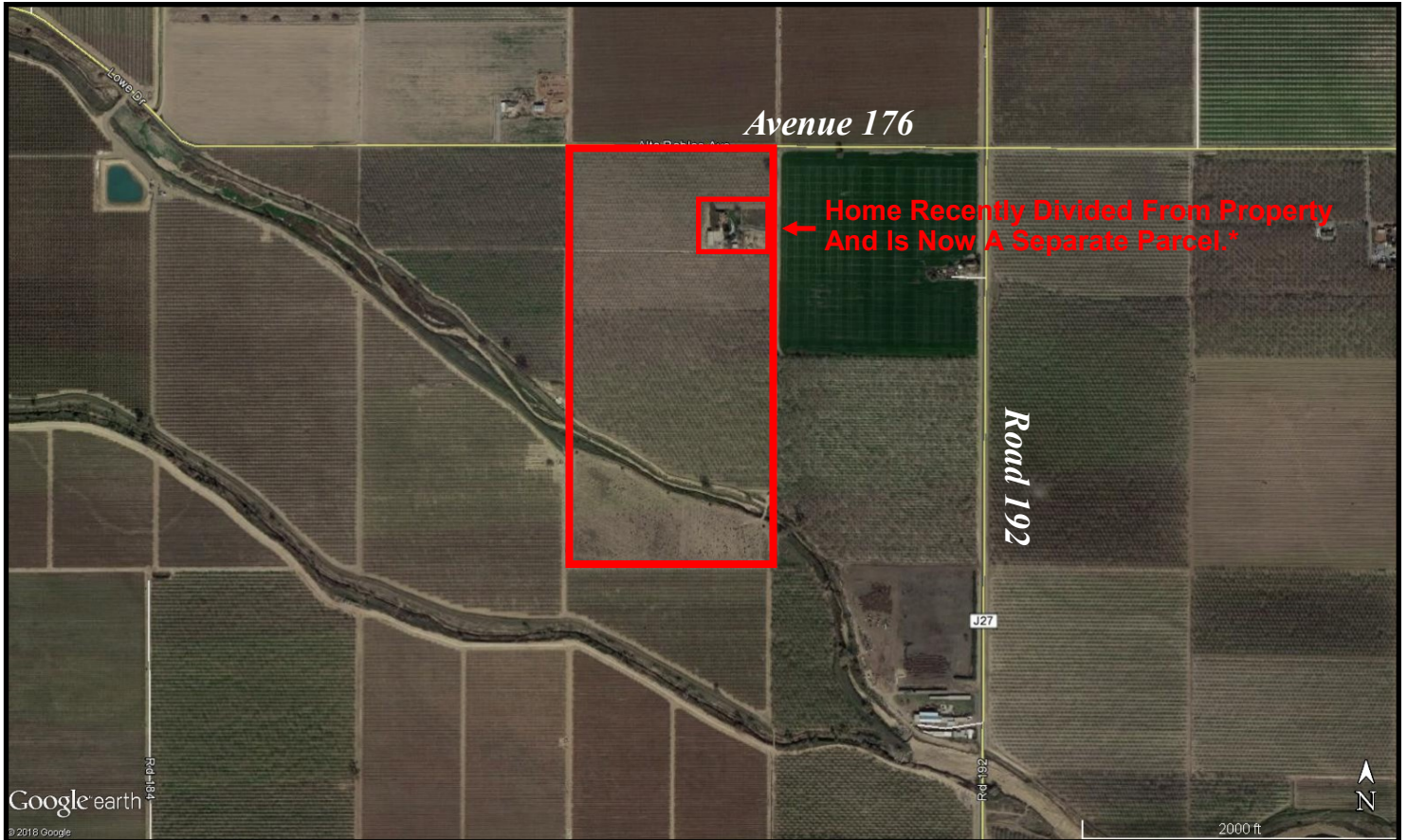


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Aerial Photo of Property



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