



Valley Real Estate

Agricultural Real Estate Services

Chandler & Tulare Walnuts

4006 N. Oakmore St (Road 124), Tulare, CA 93274



Beautiful Walnut Ranch with Tulare and Chandler varieties on 59.71 acres and excellent ag well producing 1000 gpm+/- and within Tulare Irrigation District.

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

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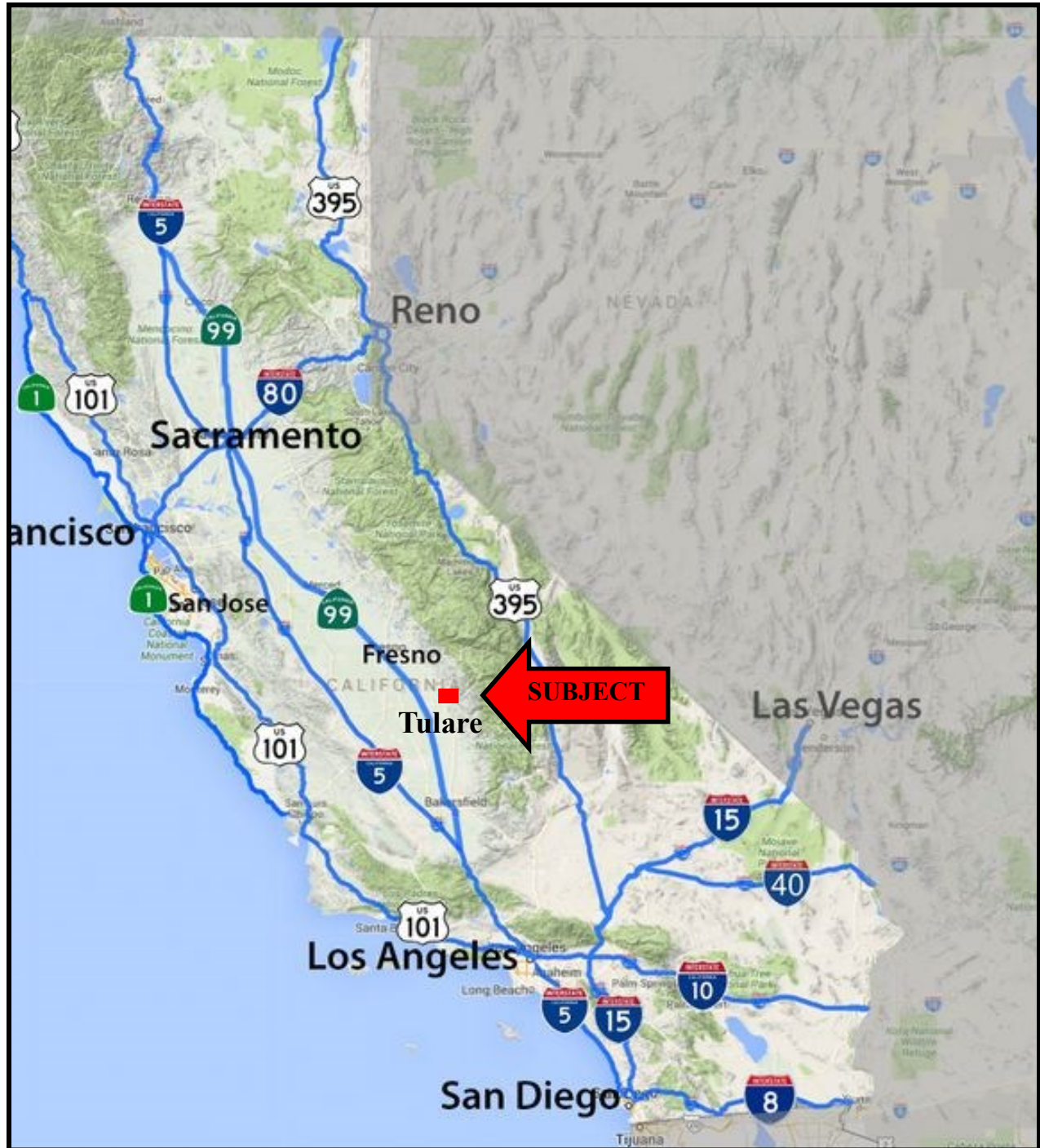
Tulare, California

Acreage:	59.71 Acres
APN:	150-010-009 - 3.89 Acres 150-010-011 - 55.82 Acres
Location:	4006 N. Oakmore St. (Road 124), Tulare, CA 93274 Located between Cartmill Avenue and Oakdale Avenue on the East side of Oakmore St.
Crop:	Tulare Walnuts - 11.5 Ac - 22 years old/ 7.5 Ac - 17 years old Chandler Walnuts - 14 Ac - 17 years old Open Ground - 26.71
Home:	Older home on property
Well:	One Ag Well - 40 H.P. pump, 1000 gpm, water level at 106 feet, pumping water level at 120 feet, pump is setting at 200 feet, Well depth is 337 feet.
District Water:	Tulare Irrigation District The walnut ranch and open ground are within the Tulare ID, however the Ranch has not used the District for over 20 years. Buyers are encouraged to contact Tulare ID for additional information regarding district water.
Williamson Act:	Yes
Soil:	Hanford sandy loam - Class 1 Nord fine sandy loam - Class 1
Zoning:	AE-40
Use Code:	Orchard (Fruit, Nut)
Asking Price:	\$1,700,000

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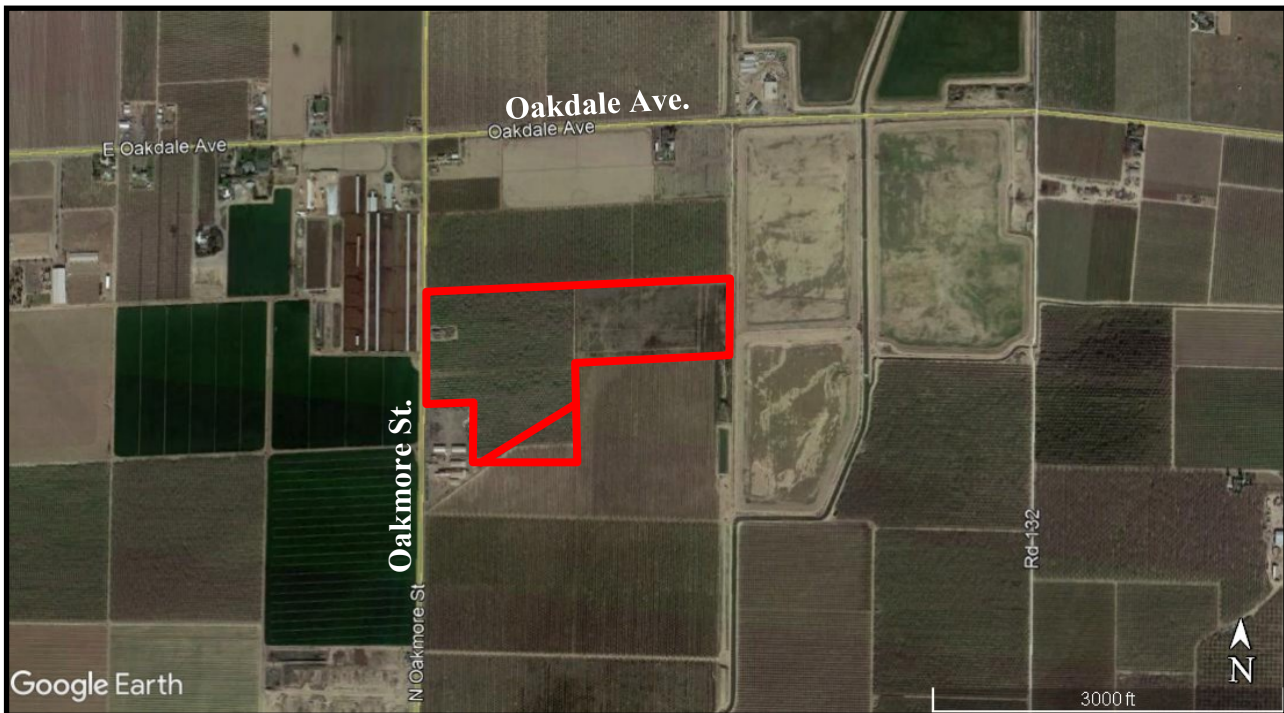
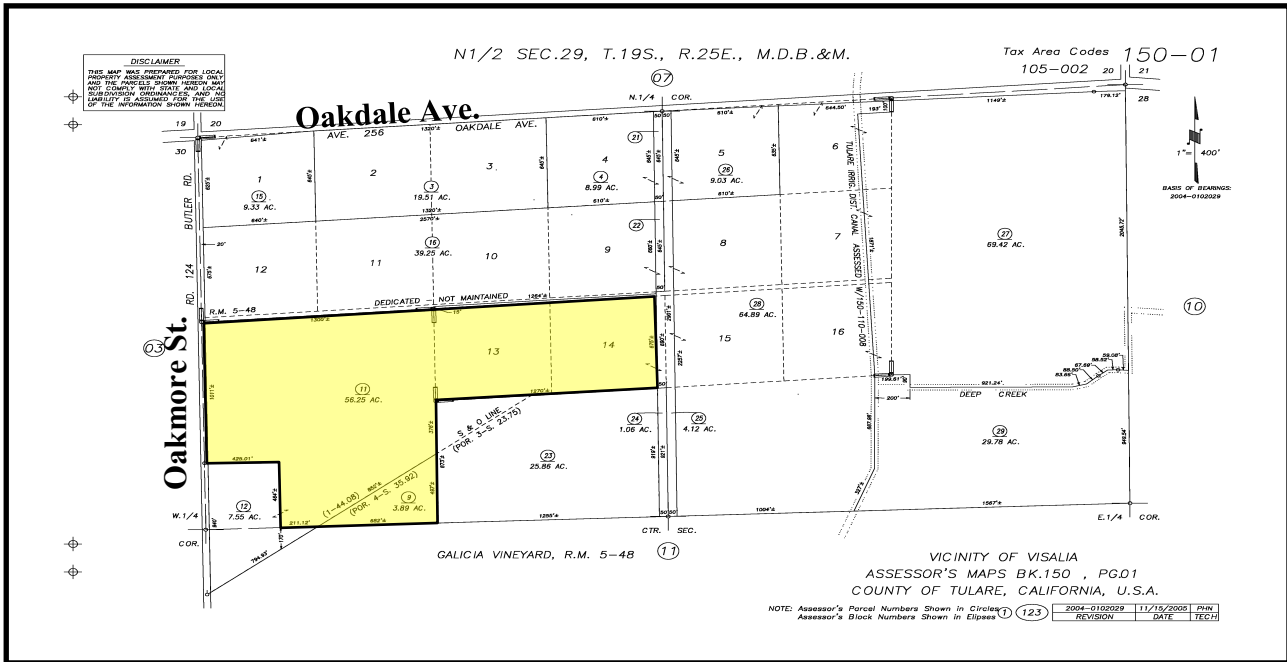
Location of Property



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Property Parcel Map and Aerial Photo



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