



Valley Real Estate

Comprehensive Real Estate Services

Tulare Home w/Almonds and Horse Setup



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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This ranchette is located on the NW edge of Tulare California. A 2,577 sq ft residence, 12 acres of young almonds, improvements, and water availability come together to make this property one that you will want to see. Irrigation water is provided by the Tulare Irrigation District in addition to on site wells. The home along with improvements for horses are located in a private setting in the middle of the orchard. All located in close proximity to the city of Tulare.

Location:	Home Address - 2478 North E Street, NW Tulare
Directions	North on E street from West Prosperity Ave.
Acreage:	15.59 +/- acres
Home/Improvements:	Residence features 3 bedrooms 2 baths and 2,577 sq ft. plus office, attached garage, refurbished pool, covered patio, water feature, 30x50 enclosed shop with attached two room office and bathroom. 75x40 and 30x30 metal pole barns, 170x50 lighted riding arena w/three horse stalls and wash rack.
APN:	164-050-020 (8.61 acres), 164-050-012 (6.98 acres)
Soil (Per USDA soil maps):	Colpien Loam - Class 1
Crops:	12 +/- Acres Almonds Planted 2015 50% Nonpareil 50% Aldrich Buyer to reimburse seller for growing costs on the 2021 crop
Wells:	1 ag well w/10 h.p. pump 1 domestic well w/pump 1 domestic well drilled w/no pump
District Water:	Tulare Irrigation District
Zoning:	AE-20
Price:	\$995,000

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Property Photos



Garage side of home



Front Porch



Covered Patio, BBQ and Pool area



Front Door



Wash Rack and Pole Barn



Office Entrance

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Property Photos



Dining Room



Kitchen Island



Sitting Area



Living Room



Master Bedroom

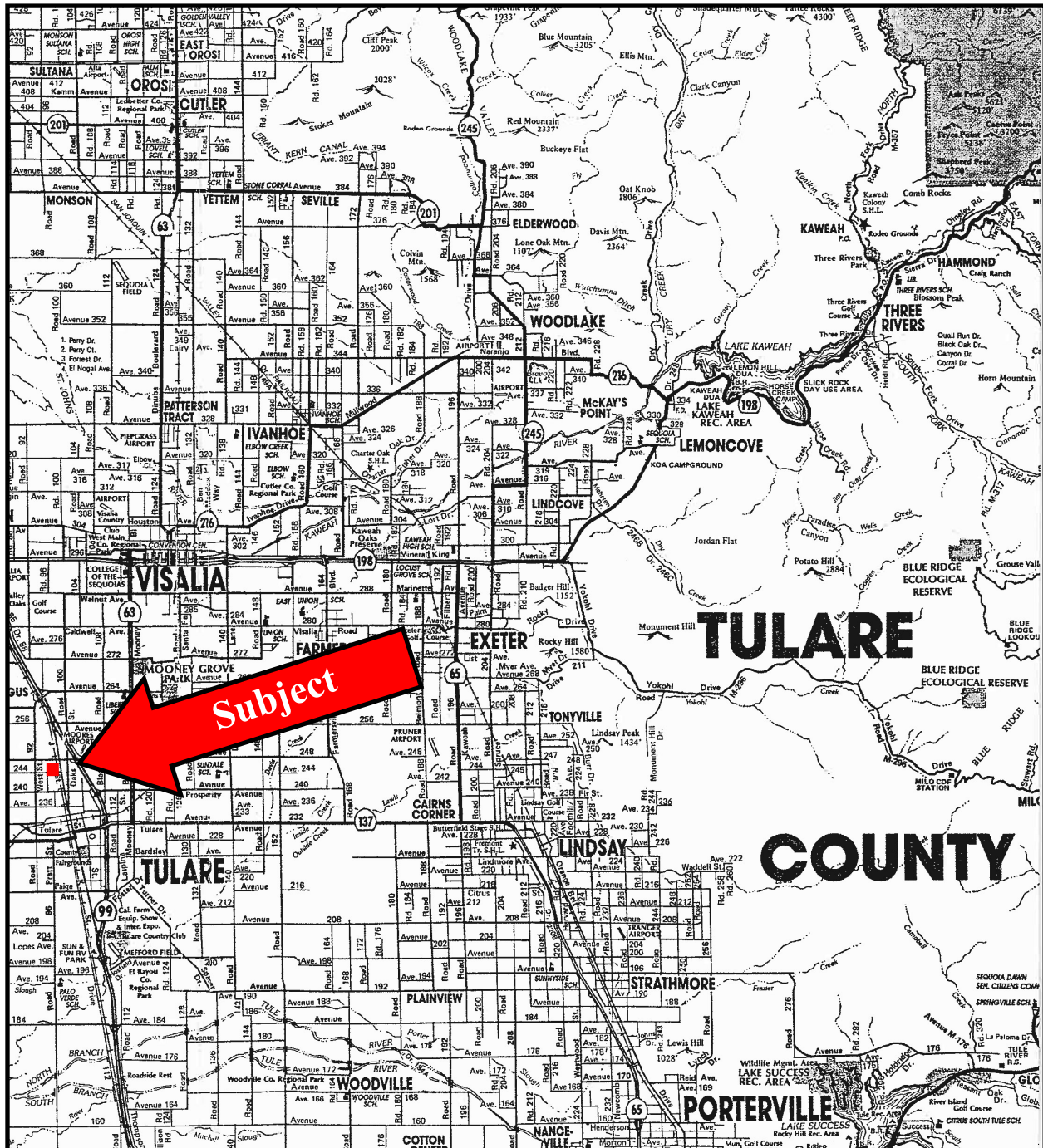


Living Room

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Location of Property



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Aerial Photo of Property



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