



Valley Real Estate

Agricultural Real Estate Services

Khachigian Ranch

With 15 Shares People's Ditch Stock



Valley Real Estate Website
ValleyRE.net

This ranch is in the well developed farming area of Farmersville California. Climate, location, water and soils come together to make this property a good fit for growing many crops. Water for the property is provided by Consolidated Peoples Ditch Co. and one onsite well.

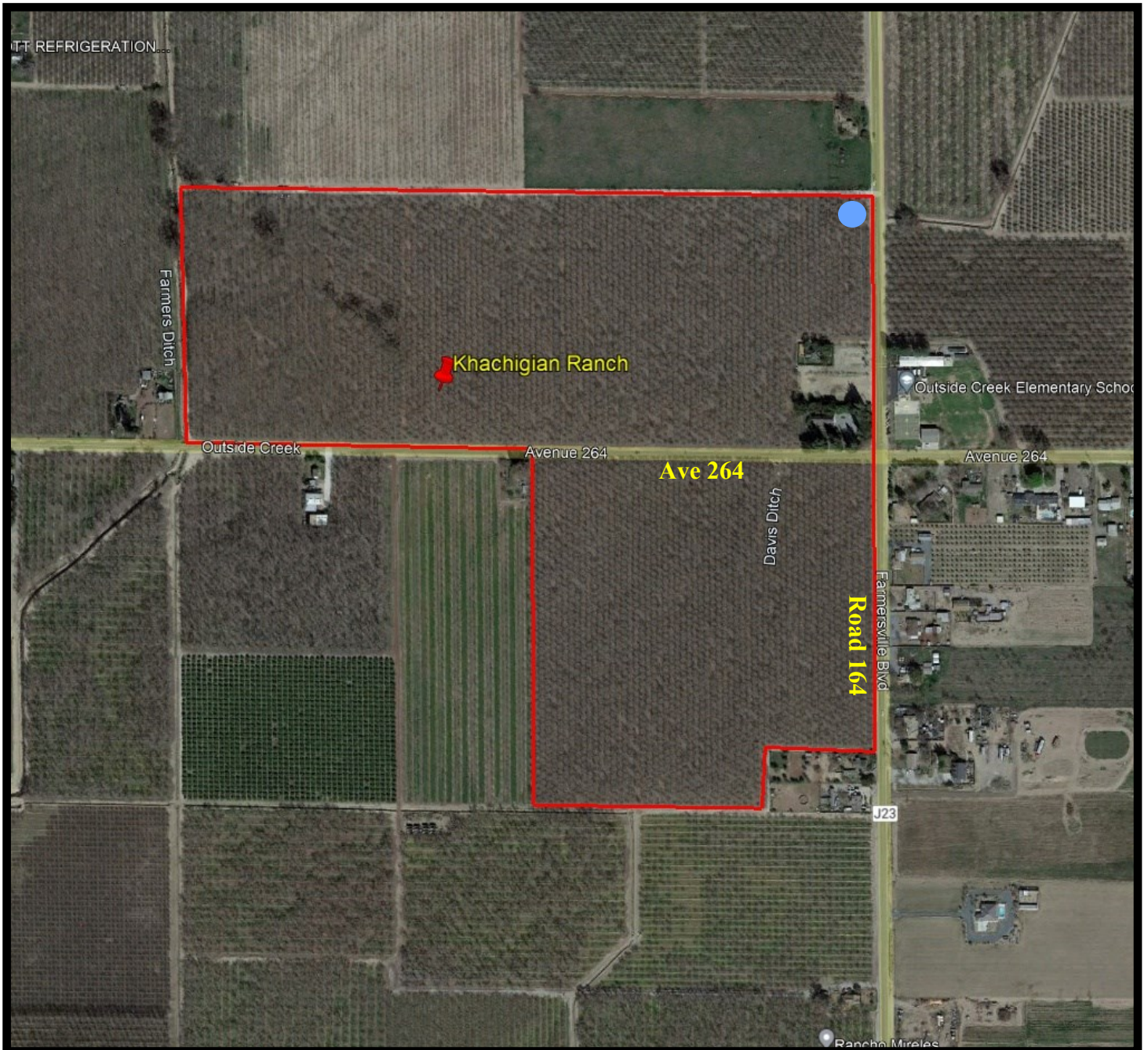
Directions	NW and SW corner of Ave 264 and Road 164, 16384 Ave 264, Visalia CA 93292
Acreage:	95.49 +/- acres
APN:	152-070-005(36.99 ac), 130-010-011(45.62 ac) & 012(12.88 ac)
Soils:	Nord Fine Sandy Loam 0-2% slopes, Class 1, as per USDA soil maps
Crops:	Open ground, previously planted to mature walnuts
Water/Irrigation:	One well with 50 H.P. pump, (tested at 836 gpm) Underground pipeline with concrete risers Domestic well with 10 H.P. pump (tested at 91 gpm) 15 shares Consolidated Peoples Ditch Co. With an additional 20 shares available for purchase
Other:	Residence with 1,165 sq ft Office/Barn with 4,620 total sq ft, 1,932 sq ft are finished office space.
Zoning:	AE-20
Price:	\$2,995,000

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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Curtis Brunson • 559-786-1399 • Valleylandman@gmail.com • DRE# 01215115



Property Overhead



Well - ●

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Parcel Maps

S 1/2 SEC. 13, T.19S., R.25E., M.D.B. & M.

TAX CODE AREA 130-01
121-001

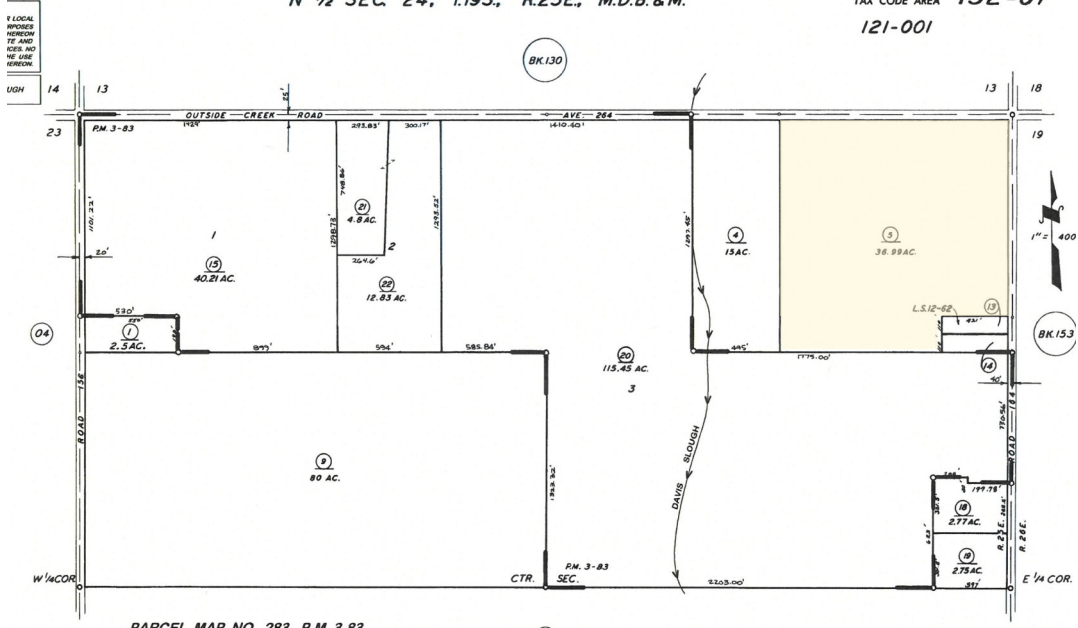


PARCEL MAP NO. 3528, P.M. 36-31

ASSESSOR'S MAPS BK. 130, PG. 01
COUNTY OF TULARE, CALIF.

N 1/2 SEC. 24, T.19S., R.25E., M.D.B. & M.

TAX CODE AREA 152-07
121-001



PARCEL MAP NO. 283, P.M. 3-83
RECORD OF SURVEY, L.S. 12-62

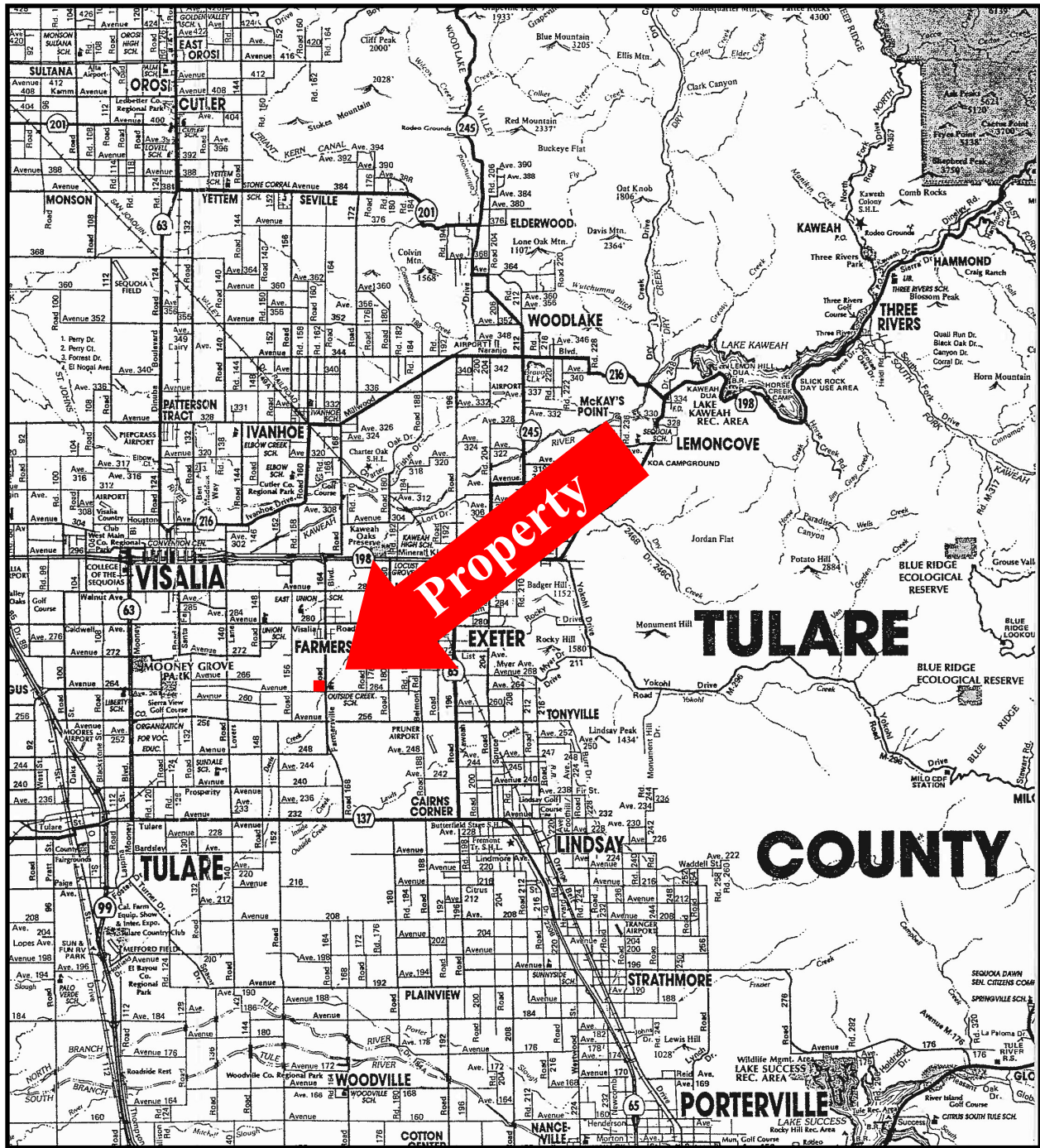
ASSESSOR'S MAPS BK. 152, PG. 07
COUNTY OF TULARE, CALIF.

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Location of Property



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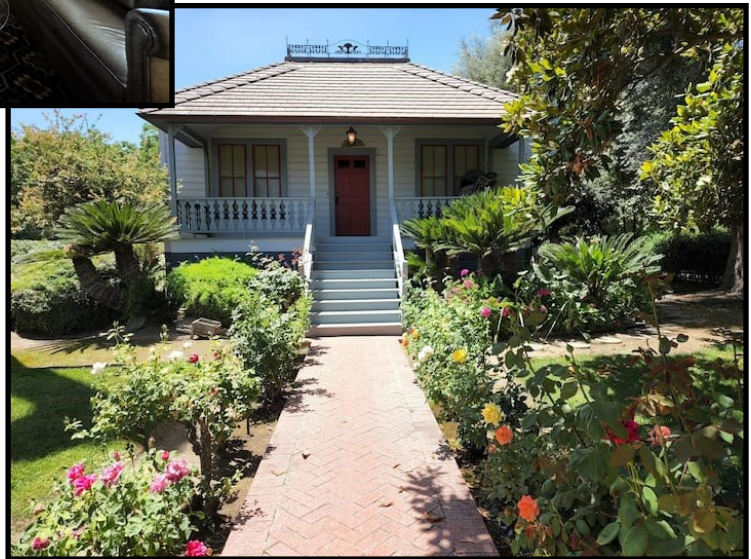
Property Pictures



Office/Barn



Upstairs Office



Residence

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