



# Valley Real Estate

January 2024

Agricultural Comparable Sales  
Tulare County, California

This document contains information on all agricultural farm sales  
over five acres in Tulare County for January 2024

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The information in this report has been obtained from sources deemed reliable, but not guaranteed.

Acres	Crop	Area	Location	Book Number	APN	Section, Township, Range	Document Number	Date of Recording	Sale Price
8.72	Service Shops	Tulare	Avenue 240 and Road 126	150	150-150-043	32 19-25	63	1/2/2024	\$ 2,100,000
9.87	Residential	Porterville	Avenue 120 and Road 244	303	303-040-046	23 22-27	157	1/3/2024	\$ 320,000
19.16	Navel Estate Home	Dinuba	Avenue 392 and Road 74	30	030-040-033	30 16-24	316	1/3/2024	\$ 800,000
23.14	Estate Home	Porterville	Avenue 176 and Holdridge Dr.	284	284-680-030	13 21-28	815	1/5/2024	\$ 120,000
9.88	Residential	Visalia	Avenue 304 and Road 134	98	098-200-070	21 18-25	871	1/8/2024	\$ 2,582,500
5.25	Estate Home	Visalia	Avenue 320 and Road 166	110	110-160-0022	18 18-26	1270	1/9/2024	\$ 365,000
34.32	Open	Goshen	Avenue 304 and Road 64	73	073-060-044	24 18-23	1273	1/9/2024	\$ 1,865,000
15.00	Open	Pixley	Avenue 84 and Road 132	316	316-080-011	9 23-25	1847	1/11/2024	\$ 150,000

7.88	Navel	Terra Bella	Avenue 92 and Road 244	320	320-93-034	2 23-27	1732	1/11/2024	\$ 305,000
30.25	Nuts	Dinuba	Avenue 408 and Road 56	29	029-020-023	22 16-23	1954	1/12/2024	\$ 1,165,000
16.93	Residential	Porterville	E Grand Ave. and N Plano St.	253	253-070-038	25 21-27	2083	1/12/2024	\$ 600,000
32.12	Navel	Woodlake	Avenue 352 and St. Hwy 245	57	057-050-016 057-060-005,006	24 17-26	2441	1/17/2024	\$ 975,000
29.80	Open	Terra Bella	Avenue 88 and Road 256	320	320-250-015	12 23-27	2907	1/18/2024	\$ 1,341,000
24.75	Estate Home	Visalia	Ferguson Ave. and Akers St.	77	077-070-048	23 18-24	2991	1/19/2024	\$ 5,000,000
13.76	Rec Bowl Golf Theater Etc.	Springville	St Hwy 190 and Balch Park Rd.	219	219-130-046,077,078	35 20-29	3291	1/22/2024	\$ 1,100,000
10.44	Open	Tulare	Avenue 236 and Milner St.	168	168-020-003	4 20-24	3819	1/24/2024	\$ 783,000
5.77	Estate Home	Exeter	Avenue 288 and Road 180	133	133-230-006	4 19-26	4110	1/25/2024	\$ 235,000
9.56	Nvel	Porterville	Avenue 136 and Road 252	270	270-090-006	1 22-27	4213	1/26/2024	\$ 335,000

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20.00	Navel	Ivanhoe	Avenue 336 and Road 160	52	052-220-016	36 17-25	4315	1/26/2024	\$ 373,000
42.05	Dry Pasture	Exeter	St Hwy 198 and Road 180	111	111-230-012	32 18-26	4169	1/26/2024	\$ 600,000
21.76	Estate Home	Exeter	Avenue 288 and Road 180	133	133-040-015	5 & 6 19-26	4363	1/26/2024	\$ 400,000
19.95	Dry Pasture	Visalia	Avenue 352 and Road 124	48	048-060-074	19 17-25	4433	1/29/2024	\$ 75,000
37.48	Nuts	Tulare	Avenue 216 and Road 52	158	158-120-036	22 20-23	4807	1/30/2024	\$ 1,874,000
39.82	Nuts	Tulare	Avenue 216 and Road 52	158	158-120-037	22 20-23	4808	1/30/2024	\$ 1,991,000
322.25	Open	Traver	Avenue 336 and Road 20	42	042-070-010,012	31 17-23	4961	1/31/2024	\$ 8,087,000
446.63	Dry Pasture	Springville	Battle Mountain Dr. and Balch Park Rd.	144	144-120-002 144-140-008,013,018 144-150-006,007,027 144-160-047	24 & 25 19-29 19 19-30	5136	1/31/2024	\$ 2,110,000