



Valley Real Estate

July 2025

Agricultural Comparable Sales Tulare County, California

This document contains information on all agricultural farm sales
over five acres in Tulare County for July 2025

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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
160.63	Open Vineyards	Kingsburg	Avenue 352 and Road 36	42	042-050-008,019,020	20 17-23	31296	7/1/2025	\$ 4,016,000
10.00	Estate Home	Visalia	Noble Ave. and Road 92	81	081-050-023	33 18-24	31724	7/2/2025	\$ 1,600,000
9.72	Estate Home	Orosi	Avenue 422 and Road 128	25	025-050-021	8 16-25	31911	7/3/2025	\$ 190,000
18.08	Navel Single Family Residential	Exeter	Avenue 304 and Road 196	111	111-080-047,048	22 18-26	31799	7/3/2025	\$ 1,200,000
160.00	Vineayrds	Kingsburg	Avenue 360 and Road 20	42	042-040-004	18 17-23	32832	7/10/2025	\$ 4,000,000
5.00	Auto Repair Parts Service	Farmersville	Noble Ave. and Road 156	128	128-240-005	36 18-25	32954	7/10/2025	\$ 1,175,000
10.00	Estate Home	Alpaugh	Avenue 54 and Road 40	311	311-120-013	34 23-23	33008	7/11/2025	\$ 325,000
5.00	Estate Home	Alpaugh	Avenue 54 and Road 40	311	311-120-024	34 23-23	33096	7/11/2025	\$ 215,000

10.00	Single Family M/H Site	Springville	Campbell Creek Rd. and Mallard Lane	284	284-360-045	5 21-29	33485	7/15/2025	\$ 400,000
6.49	Single Family M/H Site	Springville	Balch Park Rd. and Battle Mountain Dr.	144	144-130-026	19 19-30	33699	7/16/2025	\$ 300,000
10.08	Estate Home	Terra Bella	Avenue 96 and Road 216	32	320-040-003	5 23-27	33725	7/16/2025	\$ 425,000
4244.47	Open Dairies Feedlots	Pixley	Avenue 120 and Road 80 Avenue 96 and Road 80	293	293-010-006,007 293-170-008,009 293-180-007,008,009,010,011,012,013 293-190-001,003,010,015,019,020,027,029,030 293-200-012	24 & 36 22-23 19,20,21,28, 29,30,31,32 22-24	33840	7/17/2025	\$ 29,500
38.11	Deciduous Trees	Dinuba	Avenue 424 and Road 80	13	013-050-012	5 16-24	34154	7/18/2025	\$ 580,000
20.07	Dry Pasture Estate Home	Three Rivers	North Fork Dr. and N Kaweah River Dr.	67	067-070-039,048	11 17-28	34144	7/18/2025	\$ 1,167,500
10.06	Single Family Residential	Orosi	Avenue 424 and Road 142	25	025-060-010	9 16-25	34135	7/18/2025	\$ 450,000
20.00	Miscellaneous	Terra Bella	Avenue 104 and Road 268	304	304-120-027	29 22-28	35027	7/22/2025	\$ 785,000

20.00	Open	Ivanhoe	Avenue 340 and Road 160	52	052-220-003	36 17-25	34660	7/22/2025	\$ 855,000
61.10	Nuts	Farmersville	Hwy 198 and Road 162	103	103-080-088,089,090	25 18-25	35560	7/24/2025	\$ 1,253,000
19.30	Nuts	Farmersville	Hwy 198 and Road 162	103	103-080-079	25 18-25	35729	7/25/2025	\$ 198,000
28.38	Open Residential	Porterville	Avenue 178 and Orange Belt Dr.	243	243-081-010,012,013	10 21-27	35693	7/25/2025	\$ 500,000
118.50	Navel Estate Home	Woodlake	Avenue 332 and Road 204	112	112-010-012,024,025	2 18-26	35809	7/25/2025	\$ 4,800,000
8.29	Residential	Porterville	St Hwy 190 and Success Valley Dr.	284	284-030-022	25 21-28	35706	7/25/2025	\$ 100,000
12.69	Estate Home	Porterville	Johns Dr. and Road 243	255	255-030-011	11 21-27	35910	7/28/2025	\$ 560,000
5.00	Estate Home	Three Rivers	St Hwy 198 and Horse Creek Rd.	114	114-010-033	5 18-28	36044	7/28/2025	\$ 555,000
5.00	Estate Home	Woodlake	Avenue 322 and St Hwy 245	112	112-060-087	12 18-26	35906	7/28/2025	\$ 2,275,000
10.22	Estate Home	Three Rivers	North Fork Dr. and Sierra Dr.	68	068-020-032	23 17-28	36128	7/29/2025	\$ 1,850,000

5.24	Navel	Lindcove	Carson Ave. and Blair Rd.	113	113-300-029	17 18-27	36678	7/31/2025	\$ 320,000
36.74	Open Navel	Porterville	Avenue 124 and Road 248	303	303-060-001	14 22-27	36697	7/31/2025	\$ 894,500