



# Valley Real Estate

**August 2025**

**Agricultural Comparable Sales  
Tulare County, California**

This document contains information on all agricultural farm sales  
over five acres in Tulare County for August 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
40.00	Dry Pasture	East of Springville	Balch Park Rd.	144	144-270-008	21 19-30	36890	8/1/2025	\$ 200,000
2357.30	Dry Pasture	California Hot Springs	North of Hot Springs Dr.	307	307-190-002 325-070-005,006 325-080-001,002,007,008 325-090-004	34 & 35 22-30 2,3,4,9,10,1 4 23-30	36951	8/1/2025	\$ 1,254,000
2357.30	Dry Pasture	California Hot Springs	North of Hot Springs Dr.	325	307-190-002 325-070-005,006 325-080-001,002,007,008 325-090-004	34 & 35 22-30 2,3,4,9,10,1 4 23-30	36951	8/1/2025	\$ 1,254,000
5.55	Residential	Dinuba	Avenue 408 and Road 84	30	030-120-077	20 16-24	37135	8/4/2025	\$ 800,000
9.61	Residential	Dinuba	Aevnue 408 and Road 84	30	030-120-089	20 16-24	37115	8/4/2025	\$ 1,500,000
40.00	Dry Pasture	Alpaugh	Avenue 38 and Road 40	330	330-110-012	10 24-23	37200	8/4/2025	\$ 70,000
154.71	Open	Porterville	Avenue 160 and Road 192	236	236-110-003 236-120-019	22 21-26	37453	8/5/2025	\$ 2,945,000

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13.72	Residential	Strathmore	Avenue 220 and Road 252	210	210-150-059	13 20-27	37574	8/5/2025	\$ 160,000
59.40	Deciduous Trees	Cutler	Avenue 384 and Road 114	33	033-070-016,018,019,020	36 16-24	37904	8/6/2025	\$ 1,663,500
5.05	Residential	Exeter	Avenue 256 and Road 180	153	153-140-016	21 19-26	38012	8/7/2025	\$ 395,000
20.52	Navel	Woodlake	Avenue 336 and Road 180	59	059-140-016	33 17-26	38820	8/8/2025	\$ 770,000
22.80	Nuts	Porterville	Avenue 128 and St Hwy 65	302	302-123-009	15 22-27	38389	8/11/2025	\$ 684,000
5.00	Estate Home	Visalia	Avenue 352 and Road 112	48	048-050-045	24 17-24	38660	8/12/2025	\$ 749,000
58.88	Nuts	Visalia	Avenue 324 and Road 156	108	108-260-010	11 18-25	38542	8/12/2025	\$ 707,000
54.80	Deciduous Trees	Visalia	Avenue 308 and Road 52	73	073-060-024	23 18-23	38822	8/13/2025	\$ 579,500
5.03	Estate Home	Exeter	Marinette Ave. and Road 188	133	133-260-012	4 19-26	38826	8/13/2025	\$ 915,000
19.97	Nuts	Exeter	Avenue 288 and Road 180	133	133-040-021	5 19-26	38801	8/13/2025	\$ 300,000
42.01	Dry Pasture	Springville	Avenue 176 and Campbell Creek Dr.	284	284-430-003	10 21-29	38884	8/13/2025	\$ 137,500

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640.00	Nuts	Traver	Avenue 352 and Road 20	42	042-050-001	19 17-23	38968	8/14/2025	\$ 13,600,000
11.72	Lemons	Porterville	Avenue 128 and Road 264	303	303-100-020	18 22-28	39218	8/15/2025	\$ 485,000
43.17	Nuts	Visalia	Avenue 292 and Road 156	101	101-130-032	35 18-25	39262	8/15/2025	\$ 780,000
16.59	Misc. Exotic Bees	Farmersville	Avenue 315 and Road 168	110	110-130-012	18 18-26	39318	8/15/2025	\$ 581,000
20.00	Dry Pasture	Earlimart	Avenue 56 and Road 112	322	322-010-013,014	25 23-24	39489	8/18/2025	\$ 10,000
11.36	Nuts	Porterville	Avenue 168 and Road 180	236	236-090-008	21 21-26	39963	8/19/2025	\$ 590,000
22.65	Nuts	Visalia	Avenue 272 and Road 140	127	127-120-013	15 19-25	40396	8/20/2025	\$ 452,000
5.17	Estate Home	Orosi	Avenue 416 and Road 120	21	021-230-045	13 16-24	40671	8/22/2025	\$ 390,000
553.43	Dry Pasture	Ducor	M-33 and Road 209	342	342-070-003 342-080-033 342-130-006	34 22-28 27 24-28	40697	8/22/2025	\$ 5,683,000
5.00	Dry Pasture	Allensworth	South of Avenue 56 and West of Highway 43	333	333-360-035	8 24-24	40782	8/22/2025	\$ 7,000

20.44	Residential	Three Rivers	State Hwy 198 and Mineral King Rd.	69	069-310-003	4 17-29	41094	8/26/2025	\$ 120,000
19.99	Nuts	Terra Bella	Avenue 84 and Road 268	323	323-240-008	8 23-28	41120	8/26/2025	\$ 600,000
28.41	Open	Pixley	Avenue 112 and Road 120	295	295-060-004	20 22-25	41268	8/26/2025	\$ 2,841,000
5.97	Commercial	Porterville	Avenue 144 and Plano Rd.	261	261-280-016	36 21-27	41650	8/27/2025	\$ 250,000
14.55	Nuts	Farmersville	Avenue 272 and Road 164	130	130-020-005	13 19-25	41889	8/28/2025	\$ 650,000
79.26	Nuts Miscellaneous	Porterville	Avenue 136 and Road 192	302	302-020-032,054	11 22-26	42312	8/29/2025	\$ 1,068,000
5.62	Single Family M/H Site	Springville	State Hwy 190 and Globe Dr.	284	284-181-016	15 21-29	42142	8/29/2025	\$ 225,000
10.00	Residential	Porterville	Putnam Ave. and Crestview St.	254	254-060-032	30 21-28	42323	8/29/2025	\$ 100,000