



Valley Real Estate

September 2025

Agricultural Comparable Sales
Tulare County, California

This document contains information on all agricultural farm sales
over five acres in Tulare County for September 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
20.52	Olives	Terra Bella	Avenue 74 and Road 224	320	320-340-012,018	16 23-27	42402	9/2/2025	\$ 325,000
206.44	Open	Tulare	Avenue 252 and Road 52	147	147-070-003 147-080-003 148-010-003,058	26 & 27 19-23	42437	9/2/2025	\$ 2,750,000
206.44	Open	Tulare	Avenue 252 and Road 52	148	147-070-003 147-080-003 148-010-003,058	26 & 27 19-23	42437	9/2/2025	\$ 2,750,000
50.82	Navel	Exeter	Avenue 284 and Road 204	134	134-020-024	1 19-26	43812	9/3/2025	\$ 1,779,000
15.54	Light Mfg General Mfg	Porterville	Henderson Ave. and Plano St.	253	253-060-032	25 21-27	44175	9/5/2025	\$ 2,824,000
484.55	Dry Pasture	Ivanhoe	Avenue 352 and Road 172	53	053-110-042,043,044	21 & 22 17-26	44495	9/5/2025	\$ 500,000
20.01	Navel	Terra Bella	Avenue 92 and Road 264	323	323-190-018	6 23-28	44593	9/8/2025	\$ 560,000
8.87	Commercial	Visalia	Walnut Ave. and Lovers Lane	100	100-370-025	33 18-25	44802	9/9/2025	\$ 2,028,500

10.00	Dry Pasture	Ducor	Avenue 64 and Road 224	321	321-030-017	21 23-27	44866	9/9/2025	\$ 150,000
30.00	Estate Home Single Family M/H Site	Alpaugh	Avenue 56 and Road 50	311	311-090-012 311-100-023	26 & 35 23-23	45078	9/10/2025	\$ 265,000
5.30	Open	Tipton	Avenue 176 and Road 112	228	228-130-018	12 21-24	42623	9/12/2025	\$ 325,000
145.62	Nuts	Dinuba	Avenue 424 and Road 96	13	013-080-021,053	9 16-24	45523	9/12/2025	\$ 4,200,000
5.58	Residential	Three Rivers	Pierce Dr. and Sierra Dr.	68	068-380-004	35 17-28	45954	9/16/2025	\$ 145,000
5.00	Estate Home	Lindsay	Avenue 230 and Road 238	210	210-010-049	10 20-27	46258	9/17/2025	\$ 800,000
8.56	Estate Home	Ivanhoe	Avenue 336 and Road 140	108	108-010-051	3 18-25	46884	9/19/2025	\$ 650,000
5.85	Single Family M/H Site	Springville	Avenue 176 and Mill Dr.	284	284-640-004	17 21-29	46804	9/19/2025	\$ 406,000
10.00	Dry Pasture	Allensworth	South of Avenue 56 and East of Highway 43	333	333-200-010	11 24-24	47105	9/22/2025	\$ 39,000
6.77	Residential	Visalia	Mineral King Ave. and Crenshaw St.	85	085-130-002	26 18-24	47073	9/22/2025	\$ 1,326,000

760.80	Condo Coop Pud	Johnsondale	Johnsondale and Dome Rock Rd.	223	223-030-015,016	28 & 29 22-32 32 & 33 22-33	47421	9/25/2025	\$ 1,500
76.40	Dry Pasture	Springville	Reservation Rd and Forest Rte 21S12	307	307-210-005,006	18 21-31	50356	9/26/2025	\$ 1,500,000
9.25	Residential	Springville	Globe Dr. and Hwy 190	284	284-490-041	14 21-29	50243	9/26/2025	\$ 330,000
1316.89	Dry Pasture Nuts	Alpaugh	North of Garces Hwy and East of Dairy Ave.	330	330-140-005,006 330-150-005,006 330-170-004 330-180-004	12,13,25,35 24-23	50435	9/26/2025	\$ 3,700,000
61.29	Nuts	Ivanhoe	Avenue 304 and Road 168	111	111-030-011,012	20 18-26	50526	9/29/2025	\$ 1,555,000
230.37	Open	Tipton	Avenue 144 and Road 152	232	232-160-032 300-090-007,008	35 21-25 1 22-25	50740	9/30/2025	\$ 7,040,000
230.37	Open	Tipton	Avenue 144 and Road 152	300	232-160-032 300-090-007,008	35 21-25 1 22-25	50740	9/30/2025	\$ 7,040,000
9.85	Estate Home	Dinuba	Avenue 400 and Road 64	29	029-170-031	26 16-23	50957	9/30/2025	\$ 650,000