



Valley Real Estate

October 2025

Agricultural Comparable Sales Tulare County, California

This document contains information on all agricultural farm sales
over five acres in Tulare County for October 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
7.83	Estate Home	Springville	Balch Park Rd. and Battle Mountain Rd.	144	144-150-015	25 19-29	51126	10/1/2025	\$ 399,000
20.00	Olives	Lindsay	Avenue 208 and Road 216	214	214-080-014,015	19 20-27	51377	10/2/2025	\$ 465,000
38.87	Dry Pasture	Springville	Balch Park Rd. and Bear Creek Rd.	219	219-090-006	13 20-29	51716	10/3/2025	\$ 50,000
420.30	Open	Tulare	Avenue 216 and Road 28	155	155-170-001,002,003,004 155-180-003	19 20-23	51738	10/3/2025	\$ 9,457,500
1206.13	Nuts Open	Angiola	Avenue 132 and Road 16 Avenue 104 and Road 16	291	291-020-005,019,020 291-030-044,045 291-120-002,003 291-130-001	6,7,30,31 22-23	51807	10/3/2025	\$ 9,810,000
40.67	Grapefruit Valencia Navel	Porterville	Avenue 160 and Success Valley Dr.	284	284-400-017 284-760-023,024	19 & 30 21-29	52048	10/6/2025	\$ 895,000
5.00	Retail Store	Porterville	Indiana St. and Henderson Ave.	251	251-130-022	27 21-27	52634	10/8/2025	\$ 6,000,000

19.55	Nuts	Farmersville	Avenue 288 and Road 156	128	128-030-036	1 19-25	52868	10/9/2025	\$ 1,564,000
5.00	Estate Home	Woodlake	Road 212 and Main Dr.	113	113-030-009	6 18-27	53254	10/10/2025	\$ 763,000
277.44	Tangerines Navel Pomelo	Terra Bella	Avenue 92 and Road 216	320	320-040,019,020,021 320-050- 002,003,004,005,006,013, 014	5 23-27	54194	10/15/2025	\$ 1,942,500
17.00	Open	Strathmore	Avenue 184 and Road 208	243	243-020-023	6 21-27	54092	10/15/2025	\$ 390,000
19.18	Commercial	Visalia	Avenue 312 and Road 92	77	077-200-059	21 18-24	54176	10/15/2025	\$ 1,068,000
18.30	Commercial	Visalia	Avenue 312 and Road 92	77	077-200-060	21 18-24	54177	10/15/2025	\$ 2,488,000
8.96	Commercial	Tulare	Cartmill Ave. and Gem St.	166	166-240-023	35 19-24	54187	10/15/254	\$ 2,488,000
1273.15	Dairies Open Nuts	Tipton	Avenue 160 and Road 64	200	200-160- 005,006,007,009,010,012, 014,016 200-190-004,007	23,24,25 21-23	54230	10/16/2025	\$ 19,400,000
160.00	Nuts	Tipton	Avenue 160 and Road 64	200	200-190-005	25 21-23	54233	10/16/2025	\$ 2,600,000
39.13	Nuts	Visalia	Avenue 320 and Road 148	108	108-130-026 108-140-020	15 18-25	54399	10/16/2025	\$ 625,000

119.57	Navel	Porterville	Avenue 112 and Road 224	302	302-161-012,030	28 22-27	54273	10/16/2025	\$ 1,200,000
6.99	Estate Home	Visalia	Avenue 336 and Road 140	51	051-100-020	34 17-25	54334	10/16/2025	\$ 785,000
40.00	Vineyards	Seville	Avenue 384 and Road 144	35	035-120-006	34 16-25	54726	10/17/2025	\$ 1,000,000
38.52	Navel	Exeter	Avenue 276 and Road 204	136	136-010-001 136-020-004	11 19-26	54978	10/21/2025	\$ 1,233,000
80.00	Open Navel	Terra Bella	Avenue 72 and Road 248	320	320-290-017,018	14 23-27	55092	10/21/2025	\$ 5,200,000
9.63	Estate Home	Woodlake	Avenue 386 and Road 180	36	036-110-018	32 16-26	55013	10/21/2025	\$ 500,000
47.79	Open Navel Tangerines	Terra Bella	Avenue 84 and Road 238 Avenue 100 and Road 264 Avenue 104 and St Hwy 65	320	320-100-046,047 302-180-042 304-150-056,057,059,060	34 22-27 31 22-28 10 23-27	55768	10/22/2025	\$ 1,000,000
47.79	Open Navel Tangerines	Terra Bella	Avenue 84 and Road 238 Avenue 100 and Road 264 Avenue 104 and St Hwy 65	302	320-100-046,047 302-180-042 304-150-056,057,059,060	34 22-27 31 22-28 10 23-27	55768	10/22/2025	\$ 1,000,000

47.79	Open Navel Tangerines	Terra Bella	Avenue 84 and Road 238 Avenue 100 and Road 264 Avenue 104 and St Hwy 65	304	320-100-046,047 302-180-042 304-150-056,057,059,060	34 22-27 31 22-28 10 23-27	55768	10/22/2025	\$ 1,000,000
9.58	Mountain Rec Home	Kennedy Meadows	Kennedy Meadows Rd. and Sacatar Trail	310	310-030-036	28 22-36	56371	10/24/2025	\$ 90,000
75.69	Navel Open	Exeter	Avenue 282 and Road 210	134	134-030-010,018,059	1 19-26	57248	10/30/2025	\$ 1,643,000
19.91	Navel	Orange Cove	Avenue 460 and Road 120	5	005-050-003	18 15-25	57274	10/30/2025	\$ 1,150,000
34.95	Residential	Farmersville	Avenue 280 and Road 156	130	130-040-014,045	12 19-25	57243	10/30/2025	\$ 1,211,000
80.00	Navel	Lindsay	Avenue 216 and Road 212	214	214-060-003	24 20-26	57269	10/30/2025	\$ 3,080,000
62.54	Open	Porterville	Avenue 116 and Road 256	303	303-160-020	19 22-28	57582	10/31/2025	\$ 200,000
19.91	Navel	Lindsay	Avenue 256 and Road 196	141	141-020-019	23 19-26	57554	10/31/2025	\$ 755,000