



Valley Real Estate

February 2026

Agricultural Comparable Sales Tulare County, California

This document contains information on all agricultural farm sales
over five acres in Tulare County for February 2026

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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
20.00	Open	Terra Bella	Avenue 88 and Road 248	320	320-250-007	12 23-27	5056	2/2/2026	\$ 600,000
38.00	Nuts	Visalia	Avenue 260 and Road 148	152	152-020-006	22 19-25	5596	2/4/2026	\$ 1,050,000
171.80	Open	Waukena	Avenue 184 and Road 16	200	200-050-001 200-060-001 200-070-012,017	6 & 7 21-23	5994	2/6/2026	\$ 381,000
10.00	Single Family M/H Site	Springville	Campbell Creek Dr. and Mallard Ln.	284	284-520-006	5 21-29	6199	2/9/2026	\$ 280,000
7.27	Estate Home	Tipton	Avenue 120 and Road 96	293	293-090-026	15 22-24	6304	2/10/2026	\$ 1,000,000
7.00	Dry Pasture	Allensworth	Avenue 24 and Road 104	333	333-251-047	13 24-24	7220	2/13/2026	\$ 25,000
60.45	Nuts	Visalia	Avenue 264 and Road 148	152	152-030-014	22 19-25	7098	2/13/2026	\$ 2,200,000
34.23	Open Feedlots	Tulare	Avenue 204 and Road 96	174	174-080-014,015	27 20-24	7218	2/13/2026	\$ 763,500

7.46	Estate Home	Visalia	Avenue 280 and Road 56	118	118-010-031	2 19-23	7876	2/18/2026	\$ 378,500
20.00	Navel	Strathmore	Avenue 204 and Road 236	216	216-010-014	27 20-27	8240	2/20/2026	\$ 350,000
10.00	Open	Pixley	Avenue 116 and Road 128	295	295-080-005	20 22-25	8460	2/23/2026	\$ 425,000
6.80	Estate Home	Exeter	Lort Dr. and Road 180	111	111-050-009	21 18-26	8498	2/23/2026	\$ 661,500
9.55	Single Family M/H Site	Terra Bella	Avenue 102 and Road 256	304	304-180-006	36 22-27	8645	2/24/2026	\$ 680,000
5.06	Equip Sheds Shops Storage	Terra Bella	Avenue 92 and Road 216	320	320-050-001	5 23-27	8630	2/24/2026	\$ 200,000
9.24	Navel	Terra Bella	Avenue 96 and Road 272	304	304-140-038	32 22-28	8883	2/25/2026	\$ 350,000
34.00	Navel	Orosi	Avenue 428 and Road 128	25	025-020-017	5 16-25	8952	2/25/2026	\$ 1,496,000
6.18	Estate Home	Orosi	Avenue 428 and St Hwy 63	21	021-260-061	18 16-25	8903	2/25/2026	\$ 425,000
1609.27	Dry Pasture	Badger	Drum Valley Dr. and Highway 245	7	007-090-003 007-300-001 007-310-001 007-320-006	14,15,22,23 15-26	9005	2/25/2026	\$ 25,000

18.78	Estate Home	Dinuba	Avenue 424 and Road 72	14	014-013-002	7 16-24	8879	2/25/2026	\$ 650,000
20.13	Open	Strathmore	Avenue 184 and Road 180	236	236-040-019	4 21-26	8905	2/25/2026	\$ 400,000
39.24	Navel Single Family Residential	Exeter	Avenue 260 and Road 196	153	153-160-008,009	22 19-26	9183	2/26/2026	\$ 2,500,000
20.00	Kiwi	Cutler	Avenue 396 and Road 136	35	035-210-001	28 16-25	9022	2/26/2025	\$ 470,000
7.55	Estate Home	Visalia	Avenue 328 and Road 144	108	108-250-023	10 18-25	9223	2/26/2025	\$ 1,250,000
164.82	Open Feedlots	Cutler	Avenue 368 and Road 140	50	050-150-003,004 050-220-001	4 & 9 17-25	9257	2/27/2026	\$ 3,000,000
139.94	Dairies	Visalia	Avenue 352 and Road 100	48	048-110-006,007	26 & 27 17-24	9443	2/27/2026	\$ 700,000
18.51	Navel	Ivanhoe	Avenue 324 and Road 172	110	110-060-034	8 18-26	9345	2/27/2026	\$ 700,000
39.82	Navel Open	Orange Cove	Avenue 460 and Road 120	5	005-050-004,007	18 15-25	9507	2/27/2026	\$ 2,000,000