



Valley Real Estate

January 2026

Agricultural Comparable Sales
Tulare County, California

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

Valley Real Estate / Broker: Tom McGuigan / 559-907-0023 / Broker: Curtis Brunson / 559-786-1399

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
5.45	Dry Pasture	Three Rivers	E Mynatt Dr. and Eggers Dr.	68	068-330-020	24 17-28	51	1/2/2026	\$ 173,000
20.98	Estate Home	Three Rivers	North Fork Dr.	37	037-070-002	24 16-28	71	1/2/2026	\$ 279,500
5.00	Estate Home	Lindsay	Avenue 240 and Road 218	142	142-090-013	31 19-27	642	1/6/2026	\$ 345,000
65.60	Open	Visalia	Walnut Ave. and Road 148	127	127-030-045	3 19-25	844	1/7/2026	\$ 2,757,500
25.82	Nuts	Tulare	Avenue 228 and Road 140	195	195-090-035,039	10 20-25	1090	1/8/2026	\$ 425,000
25.01	Navel	Terra Bella	Avenue 88 and Road 264	323	323-210-005	5 23-28	1087	1/8/2026	\$ 450,000
30.00	Vineyards	Visalia	Avenue 266 and Road 140	124	124-040-002	16 19-25	974	1/8/2026	\$ 495,000
32.00	Tangerines	Dinuba	Avenue 396 and Road 68	29	029-200-009	25 16-23	1306	1/9/2026	\$ 1,216,000

6.95	Mountain Rec Home	Posey	Old Stage Rd. and Sugarloaf Dr.	345	345-310-047	29 24-31	1288	1/9/2026	\$ 215,000
5.00	Estate Home	Lindcove	Palm Ave. and Fritz Dr.	115	115-110-059	27 18-27	1189	1/9/2026	\$ 550,000
5.00	Residential	Terra Bella	Avenue 70 and Road 224	321	321-020-007	21 23-27	1483	1/12/2026	\$ 217,000
21.00	Dry Pasture	Springville	Balch Park Rd.	144	144-100-048	28 & 29 19-30	1612	1/13/2026	\$ 335,000
157.85	Nuts	Tipton	Avenue 144 and Road 112	293	293-100-006,011	1 22-24	1704	1/13/2026	\$ 4,735,500
28.70	Open	Tipton	Avenue 152 and Road 11	230	230-230-003	31 21-25	1702	1/13/2026	\$ 700,000
59.43	Dry Pasture	Badger	Dry Creek Dr. and Highway 245	7	007-240-008	12 15-27	1811	1/14/2026	\$ 580,000
22.52	Residential	Dinuba	Avenue 416 and Road 88	13	013-090-085	9 16-24	1837	1/14/2026	\$ 485,500
9.78	Estate Home	Porterville	Avenue 160 and Road 212	240	240-020-027	19 21-27	1989	1/15/2026	\$ 500,000
160.00	Open Estate Home	Tulare	Avenue 208 and Road 60	226	226-020-003,004	26 20-23	2381	1/16/2026	\$ 3,500,000

760.80	Condo Coop Pud	Johnsondale	Johnsondale Rd and Dome Rock Rd.	223	223-030-015,016	28,29,32,33 22-32	2268	1/16/2026	\$ 1,500
40.00	Dry Pasture	Alpaugh	South of Avenue 28 and Road 16	330	330-050-003	30 24-23	3158	1/21/2026	\$ 22,000
70.50	Dry Pasture	Springville	Grouse Valley Dr. and Balch Park Rd.	144	144-110-041	18 19-30	3623	1/23/2026	\$ 210,000
257.42	Nuts	Delano	Avenue 32 and Road 160	337	337-150-004,005,007,009,015 338-110-002	13 24-25 18 24-26	3639	1/23/2026	\$ 7,900,000
257.42	Nuts	Delano	Avenue 32 and Road 160	338	337-150-004,005,007,009,015 338-110-002	13 24-25 18 24-26	3639	1/23/2026	\$ 7,900,000
5.25	Estate Home	Visalia	Avenue 320 and Road 166	110	110-160-002	18 18-26	3479	1/23/2026	\$ 740,000
158.38	Navel Tangerines	Orosi	Avenue 432 and Road 144	35	035-250-009 035-260-002,004	3 16-25	3631	1/23/2026	\$ 1,400,000
6.17	Industrial	Tulare	Walnut Ave. and O St.	181	181-070-063	14 20-24	3890	1/26/2026	\$ 1,300,000
13.56	Dry Pasture	Terra Bella	Avenue 100 and Road 256	304	304-150-079	31 22-28	3771	1/26/2026	\$ 390,000

158.44	Open	Tulare	Avenue 224 and Road 140 Avenue 212 and Road 132	195	195-120-017 196-010-001	9 & 21 20-25	4164	1/27/2026	\$ 946,500
158.44	Open	Tulare	Avenue 224 and Road 140 Avenue 212 and Road 132	196	195-120-017 196-010-001	9 & 21 20-25	4164	1/27/2026	\$ 946,500
10.00	Estate Home	Alpaugh	Avenue 62 and Road 32	311	311-150-002	28 23-23	4441	1/28/2026	\$ 196,000
40.36	Olives	Strathmore	Avenue 188 and Road 220	243	243-020-060	5 21-27	4431	1/28/2026	\$ 721,000
9.70	Vineyards	Visalia	Avenue 328 and Road 132	79	079-130-007	8 18-25	4298	1/28/2026	\$ 700,000
5.98	Estate Home	Visalia	Avenue 296 and Road 152	101	101-070-009	35 18-25	4738	1/30/2026	\$ 300,000
20.04	Residential	Kennedy Meadows	Kennedy Meadow Rd. and Sacata Rnch Rd.	310	310-030-009	27 22-36	4822	1/30/2026	\$ 190,000
321.44	Nuts	Lindsay	Avenue 220 and Road 180	197	197-150-001 197-160-001	16 20-26	4810	1/30/2026	\$ 5,467,500