



Valley Real Estate

March 2026

Agricultural Comparable Sales Tulare County, California

This document contains information on all agricultural farm sales
over five acres in Tulare County for March 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
7.51	Estate Home	Strathmore	Avenue 208 and Road 254	216	216-090-019	25 20-27	10036	3/3/2026	\$ 435,000
9.93	Dry Pasture	Three Rivers	State Hwy 198 and Pierce Dr.	66	066-080-017	34 17-28	10346	3/5/2026	\$ 175,000
198.50	Deciduous Trees	Traver	Avenue 352 and Road 52	45	045-030-016,018,019	23 17-23	10322	3/5/2026	\$ 4,962,500
23.60	Equip Sheds Shops Storage	Tulare	Avenue 248 and J St.	164	164-030-021 164-040-019	34 19-24	10777	3/6/2026	\$ 1,500,000
17.30	Open	Exeter	Avenue 264 and Road 212	141	141-060-040,041	24 19-26	10649	3/6/2026	\$ 600,000
26.84	Misc	Three Rivers	State Hwy 198 and Old Three Rivers Rd.	68	068-07-031	23 & 26 17-28	10900	3/9/2026	\$ 2,100,000
20.00	Residential	Porterville	Avenue 138 and Road 240	269	269-060-020	2 22-27	11138	3/10/2026	\$ 1,155,000
65.37	Nuts	Ivanhoe	Avenue 320 and Road 160	108	108-080-028	12 18-25	11279	3/11/2026	\$ 650,000

5.16	Estate Home	Visalia	Race Ave. and Road 146	103	103-320-008	27 18-25	11615	3/12/2026	\$ 1,255,000
37.15	Navel	Strathmore	Avenue 200 and Road 236 Avenue 208 and Road 232	215	215-030-004 216-180-008	28 20-27	11831	3/13/2026	\$ 711,000
37.15	Navel	Strathmore	Avenue 200 and Road 236 Avenue 208 and Road 232	216	215-030-004 216-180-008	28 20-27	11831	3/13/2026	\$ 711,000
28.95	Navel	Strathmore	Avenue 200 and Road 224	215	215-330-008,009	32 20-27	11670	3/13/2026	\$ 1,600,000
180.00	Open	Lindsay	Avenue 204 and Road 184	198	198-210-006,007,009	28 20-26	11891	3/13/2026	\$ 6,025,000
8.74	Miscellaneous	Orosi	Avenue 416 and Road 144	25	025-140-041	16 16-25	12112	3/16/2026	\$ 730,000
6.74	Estate Home	Three Rivers	Kaye Lane and Kaweah River Dr.	67	067-170-020	12 17-28	12384	3/17/2026	\$ 950,000
79.50	Nuts	Pixley	Avenue 72 and Road 136	318	318-140-001	15 23-25	12170	3/17/2026	\$ 556,500
72.83	Nuts	Porterville	Avenue 168 and Road 204	236	236-070-039 236-130-072,077 236-250-027	14. 23, 24 21-26	12227	3/17/2026	\$ 1,420,000
19.63	Estate Home	Porterville	Avenue 164 and Road 208	240	240-030-010	19 21-27	12375	3/17/2026	\$ 662,500

5.02	Estate Home	Porterville	Holdridge Dr. and Avenue 176	284	284-680-017	13 21-28	12432	3/18/2026	\$ 175,000
24.33	Dry Pasture	Badger	Hogback Dr. and Hwy 245	7	007-050-022	2 15-27	12405	3/18/2025	\$ 75,000
25.10	Airports Private	Strathmore	Avenue 204 and Road 236	215	215-030-046	28 20-27	12635	3/18/2026	\$ 750,000
5.69	Residential	Three Rivers	Buckhorn Trail and South Fork Dr.	114	114-270-010	6 18-29	12755	3/19/2026	\$ 250,000
13.43	Navel	Exeter	Avenue 288 and Road 196	112	112-180-017	35 18-26	12845	3/19/2026	\$ 470,500
69.18	Navel	Lindsay	Avenue 232 and Road 244	210	210-230-002	2 20-27	12716	3/19/2026	\$ 470,000
5.00	Dry Pasture	Alpaugh	Avenue 54 and First Street	311	311-100-012	35 23-23	12673	3/19/2026	\$ 50,000
124.76	Open	Tipton	Avenue 120 and Road 88	293	293-090-005	15 22-24	12822	3/19/2026	\$ 2,222,000
9.20	Estate Home	Terra Bella	Avenue 102 and Road 248	304	304-040-032	35 22-27	12835	3/19/2026	\$ 925,000
35.27	Residential	Visalia	Roeben Avenue and Tulare Ave.	87	087-010-038,071	34 18-24	12878	3/20/2026	\$ 3,814,500

10.22	Mountain Rec Home	Kennedy Meadows	Kennedy Meadows Rd. and Sierra Trail	310	310-070-021	17 22-36	13053	3/20/2026	\$ 255,000
62.90	Dry Pasture	Springville	Bogart Dr. and Hwy 190	284	284-430-002	10 21-29	12933	3/20/2026	\$ 475,000
27.69	Nuts	Terra Bella	Avenue 84 and Road 268	323	323-230-016	8 23-28	13092	3/23/2026	\$ 581,500
10.56	Single Family M/H Site	Terra Bella	Avenue 88 and Road 236	320	320-110-082	10 23-27	13579	3/24/2026	\$ 100,000
11.73	Estate Home	Lindcove	Fritz Dr. and Palm Ave.	115	115-110-066	27 18-27	13910	3/25/2026	\$ 240,000
20.00	Navel	Strathmore	Avenue 200 and Road 246	216	216-110-039	26 20-27	14021	3/25/2026	\$ 700,000
269.72	Nuts	Porterville	Avenue 112 and Road 224	302	302-161-016,017 302-230-005 302-340-001 302-450-001	27 & 28 22-27	13829	3/25/2026	\$ 2,300,000
40.13	Open	Kingsburg	Avenue 424 and Road 44	12	012-010-001	4 16-23	13897	3/25/2026	\$ 3,653,000
35.89	Open Olives	Strathmore	Avenue 182 and Road 224	243	243-090-071,072	9 21-27	14229	3/26/2026	\$ 915,000
13.24	Residential	Visalia	Avenue 304 and Lovers Ln.	98	098-050-071	28 18-25	14130	3/26/2026	\$ 3,124,000

20.00	Dry Pasture	Alpaugh	Avenue 58 and Road 30	311	311-340-011	29 23-23	14238	3/26/2026	\$ 190,000
270.50	Deciduous Trees	Traver	Avenue 368 and Road 52 Avenue 368 and Road 36	42	042-030-012,022 045-010-004,014,015	8,14,15 17-23	14271	3/26/2026	\$ 7,303,500
270.50	Deciduous Trees	Traver	Avenue 368 and Road 52 Avenue 368 and Road 36	45	042-030-012,022 045-010-004,014,015	8,14,15 17-23	14271	3/26/2026	\$ 7,303,500
19.34	Estate Home	Badger	Eshom Valley Dr. and Road M-453	7	007-270-001	12 15-27	14736	3/27/2026	\$ 750,000
39.25	Deciduous Trees	Cutler	Avenue 396 and Road 120	33	033-120-003	30 16-25	14983	3/30/2026	\$ 1,069,000
37.57	Deciduous Trees	Cutler	Avenue 396 and Road 120	33	033-110-025	30 16-25	14984	3/30/2026	\$ 1,052,000
18.33	Open	Visalia	Avenue 272 and Road 122	122	122-360-015	7 19-25	14847	3/30/2026	\$ 280,000
5.00	Dry Pasture	Allensworth	Avenue 24 and Road 104	333	333-251-044	13 24-24	15208	3/31/2026	\$ 33,500
20.00	Dry Pasture	Springville	Balch Park Rd. and Rancheria Fire Rd.	144	144-270-009,010,011	21 19-30	15105	3/31/2026	\$ 129,000
158.63	Vineyards	Poplar	Avenue 128 and Road 192	300	300-120-013,015	10 22-26	15215	3/31/2026	\$ 4,688,000

5.00	Single Family M/H Site	Terra Bella	Avenue 70 and Road 232	321	321-020-033	21 23-27	15233	3/31/2026	\$ 100,000
96.93	Dry Pasture	Three Rivers	South Fork Dr. and Sierra Dr.	68	068-300-024	24 17-28	15172	3/31/2026	\$ 210,000
53.39	Dairies	Visalia	St Hwy 198 and Road 60	73	073-080-015	25 18-23	15139	3/31/2026	\$ 650,000
5.03	Estate Home	Porterville	Avenue 128 and Road 240	269	269-090-030	11 22-27	15248	3/31/2026	\$ 500,000