



Valley Real Estate

2025

Agricultural Comparable Sales Tulare County, California

This document contains information on all agricultural farm sales
over five acres in Tulare County for 2025

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
10.00	Open	Orosi	Avenue 420 and lone Ave.	25	025-080-002	9 16-25	74	1/2/2025	\$ 450,000
7.79	Estate Home	Three Rivers	South Fork Rd. and Sequoia Oaks Dr.	69	069-410-002	31 17-29	336	1/3/2025	\$ 1,100,000
36.74	Open	Porterville	Avenue 136 and Road 208	302	302-020-046	12 22-26	354	1/3/2025	\$ 800,000
39.26	Open	Tulare	Bardsley Avenue and Mooney Blvd.	184	184-110-027	18 20-25	661	1/6/2025	\$ 3,925,000
58.00	Nuts Olives	Tulare	Avenue 244 and Road 152	152	152-140-008,011	35 19-25	834	1/7/2025	\$ 600,000
19.66	Dry Pasture	Three Rivers	Sierra Dr. and West of Pierce Dr.	66	066-080-030	34 17-28	866	1/7/2025	\$ 102,000
9.72	Irrigated Pasture	Dinuba	Avenue 384 and Road 96	30	030-190-018	34 16-24	825	1/7/2025	\$ 255,000
39.87	Estate Home	Three Rivers	State Hwy 198 and W Mynatt Dr.	68	068-310-011	24 17-28	1020	1/8/2025	\$ 799,000

37.77	Nuts	Visalia	Avenue 272 and Road 132	126	126-180-021	17 19-25	1158	1/9/2025	\$ 937,000
26.77	Kiwi	Visalia	Avenue 272 and Road 132	126	126-150-023	16 19-25	1159	1/9/2025	\$ 937,000
54.04	Deciduous Trees	Orosi	Avenue 416 and Road 120	21	021-360-008,010,011	18 16-25	1646	1/13/2025	\$ 1,621,500
5.32	Mountain Rec Home	Camp Neslon	State Hwy 190 and Mariposa Dr.	220	220-350-013	33 20-31	1677	1/13/2025	\$ 325,000
37.04	Dry Pasture	Badger	Badger Rd.	7	007-070-060	16 15-27	1842	1/14/2025	\$ 65,000
19.09	Valenica	Lindsay	Avenue 232 and Road 196	197	197-110-006	10 20-26	1874	1/14/2025	\$ 1,050,000
99.74	Open Nuts Residential Estate Home Public Utilities	Visalia	State Hwy 216 and Road 152	103	103-040-039,042,045,046,047	23 18-25	1868	1/14/2025	\$ 1,916,500
26.76	Residential	Dinuba	Avenue 416 and Road 88	13	013-090-037	9 16-24	1872	1/14/2025	\$ 2,755,000
5.13	Lemons	Woodlake	State Hwy 216 and Road 222	64	064-070-083	32 17-27	3561	1/24/2025	\$ 75,000

30.89	Navel	Lindsay	Avenue 240 and Road 210	199	199-040-007,008,056	1 20-26	3524	1/24/2025	\$ 1,055,000
5176.13	Dry Pasture Irrigated Pasture Estate Home Ditches Water Storage	Three Rivers	North Fork Dr. and State Hwy 198	66	066-010-008 066-020-004,008,010,019 060-040-010,011 066-050-018,019 066-100-009 067-080-005 067-220-006 068-010- 007,008,011,012,013 068-030-015 068-040-001 068-070-001 068-100-001	10,14,15,16, 21,22,23,26, 27,28,32,33 17-28	3719	1/27/2025	\$ 11,548,000
5176.13	Dry Pasture Irrigated Pasture Estate Home Ditches Water Storage	Three Rivers	North Fork Dr. and State Hwy 198	67	066-010-008 066-020-004,008,010,019 060-040-010,011 066-050-018,019 066-100-009 067-080-005 067-220-006 068-010- 007,008,011,012,013 068-030-015 068-040-001 068-070-001 068-100-001	10,14,15,16, 21,22,23,26, 27,28,32,33 17-28	3719	1/27/2025	\$ 11,548,000

5176.13	Dry Pasture Irrigated Pasture Estate Home Ditches Water Storage	Three Rivers	North Fork Dr. and State Hwy 198	68	066-010-008 066-020-004,008,010,019 060-040-010,011 066-050-018,019 066-100-009 067-080-005 067-220-006 068-010- 007,008,011,012,013 068-030-015 068-040-001 068-070-001 068-100-001	10,14,15,16, 21,22,23,26, 27,28,32,33 17-28	3719	1/27/2025	\$ 11,548,000
52.59	Rec Bowl Golf Theater Etc. Commercial	Three Rivers	State Hwy 198 and South Fork Dr.	68	068-060-009,011	23 17-28	3950	1/28/2025	\$ 3,000,000
9.62	Valencia	Strathmore	Avenue 200 and Road 244	216	216-120-001	35 20-27	4059	1/29/2025	\$ 468,000
18.12	Navel	Lindsay	Avenue 226 and Road 224	206	206-080-038	8 20-27	4356	1/31/2025	\$ 575,000
6.95	Mountain Rec Home	Posey	Old Stage Rd. and Sugarloaf Rd.	345	345-310-047	29 24-31	4493	1/31/2025	\$ 142,500
22.68	Tangerines	Ivanhoe	State Hwy 216 and Road 168	110	110-010-031	6 18-26	4383	1/31/2025	\$ 600,000
21.30	Open	Visalia	Avenue 368 and Road 132	51	051-030-018	17 17-25	4693	2/3/2025	\$ 600,000

9.71	Open	Dinuba	Avenue 404 and Road 64	29	029-150-004	24 16-23	4794	2/4/2025	\$ 225,000
131.80	Nuts	Terra Bella	Avenue 96 and Road 192	319	319-10-018	3 23-26	4786	2/4/2025	\$ 2,500,000
21.17	Commercial	Visalia	Visalia Pkwy and Mooney Blvd.	121	121-620-004,005,006,007,013,014	12 19-24	5185	2/5/2025	\$ 6,140,500
171.82	Nuts	Porterville	Avenue 136 and Road 208	302	302-060-015	6 22-27	5137	2/5/2025	\$ 3,400,000
24.00	Residential	Visalia	Ferguson Ave. and Demaree St.	77	077-190-007	23 18-24	5366	2/6/2025	\$ 2,781,000
64.51	Nuts	Tulare	Avenue 176 and Road 80	228	228-010-034,035	17 21-24	5396	2/6/2025	\$ 581,000
40.00	Deciduous Trees	Dinuba	Avenue 392 and Road 96	30	030-210-020,013	27 16-24	6000	2/11/2025	\$ 1,200,000
18.68	Estate Home	Woodlake	St Hwy 245 and Avenue 380	36	036-200-006	26 16-26	5951	2/11/2025	\$ 500,000
7.87	Navel	Porterville	Avenue 112 and Road 248	303	303-030-035	23 22-27	6496	2/13/2025	\$ 190,000
27.95	Deciduous Trees	Dinuba	Avenue 400 and Road 40	29	029-280-005,006	21 16-23	6899	2/14/2025	\$ 922,500

42.39	Residential	Visalia	Avenue 316 and Road 108	77	077-050-019	14 18-24	6867	2/14/2025	\$ 3,244,000
516.77	Dairies Open	Tulare	Avenue 216 and Road 140	195	195-130-014 196-010-006,007,009,010,032	15,21,22 20-25	6793	2/14/2025	\$ 7,200,000
516.77	Dairies Open	Tulare	Avenue 216 and Road 140	196	195-130-014 196-010-006,007,009,010,032	15,21,22 20-25	6793	2/14/2025	\$ 7,200,000
6.67	Rec Bowl Golf Theater Et.	Visalia	Cypress Ave. and Akers Rd.	87	087-450-019	34 18-24	7328	2/19/2025	\$ 3,856,500
40.00	Nuts	Woodville	Avenue 184 and Road 192	236	236-030-024	10 21-26	7436	2/19/2025	\$ 302,000
5.16	Single Family M/H Site	Woodlake	Avenue 322 and Road 204	112	112-060-084	12 18-26	7636	2/20/2025	\$ 690,000
40.44	Nuts	Visalia	Caldwell Ave. and Santa Fe Rd.	123	123-400-001	8 19-25	7617	2/20/2025	\$ 5,223,500
19.70	Tangerines	Porterville	Avenue 120 and Road 268	303	303-120-002	17 22-28	7632	2/20/2025	\$ 875,000
18.50	Navel Estate Home	Terra Bella	Avenue 96 and Road 256	304	304-150-023,024	31 22-28	7829	2/21/2025	\$ 70,000
8.59	Dry Pasture	Porterville	Avenue 170 and State Hwy 65	243	243-190-018	15 21-27	8065	2/24/2025	\$ 575,000

304.18	Nuts	Visalia	Avenue 272 and Road 148	127	127-090-002 127-100-001	14 & 23 19-25	8420	2/25/2025	\$ 5,287,500
20.00	Deciduous Trees	Traver	Avenue 360 and Road 52	45	045-040-020	22 17-23	8590	2/26/2025	\$ 500,000
5.44	Packing House Cold Storage	Delano	County Line Ave. and Highway 99	336	336-200-007	34 24-25	8438	2/26/2025	\$ 2,950,000
39.26	Open	Tulare	Avenue 224 and Morrison St.	184	184-110-027	18 20-25	9213	2/28/2025	\$ 7,667,500
14.37	Lemons	Strathmore	Avenue 200 and Road 256	216	216-130-017,018	36 20-27	9195	2/28/2025	\$ 99,000
20.24	Navel	Springville	Avenue 176 and Road 320	284	284-430-005	9 & 10 21-29	9137	2/28/2025	\$ 550,000
9.82	Olives	Strathmore	Avenue 192 and Road 236	243	243-050-037	3 21-27	9444	3/3/2025	\$ 725,000
237.42	Nuts	Delano	Avenue 24 and Road 128	336	336-010- 011,012,014,015,016,017, 023	20 24-25	9512	3/3/2025	\$ 1,187,500
19.60	Deciduous Trees	Dinuba	Avenue 422 and Road 56	12	012-212-004	11 16-23	9987	3/5/2025	\$ 725,500
36.79	Navel	Exeter	Avenue 304 and Road 196	112	112-230-039,040,048	23 18-26	10183	3/6/2025	\$ 490,000

40.07	Estate Home	Porterville	Avenue 196 and Road 256	255	255-080-010	12 21-27	10073	3/6/2025	\$ 1,300,000
71.36	Open	Visalia	Avenue 272 and Road 140	127	127-120-011	15 19-25	10540	3/7/2025	\$ 6,950,000
91.10	Nuts	Farmersville	Avenue 272 and Road 164	130	130-020-019,020,034	13 19-25	10439	3/7/2025	\$ 7,800,000
200.00	Open	Tulare	Avenue 260 and Road 140	152	152-020-001,012	22 19-25	10539	3/7/2025	\$ 6,931,000
9.70	Open	Porterville	Avenue 164 and Road 252	248	248-060-012	24 21-27	10565	3/7/2025	\$ 250,000
10.16	Residential	Springville	Globe Dr. and Bear Ln.	284	284-690-017	23 21-29	10603	3/10/2025	\$ 220,000
5.05	Residential	Exeter	Marinette Ave. and Road 188	133	133-260-011	4 19-26	10953	3/11/2025	\$ 275,000
234.30	Dry Pasture Estate Home	Badger	Dry Creek Dr. and South of Stagecoach Dr.	7	007-200-002,014,015	26 15-27	11295	3/12/2025	\$ 1,066,500
5.22	Miscellaneous	Three Rivers	Quail Run Dr. and Canyon Dr.	68	068-390-013	25 17-28	11524	3/14/2025	\$ 70,000
9.62	Estate Home	Lindsay	Avenue 208 and Road 248	216	216-080-065	26 20-27	11539	3/14/2025	\$ 668,000

9.33	Estate Home	Strathmore	Avenue 192 and Road 236	243	243-050-032	4 21-27	11573	3/14/2025	\$ 610,000
10.00	Dry Pasture	Allensworth	South of Avenue 56 and East of State Hwy 43	333	333-240-002	11 24-24	11611	3/14/2025	\$ 43,000
84.72	Deciduous Trees	Dinuba	Avenue 400 and Road 80	30	030-010-042,046 030-020-005,033	19 16-24	11887	3/17/2025	\$ 2,965,500
5.00	Estate Home	Ivanhoe	Avenue 320 and Road 144	108	108-151-009	10 18-25	11848	3/17/2025	\$ 313,000
40.00	Nuts	Farmersville	Avenue 264 and Road 156	127	127-100-003	14 19-25	11947	3/18/2025	\$ 800,000
9.75	Estate Home	Terra Bella	Avenue 120 and Road 200	302	302-300-010	23 22-26	11985	3/18/2025	\$ 705,000
1079.55	Nuts Open	Tulare	Avenue 184 and Road 72	226	226-040-006 228-040-003,015,016,017,018 228-060-004	6,7,8 21-24	12167	3/19/2025	\$ 27,000,000
1079.55	Nuts Open	Tulare	Avenue 184 and Road 72	228	226-040-006 228-040-003,015,016,017,018 228-060-004	6,7,8 21-24	12167	3/19/2025	\$ 27,000,000
10.06	Miscellaneous	Three Rivers	Quail Run Dr. and Canyon Dr.	68	068-390-001	25 17-28	12554	3/20/2025	\$ 134,000

14.38	Rec Bowl Golf Theater Etc.	Exeter	Visalia Rd. and Belmont Rd.	135	135-030-042	10 19-26	12418	3/20/2025	\$ 1,350,000
3223.15	Dry Pasture	California Hot Springs	Hot Springs Rd. and East of Old Stage Rd.	325	325-180-004,008,009,010 325-190-001,002,003,004 325-200-001,002	17,19,20,29, 30,31 23-29	12406	3/20/2025	\$ 4,703,500
39.24	Open	Ivanhoe	Avenue 344 and Road 172	52	052-190-018	31 17-26	12781	3/21/2025	\$ 1,216,500
14.63	Prof Bldg	Lemon Cove	St Hwy 198 and East of Mehrten Dr.	113	113-370-025	15 18-27	12818	3/21/2025	\$ 350,000
25.88	Open	Lindsay	Avenue 212 and Road 252	216	216-050-043	24 20-27	12603	3/21/2025	\$ 465,000
138.14	Vineyards	Earlimart	Avenue 24 and Road 184	338	338-140-024,025	16 24-26	12765	3/21/2025	\$ 5,000,000
9.27	Estate Home	Woodlake	Avenue 322 and St. Hwy 245	112	112-060-085	12 18-26	12911	3/24/2025	\$ 755,000
58.23	Nuts	Terra Bella	Avenue 72 and Road 267	323	323-070-033,044	17 23-28	12902	3/24/2025	\$ 1,700,000
107.30	Deciduous Trees	Orosi	Avenue 416 and Road 120	21	021-120-030	12 16-24	13241	3/25/2025	\$ 3,434,000

6.33	Nuts	Tulare	Avenue 256 and Road 108	149	149-210-015	23 19-24	13253	3/25/2025	\$ 190,000
38.01	Lemons Open	Porterville	Avenue 144 and Hillcrest St.	271	271-090-002,007	6 22-28	13194	3/25/2025	\$ 639,000
5.02	Estate Home	Traver	Avenue 352 and Road 36	45	045-050-017	17 17-23	13604	3/27/2025	\$ 290,000
97.62	Nuts	Visalia	Avenue 352 and Road 124	51	051-150-076	29 17-25	13796	3/27/2025	\$ 1,800,000
59.66	Olives	Woodlake	Avenue 360 and State Hwy 245	57	057-050-011 057-060-008,009,012	24 17-26	13741	3/27/2025	\$ 1,193,500
42.39	Residential	Visalia	Avenue 316 and Road 108	77	077-050-019	14 18-24	14006	3/28/2025	\$ 6,000,000
42.67	Nuts	Porterville	Avenue 160 and Road 208	240	240-010-002	30 21-27	14066	3/28/2025	\$ 1,000,000
316.39	Dairies Open	Pixley	Avenue 120 and Road 96	293	293-170-003,004	22 22-24	14000	3/28/2025	\$ 4,400,000
34.83	Olives Navel	Woodlake	Avenue 348 and Road 204	60	060-180-046 060-260-012	25 17-26	14255	3/31/2025	\$ 696,000
134.82	Navel	Woodlake	Avenue 336 and Road 196	59	059-090-003 059-100-001	35 17-26	14481	4/2/2025	\$ 2,584,000

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10.00	Estate Home	Dinuba	Avenue 416 and Road 96	18	018-180-012	16 16-24	15391	4/7/2025	\$ 850,000
160.00	Open	Tulare	Avenue 160 and Road 152	232	232-100-008	24 21-25	15639	4/8/2025	\$ 2,800,000
461.89	Nuts	Terra Bella	Avenue 96 and Road 208	320	320-020-001 320-030-006	6 23-27	15453	4/8/2025	\$ 3,750,000
460.88	Nuts	Terra Bella	Avenue 96 and Road 208	320	320-030-005 302-230-027 302-240-014,015,016,017,020 302-250-008	6 23-27 31 & 32 22-27	15446	4/8/2025	\$ 3,750,000
460.88	Nuts	Terra Bella	Avenue 96 and Road 208	302	320-030-005 302-230-027 302-240-014,015,016,017,020 302-250-008	6 23-27 31 & 32 22-27	15446	4/8/2025	\$ 3,750,000
15.00	Estate Home	Alpaugh	Avenue 54 and First St.	311	311-100-011	35 23-23	15490	4/8/2025	\$ 95,000
13.00	Residential	Tulare	Foster Dr. and Mooney Blvd.	184	184-100-008	18 20-25	16104	4/10/2025	\$ 3,268,000
18.69	Olives Irrigated Systems	Lindsay	Avenue 216 and Road 212	214	214-070-018,041	19 20-27	16230	4/11/2025	\$ 162,000

9.48	Navel	Lindsay	Avenue 245 and Road 216	142	142-250-038	31 19-27	16346	4/11/2025	\$ 340,000
306.02	Dry Pasture	Porterville	St Hwy 190 and Reservation Rd.	305	305-070-009 305-080-002,003	1,2,11 22-28	16326	4/11/2025	\$ 306,500
158.00	Dry Pasture	Porterville	St Hwy 190 and Reservation Rd.	305	305-070-018	11 22-28	16327	4/11/2025	\$ 158,000
159.54	Dry Pasture	Porterville	St. Hwy 190 and Reservation Rd.	305	305-080-019	2 22-28	16325	4/11/2025	\$ 2,375,500
11.21	Residential	Lindcove	Fritz Dr. and Powell Dr.	115	115-120-026	27 18-27	16506	4/14/2025	\$ 250,000
36.81	Open	Tulare	Avenue 240 and Road 80	148	148-050-048	32 19-24	16440	4/14/2025	\$ 1,068,000
38.55	Open	Tulare	Avenue 256 and Road 80	148	148-070-009	29 19-24	16441	4/14/2025	\$ 1,829,000
44.65	Open	Tulare	Avenue 240 and Road 80	160	160-010-010	5 20-24	16442	4/14/2025	\$ 1,457,500
19.79	Nuts	Exeter	Avenue 264 and Road 176	133	133-110-012	17 19-26	16992	4/16/2025	\$ 700,000
10.00	Estate Home	Exeter	Avenue 264 and Road 180	133	133-130-006	8 19-26	16885	4/16/2025	\$ 1,550,000

147.32	Nuts	Visalia	Avenue 336 and Road 140	79	079-010-005,035,036	4 18-25	17000	4/16/2025	\$ 1,620,000
10.00	Estate Home	Alpaugh	Avenue 54 and Road 46	311	311-120-013	34 23-23	17214	4/17/2025	\$ 300,000
20.00	Deciduous Trees	Kingsburg	Avenue 390 and Road 36	28	028-250-012	32 16-23	17366	4/18/2025	\$ 679,000
5.00	Mountain Rec Home	California Hot Springs	Hot Springs Rd. and Old Stage Rd.	325	325-200-003	31 23-29	17565	4/18/2025	\$ 490,000
61.73	Nuts	Visalia	Avenue 272 and Hwy 99	119	119-120-019	9 19-24	17444	4/18/2025	\$ 878,000
10.26	Mountain Rec Home	Kennedy Meadows	Kennedy Meadows Rd. and Windy Springs Rd.	310	310-160-018	16 22-36	17402	4/18/2025	\$ 420,000
75.83	Open	Tulare	Avenue 252 and Road 56	148	148-010-036,063,064	25 & 26 19-23	17875	4/22/2025	\$ 2,502,000
5.37	Residential	Porterville	Avenue 184 and Road 232	243	243-040-042	4 21-27	17863	4/22/2025	\$ 459,000
19.90	Tangerines	Lindsay	Avenue 208 and Road 222	215	215-350-001	29 20-27	18121	4/23/2025	\$ 600,000
39.34	Open	Kingsburg	Avenue 390 and Road 36	28	028-410-001	29 16-23	18288	4/24/2025	\$ 600,000

19.60	Nuts	Tulare	Avenue 252 and Road 64	148	148-010-005	25 19-23	18341	4/24/2025	\$ 1,650,000
10.11	Navel	Strathmore	Avenue 190 and Road 236	243	243-050-018	3 21-27	18687	4/25/2025	\$ 350,000
9.45	Navel	Strathmore	Avenue 188 and Road 236	243	243-060-004	3 21-27	19419	4/30/2025	\$ 344,000
20.00	Navel	Yettem	Avenue 392 and Road 140	35	035-160-012	33 16-25	19281	4/30/2025	\$ 440,000
19.39	Olives	Strathmore	Avenue 196 and Road 208	214	214-130-010	36 20-26	19299	4/30/2025	\$ 420,000
34.90	Irrigated Pasture	Springville	Balch Park Rd. and Harris Rd.	219	219-250-009	2 20-29	19792	5/2/2025	\$ 565,000
27.69	Nuts	Terra Bella	Avenue 88 and Raod 268	323	323-230-004	8 23-28	19795	5/2/2025	\$ 609,500
5.01	Residential	Cutler	Avenue 388 and St Hwy 63	33	033-150-013	31 16-25	19819	5/2/2025	\$ 358,000
7.49	Estate Home	Springville	Campbell Creek Dr. and Road 320	284	284-420-047	9 21-29	19826	5/2/2025	\$ 750,000
41.27	Mountain Rec Home	Kennedy Meadows	Kennedy Meadows Rd. and Windy Springs Rd.	310	310-160-038	16 22-36	19947	5/2/2025	\$ 350,000

11.89	Estate Home	Springville	Coyote Dr. and Cattle Dr.	284	284-200-019	28 ²¹⁻ 29	20131	5/5/2025	\$ 490,000
2357.30	Dry Pasture	California Hot Springs	North of Hot Springs Dr.	307	307-190-002 325-070-005,006 325-080-001,002,007,008 325-090-004	34 & 35 22-30 2,3,4,9,10,1 4 23-30	20028	5/5/2025	\$ 2,941,500
2357.30	Dry Pasture	California Hot Springs	North of Hot Springs Dr.	325	307-190-002 325-070-005,006 325-080-001,002,007,008 325-090-004	34 & 35 22-30 2,3,4,9,10,1 4 23-30	20028	5/5/2025	\$ 2,941,500
5.00	Estate Home	Springville	Balch Park Dr. and Bear Creek Dr.	219	219-080-049	12 20-29	20275	5/6/2025	\$ 475,000
24.00	Residential	Visalia	Ferguson Ave. and Demaree St.	77	077-190-007	23 18-24	20451	5/7/2025	\$ 2,781,000
78.48	Nuts Estate Home	Terra Bella	Avenue 88 and Road 192	319	319-130-025,026	2 23-26	20627	5/8/2025	\$ 9,700,000
67.97	Deciduous Trees	Poplar	Avenue 128 and Road 184	300	300-120-050	9 22-26	20880	5/9/2025	\$ 1,050,000
21.43	Olives	Exeter	Avenue 280 and Road 204	134	134-040-038	2 19-26	21079	5/12/2025	\$ 627,500

39.80	Estate Home	Lindsay	Avenue 224 and Road 228	210	210-210-026	16 20-27	21219	5/12/2025	\$ 87,500
70.40	Open	Alpaugh	Avenue 66 and Road 38	311	311-070-026,039,040	21 23-23	21038	5/12/2025	\$ 650,000
208.05	Nuts Dairies	Tulare	Avenue 236 and Road 44	155	155-020-003,010,011 155-030-015 158-040-001	3 & 4 20-23	21209	5/12/2025	\$ 10,995,000
208.05	Nuts Dairies	Tulare	Avenue 236 and Road 44	158	155-020-003,010,011 155-030-015 158-040-001	3 & 4 20-23	21209	5/12/2025	\$ 10,995,000
1285.00	Dry Pasture	Three Rivers	East of Dry Creek Dr.	66	066-020-002,011 066-030-003	17,20,29 17-28	21400	5/13/2025	\$ 1,285,000
15.66	Packing House Cold Storage	Delano	County Line Ave. and Road 176	338	338-270-019	32 24-26	21734	5/14/2025	\$ 2,500,000
5.15	Industrial	Tulare	Avenue 200 and Hwy 99	191	191-260-013	35 20-24	22084	5/15/2025	\$ 1,000,000
6.81	Residential	Lindsay	Alma Ave. and Sequoia Ave.	201	201-180-013	6 20-27	21941	5/15/2025	\$ 5,077,500
238.33	Nuts Estate Home	Tulare	Avenue 248 and Road 84	149	149-100-002,003,004 149-110-001	28 19-24	22384	5/16/2025	\$ 6,554,500

54.09	Open	Porterville	Avenue 144 and Road 200	302	302-500-003,004,005	1 22-26	23135	5/21/2025	\$ 1,400,000
19.00	Olives	Lindsay	Avenue 216 and Road 212	214	214-070-015	19 20-27	23243	5/21/2025	\$ 408,500
62.64	Deciduous Trees Open	Kingsburg	Avenue 396 and Road 20	28	028-110-042 028-120-005 028-210-004	25 & 36 16-22	23463	5/22/2025	\$ 1,182,000
53.05	Navel	Orosi	Avenue 416 and Road 114	21	021-110-007 021-120-031	12 16-24	23489	5/22/2025	\$ 300,000
10954.14	Dry Pasture	California Hot Springs	Deer Creek Rd. and Hot Springs Rd.	307	307-200-002 325-080-004,013 325-090-015,018 325-100-018 325-110-009,012,013 325-120-015,016 325-130-005 325-140-003 325-210-018,051	24 & 25 23-29 32 & 33 22-30 2,11,12,13,1 4,16,17,18,1 9,20,21,23,2 4,25,26,27,2 8,29,34,35,3 6 23-30	23381	5/22/2025	\$ 8,135,500

10954.14	Dry Pasture	California Hot Springs	Deer Creek Rd. and Hot Springs Rd.	325	307-200-002 325-080-004,013 325-090-015,018 325-100-018 325-110-009,012,013 325-120-015,016 325-130-005 325-140-003 325-210-018,051	24 & 25 23-29 32 & 33 22-30 2,11,12,13,14,16,17,18,19,20,21,23,24,25,26,27,28,29,34,35,36 23-30	23381	5/22/2025	\$ 8,135,500
24.83	Olives	Lindsay	Avenue 216 and St Hwy 65	208	208-120-040	18 20-27	23533	5/23/2025	\$ 691,500
9.99	Estate Home	Terra Bella	Avenue 96 and Road 232	302	302-460-017	33 22-27	23788	5/27/2025	\$ 480,000
760.80	Condo Coop Pud	Johnsondale	East of Johnsondale and Dome Rock Rd.	223	223-030-015,016	28,29,32,33 22-32	23901	5/28/2025	\$ 1,500
9.62	Nuts	Terra Bella	Avenue 104 and Road 240	302	302-340-026	27 22-27	24160	5/28/2025	\$ 345,000
2573.38	Dry Pasture	Terra Bella	Avenue 56 and Old Stage Rd.	323	323-110-001,007,008,009,010,012,015 323-250-002	1,2,3,11,12,14 23-28	25281	6/2/2025	\$ 3,099,000
16.59	Misc Exotic Bees	Ivanhoe	Avenue 315 and Road 168	110	110-0130-012	18 18-26	25329	6/3/2025	\$ 240,000

9.27	Navel	Lindsay	Avenue 216 and Road 244	210	210-160-037	14 20-27	25379	6/3/2025	\$ 362,000
8.72	Single Family 3 Houses	Cutler	Avenue 384 and Road 140	50	050-230-012	4 17-25	25445	6/3/2025	\$ 320,000
12.83	Estate Home	Farmersville	Avenue 264 and Road 156	152	152-070-022	24 19-25	25324	6/3/2025	\$ 1,500,000
38.24	Mountain Rec Home	Kennedy Meadows	Long Canyon Trail and Kennedy Meadows Rd.	310	310-170-020	10 22-36	25489	6/4/2025	\$ 250,000
78.78	Deciduous Trees	Kingsburg	Avenue 376 and Road 36	42	042-020-013	5 17-23	26171	6/6/2025	\$ 2,757,500
8.28	Estate Home	Tulare	Avenue 232 and Road 128	184	184-030-030	5 20-25	26095	6/6/2025	\$ 855,000
10.00	Navel	Exeter	Avenue 288 and Road 204	112	112-170-010	35 18-26	26093	6/6/2025	\$ 620,000
18.95	Estate Home	Springville	Avenue 176 and Road 320	284	284-540-023,024,025,206	16 21-29	27739	6/13/2025	\$ 440,000
33.71	Rec Bowl Golf Theater Etc.	Porterville	State Hwy 190 and Road 284	282	282-030-015,016	4 22-28	27529	6/13/2025	\$ 255,000
34.70	Nuts	Visalia	Avenue 315 and Road 168	110	110-140-017	18 18-26	27598	6/13/2025	\$ 580,000

80.00	Nuts	Visalia	Avenue 266 and Road 140	124	124-040-001	16 19-25	28088	6/16/2025	\$ 1,400,000
11.26	Misc Citrus	Porterville	Avenue 128 and Road 264	303	303-100-021	18 22-28	28264	6/17/2025	\$ 1,100,000
6.00	Industrial	Visalia	W Goshen Ave. and Camp Dr.	73	073-230-002	30 18-24	28571	6/18/2025	\$ 13,700,000
43.69	Navel	Exeter	State Hwy 198 and Road 192	111	111-270-018	34 18-26	29082	6/20/2025	\$ 1,700,000
18.63	Navel	Exeter	Avenue 164 and Road 212	141	141-060-043	24 19-26	29312	6/23/2025	\$ 600,000
24.40	Nuts	Plainview	Avenue 192 and Road 204	214	214-180-026	35 20-26	29380	6/23/2025	\$ 1,300,000
10.00	Olives	Lindsay	Avenue 220 and Road 212	199	199-160-009	13 20-26	29306	6/23/2025	\$ 325,000
37.68	Dry Pasture	Kennedy Meadows	Kennedy Meadows Rd. and Sierra Trail	310	310-070-031	17 22-36	29441	6/24/2025	\$ 340,000
11.58	Estate Home	Visalia	Avenue 368 and State Hwy 63	51	051-030-053	17 17-25	29947	6/25/2025	\$ 360,000
13.00	Estate Home	Woodlake	Avenue 376 and Road 200	55	055-050-004	11 17-26	29930	6/25/2025	\$ 610,000

31.79	Nuts	Visalia	Avenue 288 and Road 148	127	127-040-049	2 19-25	39788	6/25/2025	\$ 1,375,000
78.82	Lemons Residential	Visalia	Avenue 352 and Road 140	51	051-050-019,022	21 17-25	30194	6/26/2025	\$ 1,576,000
5.37	Estate Home	Woodlake	Avenue 332 and Road 212	113	113-030-027	6 18-27	30599	6/27/2025	\$ 1,055,000
40.78	Dry Pasture	Kennedy Meadows	Long Canyon Trail and Sacatar Trail	310	310-180-030	15 22-36	30525	6/27/2025	\$ 285,000
24.17	Dry Pasture	Three Rivers	St. Hwy 198 and Pierce Dr.	66	066-080-015	34 17-28	30961	6/30/2025	\$ 160,000
160.63	Open Vineyards	Kingsburg	Avenue 352 and Road 36	42	042-050-008,019,020	20 17-23	31296	7/1/2025	\$ 4,016,000
10.00	Estate Home	Visalia	Noble Ave. and Road 92	81	081-050-023	33 18-24	31724	7/2/2025	\$ 1,600,000
9.72	Estate Home	Orosi	Avenue 422 and Road 128	25	025-050-021	8 16-25	31911	7/3/2025	\$ 190,000
18.08	Navel Single Family Residential	Exeter	Avenue 304 and Road 196	111	111-080-047,048	22 18-26	31799	7/3/2025	\$ 1,200,000
160.00	Vineyards	Kingsburg	Avenue 360 and Road 20	42	042-040-004	18 17-23	32832	7/10/2025	\$ 4,000,000

5.00	Auto Repair Parts Service	Farmersville	Noble Ave. and Road 156	128	128-240-005	36 18-25	32954	7/10/2025	\$ 1,175,000
10.00	Estate Home	Alpaugh	Avenue 54 and Road 40	311	311-120-013	34 23-23	33008	7/11/2025	\$ 325,000
5.00	Estate Home	Alpaugh	Avenue 54 and Road 40	311	311-120-024	34 23-23	33096	7/11/2025	\$ 215,000
10.00	Single Family M/H Site	Springville	Campbell Creek Rd. and Mallard Lane	284	284-360-045	5 21-29	33485	7/15/2025	\$ 400,000
6.49	Single Family M/H Site	Springville	Balch Park Rd. and Battle Mountain Dr.	144	144-130-026	19 19-30	33699	7/16/2025	\$ 300,000
10.08	Estate Home	Terra Bella	Avenue 96 and Road 216	32	320-040-003	5 23-27	33725	7/16/2025	\$ 425,000
4244.47	Open Dairies Feedlots	Pixley	Avenue 120 and Road 80 Avenue 96 and Road 80	293	293-010-006,007 293-170-008,009 293-180-007,008,009,010,011,012,013 293-190-001,003,010,015,019,020,027,029,030 293-200-012	24 & 36 22-23 19,20,21,28,29,30,31,32 22-24	33840	7/17/2025	\$ 29,500
38.11	Deciduous Trees	Dinuba	Avenue 424 and Road 80	13	013-050-012	5 16-24	34154	7/18/2025	\$ 580,000

20.07	Dry Pasture Estate Home	Three Rivers	North Fork Dr. and N Kaweah River Dr.	67	067-070-039,048	11 17-28	34144	7/18/2025	\$ 1,167,500
10.06	Single Family Residential	Orosi	Avenue 424 and Road 142	25	025-060-010	9 16-25	34135	7/18/2025	\$ 450,000
20.00	Miscellaneous	Terra Bella	Avenue 104 and Road 268	304	304-120-027	29 22-28	35027	7/22/2025	\$ 785,000
20.00	Open	Ivanhoe	Avenue 340 and Road 160	52	052-220-003	36 17-25	34660	7/22/2025	\$ 855,000
61.10	Nuts	Farmersville	Hwy 198 and Road 162	103	103-080-088,089,090	25 18-25	35560	7/24/2025	\$ 1,253,000
19.30	Nuts	Farmersville	Hwy 198 and Road 162	103	103-080-079	25 18-25	35729	7/25/2025	\$ 198,000
28.38	Open Residential	Porterville	Avenue 178 and Orange Belt Dr.	243	243-081-010,012,013	10 21-27	35693	7/25/2025	\$ 500,000
118.50	Navel Estate Home	Woodlake	Avenue 332 and Road 204	112	112-010-012,024,025	2 18-26	35809	7/25/2025	\$ 4,800,000
8.29	Residential	Porterville	St Hwy 190 and Success Valley Dr.	284	284-030-022	25 21-28	35706	7/25/2025	\$ 100,000
12.69	Estate Home	Porterville	Johns Dr. and Road 243	255	255-030-011	11 21-27	35910	7/28/2025	\$ 560,000

5.00	Estate Home	Three Rivers	St Hwy 198 and Horse Creek Rd.	114	114-010-033	5 18-28	36044	7/28/2025	\$ 555,000
5.00	Estate Home	Woodlake	Avenue 322 and St Hwy 245	112	112-060-087	12 18-26	35906	7/28/2025	\$ 2,275,000
10.22	Estate Home	Three Rivers	North Fork Dr. and Sierra Dr.	68	068-020-032	23 17-28	36128	7/29/2025	\$ 1,850,000
5.24	Navel	Lindcove	Carson Ave. and Blair Rd.	113	113-300-029	17 18-27	36678	7/31/2025	\$ 320,000
36.74	Open Navel	Porterville	Avenue 124 and Road 248	303	303-060-001	14 22-27	36697	7/31/2025	\$ 894,500
40.00	Dry Pasture	East of Springville	Balch Park Rd.	144	144-270-008	21 19-30	36890	8/1/2025	\$ 200,000
2357.30	Dry Pasture	California Hot Springs	North of Hot Springs Dr.	307	307-190-002 325-070-005,006 325-080-001,002,007,008 325-090-004	34 & 35 22-30 2,3,4,9,10,14 23-30	36951	8/1/2025	\$ 1,254,000
2357.30	Dry Pasture	California Hot Springs	North of Hot Springs Dr.	325	307-190-002 325-070-005,006 325-080-001,002,007,008 325-090-004	34 & 35 22-30 2,3,4,9,10,14 23-30	36951	8/1/2025	\$ 1,254,000

5.55	Residential	Dinuba	Avenue 408 and Road 84	30	030-120-077	20 16-24	37135	8/4/2025	\$ 800,000
9.61	Residential	Dinuba	Avenue 408 and Road 84	30	030-120-089	20 16-24	37115	8/4/2025	\$ 1,500,000
40.00	Dry Pasture	Alpaugh	Avenue 38 and Road 40	330	330-110-012	10 24-23	37200	8/4/2025	\$ 70,000
154.71	Open	Porterville	Avenue 160 and Road 192	236	236-110-003 236-120-019	22 21-26	37453	8/5/2025	\$ 2,945,000
13.72	Residential	Strathmore	Avenue 220 and Road 252	210	210-150-059	13 20-27	37574	8/5/2025	\$ 160,000
59.40	Deciduous Trees	Cutler	Avenue 384 and Road 114	33	033-070-016,018,019,020	36 16-24	37904	8/6/2025	\$ 1,663,500
5.05	Residential	Exeter	Avenue 256 and Road 180	153	153-140-016	21 19-26	38012	8/7/2025	\$ 395,000
20.52	Navel	Woodlake	Avenue 336 and Road 180	59	059-140-016	33 17-26	38820	8/8/2025	\$ 770,000
22.80	Nuts	Porterville	Avenue 128 and St Hwy 65	302	302-123-009	15 22-27	38389	8/11/2025	\$ 684,000

5.00	Estate Home	Visalia	Avenue 352 and Road 112	48	048-050-045	24 17-24	38660	8/12/2025	\$ 749,000
58.88	Nuts	Visalia	Avenue 324 and Road 156	108	108-260-010	11 18-25	38542	8/12/2025	\$ 707,000
54.80	Deciduous Trees	Visalia	Avenue 308 and Road 52	73	073-060-024	23 18-23	38822	8/13/2025	\$ 579,500
5.03	Estate Home	Exeter	Marinette Ave. and Road 188	133	133-260-012	4 19-26	38826	8/13/2025	\$ 915,000
19.97	Nuts	Exeter	Avenue 288 and Road 180	133	133-040-021	5 19-26	38801	8/13/2025	\$ 300,000
42.01	Dry Pasture	Springville	Avenue 176 and Campbell Creek Dr.	284	284-430-003	10 21-29	38884	8/13/2025	\$ 137,500
640.00	Nuts	Traver	Avenue 352 and Road 20	42	042-050-001	19 17-23	38968	8/14/2025	\$ 13,600,000
11.72	Lemons	Porterville	Avenue 128 and Road 264	303	303-100-020	18 22-28	39218	8/15/2025	\$ 485,000
43.17	Nuts	Visalia	Avenue 292 and Road 156	101	101-130-032	35 18-25	39262	8/15/2025	\$ 780,000
16.59	Misc. Exotic Bees	Farmersville	Avenue 315 and Road 168	110	110-130-012	18 18-26	39318	8/15/2025	\$ 581,000

The Information in this report has been obtained from sources deemed reliable, but not guaranteed.

20.00	Dry Pasture	Earlimart	Avenue 56 and Road 112	322	322-010-013,014	25 23-24	39489	8/18/2025	\$ 10,000
11.36	Nuts	Porterville	Avenue 168 and Road 180	236	236-090-008	21 21-26	39963	8/19/2025	\$ 590,000
22.65	Nuts	Visalia	Avenue 272 and Road 140	127	127-120-013	15 19-25	40396	8/20/2025	\$ 452,000
5.17	Estate Home	Orosi	Avenue 416 and Road 120	21	021-230-045	13 16-24	40671	8/22/2025	\$ 390,000
553.43	Dry Pasture	Ducor	M-33 and Road 209	342	342-070-003 342-080-033 342-130-006	34 22-28 27 24-28	40697	8/22/2025	\$ 5,683,000
5.00	Dry Pasture	Allensworth	South of Avenue 56 and West of Highway 43	333	333-360-035	8 24-24	40782	8/22/2025	\$ 7,000
20.44	Residential	Three Rivers	State Hwy 198 and Mineral King Rd.	69	069-310-003	4 17-29	41094	8/26/2025	\$ 120,000
19.99	Nuts	Terra Bella	Avenue 84 and Road 268	323	323-240-008	8 23-28	41120	8/26/2025	\$ 600,000
28.41	Open	Pixley	Avenue 112 and Road 120	295	295-060-004	20 22-25	41268	8/26/2025	\$ 2,841,000

5.97	Commercial	Porterville	Avenue 144 and Plano Rd.	261	261-280-016	36 21-27	41650	8/27/2025	\$ 250,000
14.55	Nuts	Farmersville	Avenue 272 and Road 164	130	130-020-005	13 19-25	41889	8/28/2025	\$ 650,000
79.26	Nuts Miscellaneous	Porterville	Avenue 136 and Road 192	302	302-020-032,054	11 22-26	42312	8/29/2025	\$ 1,068,000
5.62	Single Family M/H Site	Springville	State Hwy 190 and Globe Dr.	284	284-181-016	15 21-29	42142	8/29/2025	\$ 225,000
10.00	Residential	Porterville	Putnam Ave. and Crestview St.	254	254-060-032	30 21-28	42323	8/29/2025	\$ 100,000
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
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
27.90	Navel	Lindsay	Avenue 216 and Road 216	208	208-120-009	18 20-27	57848	11/4/2025	\$ 1,140,000
151.27	Dry Pasture	Three Rivers	South of Hwy 198 and Mineral King Rd.	69	069-080-039	38 17-29	58223	11/5/2025	\$ 42,500
5.14	Estate Home	Woodlake	Avenue 340 and Road 222	64	064-070-081	32 17-27	58147	11/5/2025	\$ 450,000
10.00	Navel	Strathmore	Avenue 204 and Road 246	216	216-080-033	26 20-27	58552	11/7/2025	\$ 400,000
26.80	Light Mfg General Mfg	Tipton	Avenue 120 and Road 124	300	300-010-005	17 22-25	58580	11/7/2025	\$ 1,820,000
5.05	Mountain Rec Home	Kennedy Meadows	Kennedy Meadows Rd. and Windy Springs Rd.	310	310-160-030	16 22-36	58708	11/7/2025	\$ 445,000
14.41	Single Family M/H Site	Springville	Mallard Ln and Campbell Creek Dr.	284	284-100-030	4 21-29	58779	11/10/2025	\$ 140,000
196.62	Dry Pasture	Springville	Yokohl Valley Dr. and Balch Park Rd.	144	144-140-010 144-200-004	23,24,26 19-29	58886	11/10/2025	\$ 315,000
5.00	Estate Home	Exeter	Gordon Dr. and Fritz Dr.	115	115-100-033	26 18-27	59235	11/12/2025	\$ 805,000

20.00	Tangerines	Ivanhoe	Avenue 340 and Road 160	52	052-210-017	36 17-25	59014	11/12/2025	\$ 300,000
10.00	Estate Home	Exeter	Avenue 276 and Road 180	133	133-130-006	8 19-26	59408	11/13/2025	\$ 1,290,000
320.00	Dairies	Pixley	Avenue 104 and Road 80	293	293-190-015	32 22-24	60546	11/18/2025	\$ 7,000,000
40.00	Navel	Orosi	Avenue 422 and Road 128	25	025-050-017	8 16-25	60492	11/18/2025	\$ 1,360,000
760.80	Condo Coop Pud	Johnsondale	Johnsondale Rd. and Dome Rock Rd.	223	223-030-015,016	28,29,32,33 22-32	60257	11/18/2025	\$ 2,500
11.79	Navel	Strathmore	Avneue 190 and Road 236	243	243-050-099	3 21-27	60485	11/18/2025	\$ 80,000
9.68	Open	Delano	County Line Rd. and Road 144	336	336-210-008	35 24-25	61914	11/24/2025	\$ 1,550,000
817.07	Dairies Nuts Open	Visalia	Avenue 360 and Road 100	48	048-050-037,038,039,047	23 & 24 17-24	62007	11/24/2025	\$ 5,529,500
5.54	Estate Home	Porterville	Avenue 160 and Success Valley Dr.	284	284-400-026	30 21-29	62005	11/24/2025	\$ 575,000
79.25	Navel Open	Exeter	Avenue 314 and Road 212	113	113-290-013,014	18 18-27	61907	11/24/2025	\$ 2,892,500

337.49	Open Dairies	Tipton	Avenue 152 and Road 152	323	323-160-002,004,005,006,033	35 & 36 21-25	62351	11/25/2025	\$ 4,356,000
159.23	Nuts	Alpaugh	Avenue 46 and Road 38	330	330-100-006	4 24-23	62347	11/25/2025	\$ 557,500
18.65	Navel	Lindsay	Avenue 232 and Road 228	206	206-070-023	8 20-27	62206	11/25/2025	\$ 775,000
19.40	Tangerines	Lindsay	Avenue 220 and Road 196	199	199-170-001	14 20-26	62096	11/25/2025	\$ 257,000
19.06	Residential	Exeter	Avenue 273 and St Hwy 65	136	136-030-011	11 19-26	62442	11/26/2025	\$ 613,500
635.00	Open	Tulare	Avenue 176 and Road 64	200	200-150-005,008	13 21-23	62621	11/26/2025	\$ 4,250,000
5.00	Apartments 5+ Units	Tulare	Avenue 176 and Road 64	200	200-150-007	13 21-23	62622	11/26/2025	\$ 250,000
152.35	Navel	Orange Cove	Avenue 456 and Road 140	5	005-070-045,060	21 15-25	62415	11/26/2025	\$ 4,100,000
50.00	Deciduous Trees	Dinuba	Avenue 400 and Road 56	29	029-160-008	23 16-23	62899	12/1/2025	\$ 1,300,000
77.42	Nuts	Delano	Avenue 16 and Road 128	336	336-010-011,012,014,016,017	20 24-25	63149	12/2/2025	\$ 400,000

5.28	Estate Home	Springville	Meadowlark Ln and Campbell Creek Dr.	219	219-240-019	31 20-29	63156	12/2/2025	\$ 505,000
24.62	Nuts	Ivanhoe	Avenue 320 and Road 160	108	108-080-037	12 18-25	63191	12/2/2025	\$ 300,000
94.75	Navel	Exeter	Mineral King Rd and Road 182	111	111-100-006 111-140-023,27 111-280-016	27 & 28 18-26	63144	12/2/2025	\$ 3,600,000
70.00	Navel Nuts	Visalia	Avenue 340 and Road 144	51	051-090-015,016	34 17-25	63370	12/3/2025	\$ 1,715,000
78.80	Navel Tangerines	Porterville	Avenue 208 and Road 204	214	214-020-014,015,016,017	23 20-26	36376	12/4/2025	\$ 2,719,000
6.34	Dry Pasture	Three Rivers	Mynatt Dr. and Eggers Dr.	68	068-330-021	24 17-28	63576	12/4/2025	\$ 172,500
54.80	Lemons	Elderwood	State Hwy 245 and Boyd Dr.	36	036-020-018 036-040-025	10 & 15 16-26	63948	12/5/2025	\$ 312,500
60.00	Navel	Exeter	Avenue 300 and Road 204	112	112-110-001	25 18-26	63959	12/5/2025	\$ 2,400,000
13.45	Open	Exeter	Avenue 273 and State Hwy 65	136	136-030-008 137-020-001	11 & 14 19-26	63724	12/5/2025	\$ 561,000
13.45	Open	Exeter	Avenue 273 and State Hwy 65	137	136-030-008 137-020-001	11 & 14 19-26	63724	12/5/2025	\$ 561,000

18.00	Grapefruit	Orange Cove	Avenue 450 and Road 136	5	005-070-083	21 15-25	63937	12/5/2025	\$ 670,000
19.38	Open	Dinuba	Avenue 416 and Road 70	12	012-320-009,010	13 16-23	63839	12/5/2025	\$ 1,187,000
275.01	Open Nuts Deciduous Trees Estate Home	Visalia	Avenue 313 and Road 144 Avenue 272 and Road 132 Avenue 271 and Road 128	103	103-010-001,005 108-130-001 123-490-002 124-030-009,014	15 & 22 18-25 16 & 17 19-25	64342	12/9/2025	\$ 3,478,000
275.01	Open Nuts Deciduous Trees Estate Home	Visalia	Avenue 313 and Road 144 Avenue 272 and Road 132 Avenue 271 and Road 128	108	103-010-001,005 108-130-001 123-490-002 124-030-009,014	15 & 22 18-25 16 & 17 19-25	64342	12/9/2025	\$ 3,478,000
275.01	Open Nuts Deciduous Trees Estate Home	Visalia	Avenue 313 and Road 144 Avenue 272 and Road 132 Avenue 271 and Road 128	123	103-010-001,005 108-130-001 123-490-002 124-030-009,014	15 & 22 18-25 16 & 17 19-25	64342	12/9/2025	\$ 3,478,000
275.01	Open Nuts Deciduous Trees Estate Home	Visalia	Avenue 313 and Road 144 Avenue 272 and Road 132 Avenue 271 and Road 128	124	103-010-001,005 108-130-001 123-490-002 124-030-009,014	15 & 22 18-25 16 & 17 19-25	64342	12/9/2025	\$ 3,478,000
270.44	Nuts	Visalia	St. John's Parkway and Ben Maddox	79	079-060-004 098-010-003,015 098-220-018	16 & 21 18-25	64337	12/9/2025	\$ 6,500,000
270.44	Nuts	Visalia	St. John's Parkway and Ben Maddox	98	079-060-004 098-010-003,015 098-220-018	16 & 21 18-25	64337	12/9/2025	\$ 6,500,000

411.91	Nuts	Tipton	Avenue 160 and Road 80	228	228-010-008 228-020-015 228-220-001 228-220-001 228-230-001 228-240-016	16,21,22 21-24	64335	12/9/2025	\$ 11,800,000
119.46	Dry Pasture	Badger	Drum Valley Dr and Drive 152	7	007-090-004	13 15-26	64474	12/10/2025	\$ 800,000
14.13	Olives	Lindsay	Avenue 244 and Road 208	141	141-110-010,053	36 19-26	64468	12/10/2025	\$ 308,000
58.47	Navel Estate Home	Ivanhoe	Avenue 336 and Road 168	52	052-200-022,023,024	31 17-26	64564	12/10/2025	\$ 2,339,000
228.04	Nuts Open	Visalia	Avenue 288 and Road 68	73	073-110-006,037,062 081-090-005	31 & 32 18-24	64633	12/11/2025	\$ 2,250,000
228.04	Nuts Open	Visalia	Avenue 288 and Road 68	81	073-110-006,037,062 081-090-005	31 & 32 18-24	64633	12/11/2025	\$ 2,250,000
19.88	Open Estate Home	Visalia	Avenue 304 and Road 64	73	073-070-013,014	25 18-23	64644	12/11/2025	\$ 300,000
223.51	Vineyards	Lindsay	Avenue 250 and Road 212	141	141-090-006,012,013,014,015,16,017,018,021	25 19-26	64779	12/11/2025	\$ 5,275,000
5.07	Open	Exeter	Avenue 288 and Road 188	133	133-050-012	4 19-26	64911	12/12/2025	\$ 410,000

76.32	Ag Serv (Fertilizer)	Farmersville	Avenue 280 and Road 156	128	128-080-001	1 19-25	64816	12/12/2025	\$ 3,132,500
18.81	Navel	Strathmore	Avenue 208 and Road 224	215	215-360-035	20 20-27	64799	12/12/2025	\$ 640,000
17.32	Tangerine Navel	Lindsay	Avenue 212 and Road 244	216	216-030-023,024,029	22 20-27	64949	12/12/2025	\$ 740,000
20.00	Open	Cutler	Avenue 388 and Road 116	33	033-070-003	36 16-24	64898	12/12/2025	\$ 600,000
47.05	Valencia	Woodlake	Millwood Rd. and Road 184	59	059-140-027	33 17-26	64875	12/12/2025	\$ 1,989,000
80.00	Nuts	Visalia	Avenue 272 and Road 68	119	119-010-010	8 19-24	64936	12/12/2025	\$ 3,200,000
19.65	Lemons	Lindsay	Avenue 216 and Road 224	208	208-110-027	17 20-27	64880	12/12/2025	\$ 800,000
31.30	Residential	Visalia	Avenue 300 and Lovers Ln.	98	098-050-058,067,068	28 18-25	64918	12/12/2025	\$ 4,069,000
20.00	Dry Pasture	Alpaugh	Avenue 64 and Road 64	311	311-080-004	24 23-23	64980	12/12/2025	\$ 30,000
27.13	Olives	Lindsay	Avenue 239 and Road 200	141	141-120-014 199-030-005,006	35 19-26	65358	12/16/2025	\$ 760,000

27.13	Olives	Lindsay	Avenue 239 and Road 200	199	141-120-014 199-030-005,006	35 19-26	65358	12/16/2025	\$ 760,000
39.93	Vineyards	Dinuba	Avenue 392 and Road 80	30	030-040-005	30 16-24	65380	12/16/2025	\$ 1,124,000
160.00	Nuts	Earlimart	Avenue 24 and Road 168	338	338-140-002	17 24-26	65982	12/18/2025	\$ 4,400,000
39.10	Navel	Lindsay	Avenue 234 and Road 242	210	210-110-002,013,014	3 20-27	66016	12/18/2025	\$ 936,000
320.00	Dry Pasture	Woodlake	Dry Creek Rd and North of Lomitas Dr.	64	064-010-018	11 17-27	65880	12/18/2025	\$ 640,000
37.80	Nuts	Lindsay	Avenue 208 and Road 188	198	198-150-005	27 20-26	66190	12/19/2025	\$ 1,040,000
333.11	Nuts	Woodville	Avenue 176 and Road 192	236	236-030-057,058 236-080-033,042,043,044,045	9,15,16 21-26	66293	12/19/2025	\$ 6,300,000
76.93	Nuts	Terra Bella	Avenue 112 and Road 216	302	302-170-015,036,038	29 22-27	66217	12/19/2025	\$ 400,000

1344.60	Nuts	Allensworth	Avenue 16 and State Hwy 43	333	333-020-002,003,004 333-280- 002,006,008,009,010 333-300- 001,003,004,005,006,007, 008 333-310-001 333-320-004,006	25,26,27,36 24-24	66273	12/19/2025	\$ 14,397,500
5.37	Estate Home	Visalia	Avenue 302 and Road 146	103	103-320-004	27 18-25	66209	12/19/2025	\$ 1,175,000
155.52	Open	Tipton	Avenue 152 and Road 72	228	228-260-012	31 21-24	66697	12/22/2025	\$ 1,517,500
44.90	Nuts	Visalia	Avenue 316 and Road 108	77	077-060-022	14 18-24	66773	12/22/2025	\$ 9,783,000
4415.72	Open Dairies Feedlots	Pixley	Avenue 120 and Road 80	293	293-170-001,008,009 293-180- 007,008,009,010,011,012, 013 293-190- 001,003,010,015,018,019, 020,027,028,029,030 293-210-015	25 22-23 19,20,21,28, 29,30,31,32 22-24	66670	12/22/2025	\$ 87,000
13.45	Navel	Orange Cove	Avenue 456 and Road 124	5	005-200-010	19 15-25	66830	12/23/2025	\$ 575,000
7.87	Light Mfg General Mfg	Tulare	Bardsley Ave. and Blackstone Ave.	181	181-070-049,051,052	14 20-24	66854	12/23/2025	\$ 6,000,000

80.76	Navel	Porterville	Avenue 184 and Road 204	243	243-010-001	7 21-27	66929	12/23/2025	\$ 3,230,500
39.24	Navel	Woodlake	Avenue 336 and Road 204	59	059-100-013,014	35 17-26	66997	12/23/2025	\$ 1,600,000
9.74	Estate Home	Tipton	Avenue 180 and Road 136	232	232-190-005	10 21-25	66953	12/23/2025	\$ 400,000
38.28	Navel	Lindsay	Avenue 228 and Road 228 Avenue 212 and Road 244	210	210-050-001 216-070-001	9 & 23 20-27	67525	12/29/2025	\$ 1,360,000
40.49	Open	Visalia	Avenue 340 and Road 112	48	048-110-047	36 17-24	67404	12/29/2025	\$ 940,000
19.23	Nuts	Farmersville	Teresa St. and Road 168	111	111-203-024	31 18-26	67459	12/29/2025	\$ 684,000
196.73	Tangerines	Porterville	Avenue 152 and Road 216	240	240-120-045 240-130-010	32 21-27	67503	12/29/2025	\$ 5,350,000
19.00	Tangerines	Plainview	Avenue 184 and Road 208	236	236-050-096	1 21-26	67497	12/29/2025	\$ 1,100,000
106.18	Nuts	Earlimart	Avenue 44 and Road 132	337	337-050-004,005 337-060-013,014,026,027	4 24-25	67517	12/29/2025	\$ 3,500,000
10.01	Nuts	Terra Bella	Avenue 88 and Road 272	323	323-160-031	9 23-28	67356	12/29/2025	\$ 360,000

The Information in this report has been obtained from sources deemed reliable, but not guaranteed.

12.71	Estate Home	Woodlake	Avenue 320 and Road 196	110	110-120-028	10 18-26	67766	12/30/2025	\$ 690,000
73.55	Navel	Visalia	Avenue 352 and Road 132	51	051-050-001,011	21 17-25	68055	12/31/2025	\$ 1,545,000
600.12	Dry Pasture	California Hot Springs	Deer Creek Rd.	325	325-040-007 325-060-001	10 & 11 23-29	67897	12/31/2025	\$ 660,000
69.36	Nuts	Richgrove	Avenue 8 and Road 224	339	339-180-005,020,049	32 24-27	68007	12/31/2025	\$ 2,254,500
9.34	Nuts	Richgrove	Avenue 8 and Road 224	339	339-180-040	32 24-27	68005	12/31/2025	\$ 304,000
11.80	Nuts	Visalia	Mills Dr. and Road 160	103	103-050-047	24 18-25	68080	12/31/2025	\$ 135,500