



# Valley Real Estate

June 2024

## Agricultural Comparable Sales Tulare County, California

This document contains information on all agricultural farm sales  
over five acres in Tulare County for June 2024

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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
79.49	Open	Tulare	Avenue 210 and Road 96	187	187-100-001	22 20-24	24183	6/3/2024	\$ 1,800,000
97.50	Olives Open	Strathmore	Avenue 188 and Road 244	255	255-050-005,015,016	2 21-27	24079	6/3/2024	\$ 1,850,000
19.31	Tangerines	Dinuba	Avenue 416 and Road 72	12	012-282-036	12 16-23	24208	6/3/2024	\$ 4,100,000
220.00	Estate Home	California Hot Springs	Hot Springs Rd. and South of Deer Creek Rd.	344	344-080-006	1 & 12 24-29	24175	6/3/2024	\$ 750,000
38.48	Estate Home	Tulare	Avenue 232 and Road 124	172	172-030-010	7 20-25	24140	6/3/2024	\$ 500,000
9.28	Estate Home	Terra Bella	Avenue 104 and Road 240	304	304-040-030	35 22-27	24173	6/3/2024	\$ 605,000
35.33	Dry Pasture	Visalia	Avenue 313 and Tower Rd.	103	103-030-029	23 18-25	24503	6/4/2024	\$ 783,500
20.00	Dry Pasture	Ducor	Avenue 68 and Road 240	321	321-040-019	23 23-27	24679	6/5/2024	\$ 100,000
9.55	Estate Home	Terra Bella	Avenue 84 and Road 268	323	323-230-017	8 23-28	24648	6/5/2024	\$ 700,000

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12.77	Shopping Center	Tulare	Prosperity Ave. and Cherry St.	170	170-101-008	2 20-24	24896	6/6/2024	\$ 19,293,000
18.59	Open	Dinuba	Avenue 412 and Road 70	12	012-290-011	13 16-23	25249	6/11/2024	\$ 2,006,500
6.69	Industrial	Tulare	Inudstrial Ave. and Blackstone St.	191	191-330-006,007	24 20-24	25322	6/11/2024	\$ 5,730,000
7.76	Estate Home	Orosi	Avenue 416 and Road 124	21	021-100-020	7 16-25	25571	6/12/2024	\$ 660,000
156.40	Deciduous Trees Estate Home	Dinuba	Avenue 376 and Road 60	43	043-120-037,038,039	12 17-23	25486	6/12/2024	\$ 4,692,000
20.23	Navel	Lindsay	Avenue 208 and Road 196	198	198-150-024	27 20-26	25641	6/13/2024	\$ 650,000
19.55	Open	Visalia	Avenue 320 and Road 138	79	079-040-021	9 18-25	25672	6/13/2024	\$ 400,000
5.47	Estate Home	Porterville	Avenue 275 and Road 296	284	284-680-033	13 21-28	25643	6/13/2024	\$ 642,500
40.50	Deciduous Trees	Dinuba	Avenue 376 and Road 44	43	043-010-037	4 17-23	26015	6/17/2024	\$ 1,255,500
276.42	Vineyards	Earlimart Delano	Avenue 40 and Road 160 Avenue 24 and Road 160	337	337-130-005,016 336-060-022,023	12 & 24 24-25	26093	6/17/2024	\$ 4,950,000

276.42	Vineyards	Earlimart Delano	Avenue 40 and Road 160 Avenue 24 and Road 160	336	337-130-005,016 336-060-022,023	12 & 24 24-25	26093	6/17/2024	\$ 4,950,000
10.63	Estate Home	Exeter	Avenue 278 and Road 176	133	133-270-005	8 19-26	26139	6/17/2024	\$ 1,000,000
296.24	Open Vineyards	Earlimart	Avenue 60 and Road 168 Avenue 64 and Road 168 Avenue 64 and Road 176	319	319-050- 001,011,012,020,026 319-060- 032,033,034,035,036	20 & 29 & 20 23-26	26318	6/18/2024	\$ 8,135,000
8.16	Single Family M/H Site	Pixley	Avenue 112 and Road 180	295	295-170-017	28 22-25	26855	6/20/2024	\$ 280,000
5.00	Estate Home	Lemon Cove	St. Hwy 198 and Mehrten Dr.	113	113-370-019	15 18-27	27246	6/21/2024	\$ 649,000
13.87	Navel	Woodlake	Avenue 336 and Road 208	60	060-230-001	36 17-26	27734	6/25/2024	\$ 310,000

728.50	Deciduous Trees Open Estate Home Single Family M/H Site	Dinuba	Avenue 388 and Road 88 Avenue 388 and Road 96 Avenue 392 and Road 96 Avenue 392 and Road 104 Avenue 396 and Road 88 Avenue 400 and Road 112 Avenue 408 and Road 104 Avenue 408 and Road 112	21	021-220-017 030-080-004 030-090-006,029 030-100-007 030-160-007 030-170-009 030-180-009,015,019 030-190-004,005 030-200-018,019 030-210-012 030-240-003 032-010-005 032-020-021 032-030-001 033-010-008 033-100-018	14,22,23,24, 25,26,27,28, 29,32,33,34 16-24	27787	6/25/2024	\$ 23,235,000
728.50	Deciduous Trees Open Estate Home Single Family M/H Site	Dinuba	Avenue 388 and Road 88 Avenue 388 and Road 96 Avenue 392 and Road 96 Avenue 392 and Road 104 Avenue 396 and Road 88 Avenue 400 and Road 112 Avenue 408 and Road 104 Avenue 408 and Road 112	30	021-220-017 030-080-004 030-090-006,029 030-100-007 030-160-007 030-170-009 030-180-009,015,019 030-190-004,005 030-200-018,019 030-210-012 030-240-003 032-010-005 032-020-021 032-030-001 033-010-008 033-100-018	14,22,23,24, 25,26,27,28, 29,32,33,34 16-24	27787	6/25/2024	\$ 23,235,000

728.50	Deciduous Trees Open Estate Home Single Family M/H Site	Dinuba	Avenue 388 and Road 88 Avenue 388 and Road 96 Avenue 392 and Road 96 Avenue 392 and Road 104 Avenue 396 and Road 88 Avenue 400 and Road 112 Avenue 408 and Road 104 Avenue 408 and Road 112	32	021-220-017 030-080-004 030-090-006,029 030-100-007 030-160-007 030-170-009 030-180-009,015,019 030-190-004,005 030-200-018,019 030-210-012 030-240-003 032-010-005 032-020-021 032-030-001 033-010-008 033-100-018	14,22,23,24, 25,26,27,28, 29,32,33,34 16-24	27787	6/25/2024	\$ 23,235,000
728.50	Deciduous Trees Open Estate Home Single Family M/H Site	Dinuba	Avenue 388 and Road 88 Avenue 388 and Road 96 Avenue 392 and Road 96 Avenue 392 and Road 104 Avenue 396 and Road 88 Avenue 400 and Road 112 Avenue 408 and Road 104 Avenue 408 and Road 112	33	021-220-017 030-080-004 030-090-006,029 030-100-007 030-160-007 030-170-009 030-180-009,015,019 030-190-004,005 030-200-018,019 030-210-012 030-240-003 032-010-005 032-020-021 032-030-001 033-010-008 033-100-018	14,22,23,24, 25,26,27,28, 29,32,33,34 16-24	27787	6/25/2024	\$ 23,235,000

135.34	Deciduous Trees Miscellaneous	Dinuba	Avenue 412 and Road 96	18	018-190- 003,007,015,017,018,034	16 16-24	28030	6/26/2024	\$ 6,302,500
37.85	Deciduous Trees	Dinuba	Avenue 408 and Road 96	18	018-190-008,029	16 16-24	28029	6/26/2024	\$ 1,135,500
5.00	Dry Pasture	Allensworth	North of Avenue 24 and Road 104	333	333-240-009	11 24-24	28334	6/27/2024	\$ 5,000
19.86	Deciduous Tree	Porterville	Avenue 164 and Road 252	248	248-060-005	24 21-27	28765	6/28/2024	\$ 540,000
6.73	Dry Pasture Estate Home	Woodlake	Avenue 336 and Road 204	112	112-030-067,070	1 18-26	28810	6/28/2024	\$ 50,000
346.55	Nuts	Woodville	Avenue 172 and Road 152	232	232-040-026 232-090-020,021,024	12 & 13 21-25	28902	6/28/2024	\$ 7,436,000
5.00	Retail Store	Porterville	Henderson Ave. and Indiana St.	251	251-130-022	27 21-27	28832	6/28/2024	\$ 8,000,000