



Valley Real Estate

Agricultural Real Estate Services

Porterville Walnuts



Valley Real Estate Website
ValleyRE.net

This ranch is in the well developed farming area of Porterville California. Climate, location, water and soils come together to make this property a good fit for growing many crops. Water for the property is provided by Lower Tule Irrigation District and one onsite well.

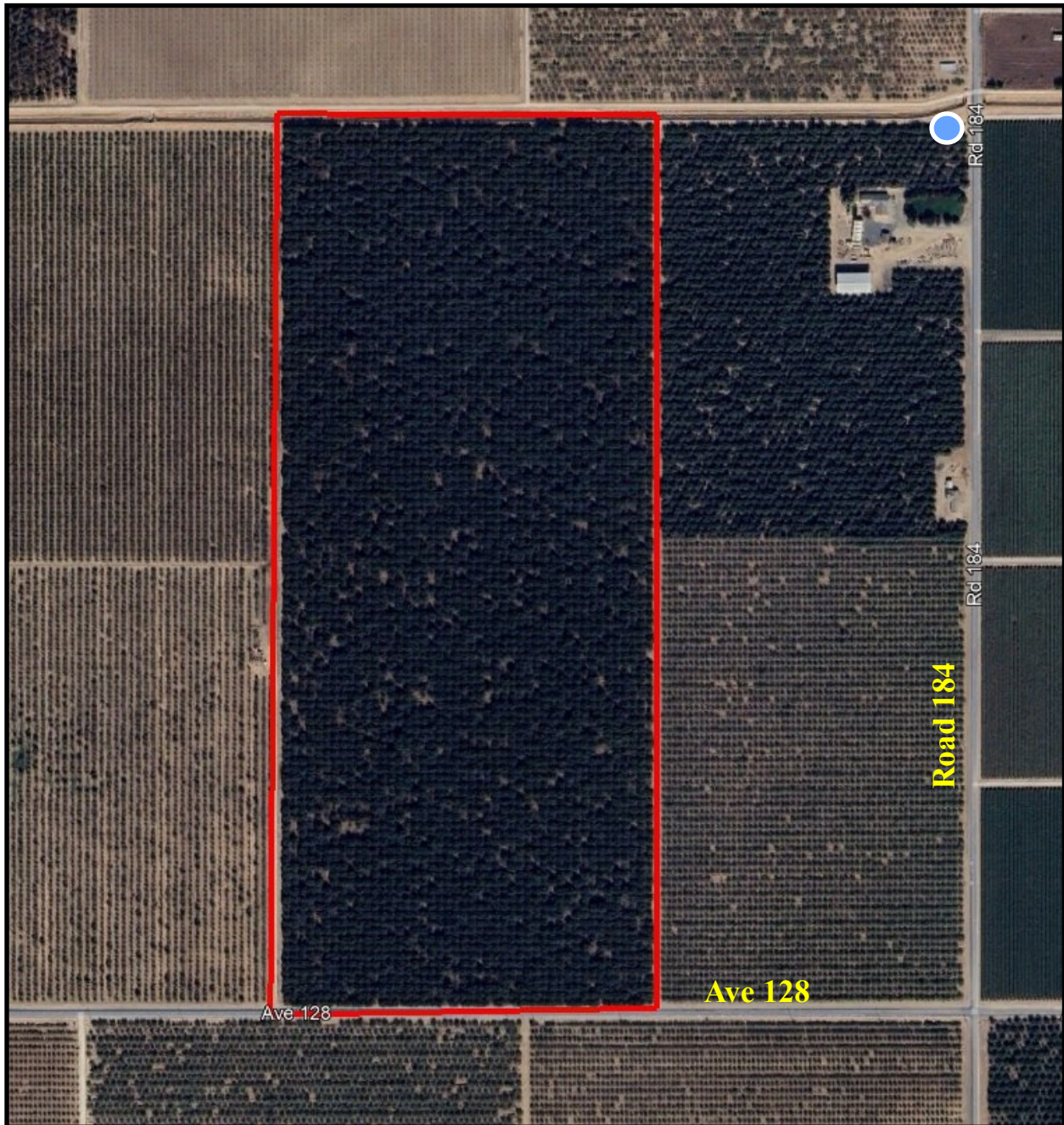
Directions:	North Side Ave 128, 1/4 mile west of Road 184
Acreage:	67.97 +/- acres
APN:	300-120-050
Soils:	Colpien Loam, Yettem Sandy Loam, Tujung Loamy Sand as per USDA soil maps
Crops:	Tulare Walnuts planted 2014
Water/Irrigation:	Lower Tule I.D. One Ag well with 40 H.P. pump Micro-sprinklers Lower Tule GSA
Zoning:	AE-40
Price:	\$1,350,000

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

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Curtis Brunson • 559-786-1399 • Valleylandman@gmail.com • DRE# 01215115



Property Overhead



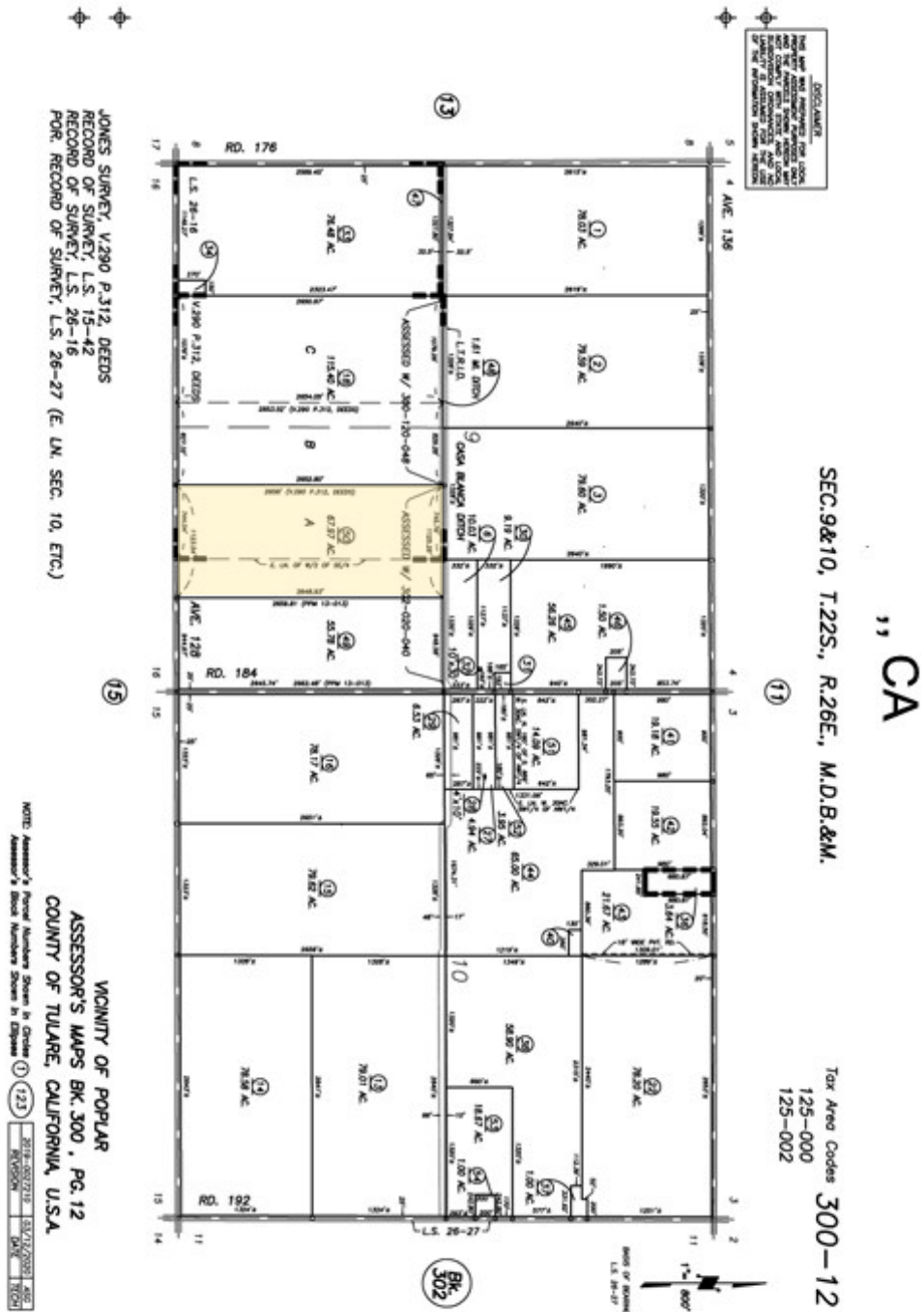
Well - ●

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Parcel Map

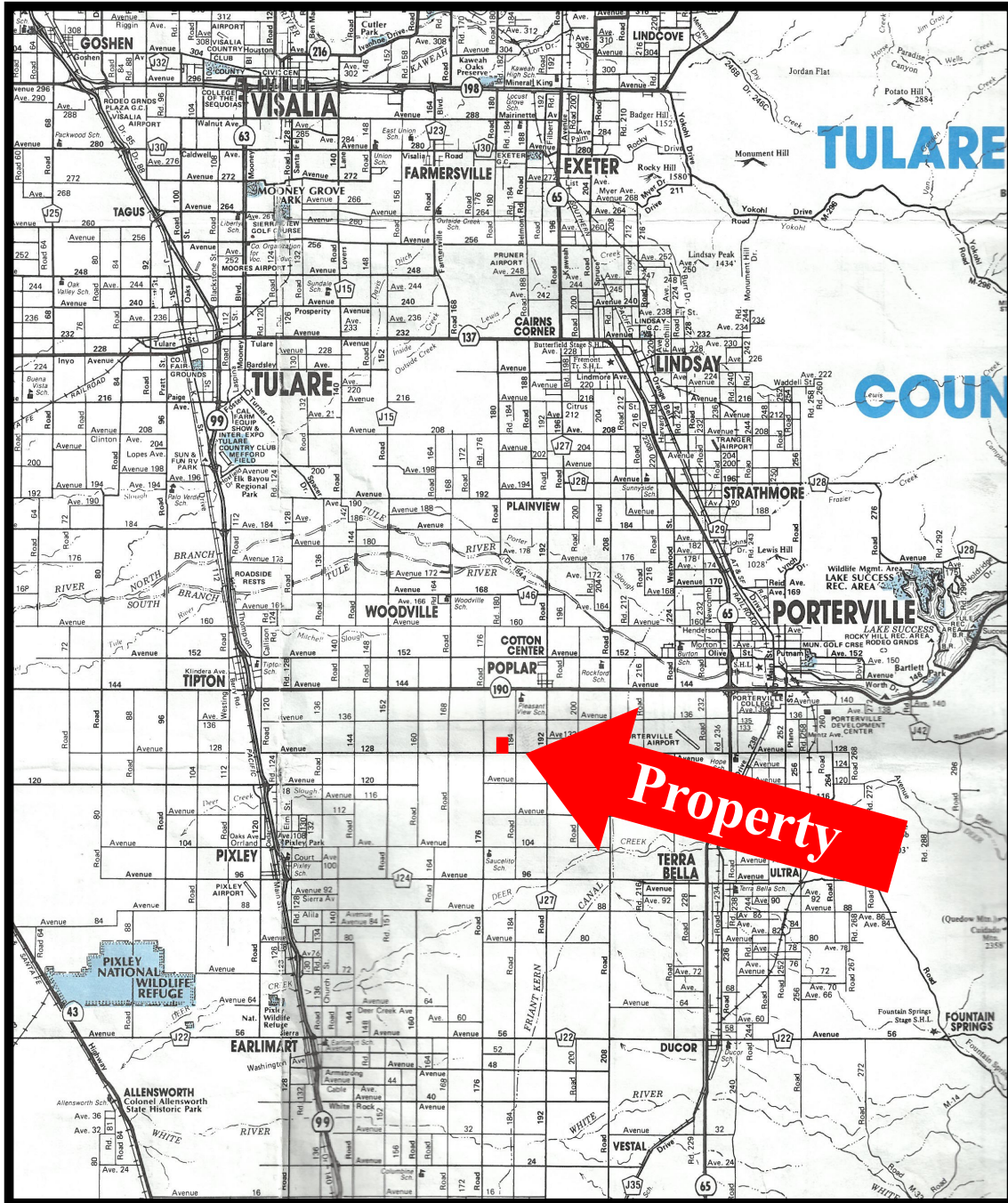


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Location of Property



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Property Pictures



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