



SCHUIL & ASSOCIATES
DIVERSIFIED REAL ESTATE

19.26 Ac. Walnuts & Open, Farmersville

Avenue 264, California, USA • 19.26 Ac.

Schuil & Associates

559-734-1700 • www.schuil.com

CalBRE: 00845607



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Listing Details

Size: 19.26 Tax Assessed Acres

Location: Southside of Avenue 264, 1/2 mile east of Road 148, Farmersville, Tulare County, CA.

Plantings: +/-12 Acres Tulare Walnuts, planted in 2003, flood irrigated.
Remainder open land

Water: 20HP irrigation well
Five (5) shares of Consolidated Peoples and 0.25 shares of Farmers Ditch
Gravity turn out

Soils: Grangeville sandy loam and Nord fine sandy loam

Legal: APN: 152-040-003 – Tulare County

Remarks: Income producing walnuts with potential homesite.

Price: \$790,000

Contact: Arnel Koster
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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Mostly Grangeville sandy loam (Grade 2 – Good) and Nord fine sandy loam (Grade 1 – Excellent).



This map/plan is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Groundwater Disclosure: The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA web site at www.sgma.water.ca.gov/portal/.



