



**SCHUIL & ASSOCIATES**  
DIVERSIFIED REAL ESTATE



*St. Johns River Ranch  
Development Opportunity*

± 74.58 Acres  
Visalia, CA

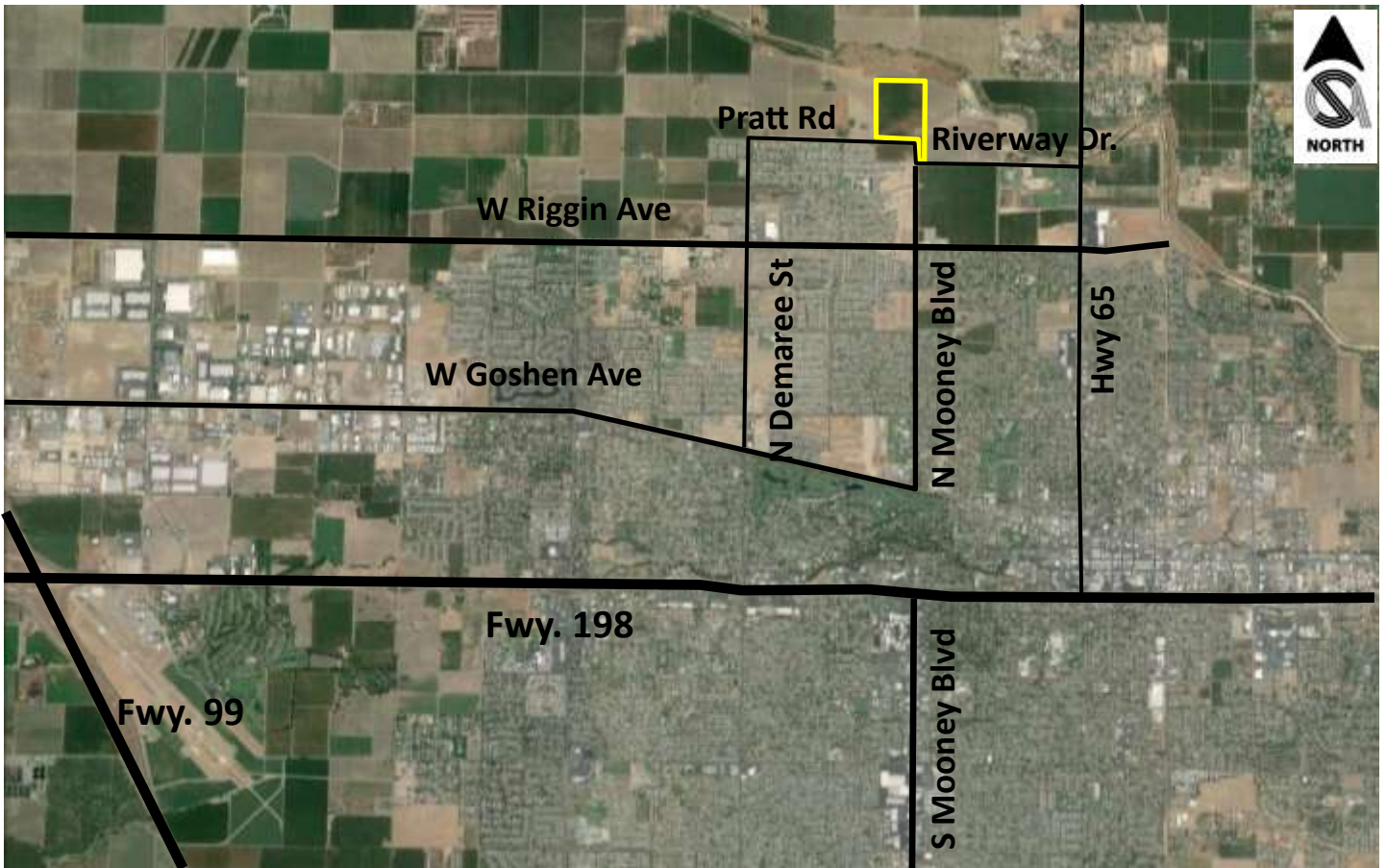
5202 W. Mineral King Avenue, Visalia, CA 93291  
559-734-1700 [www.schuil.com](http://www.schuil.com)







# Satellite View



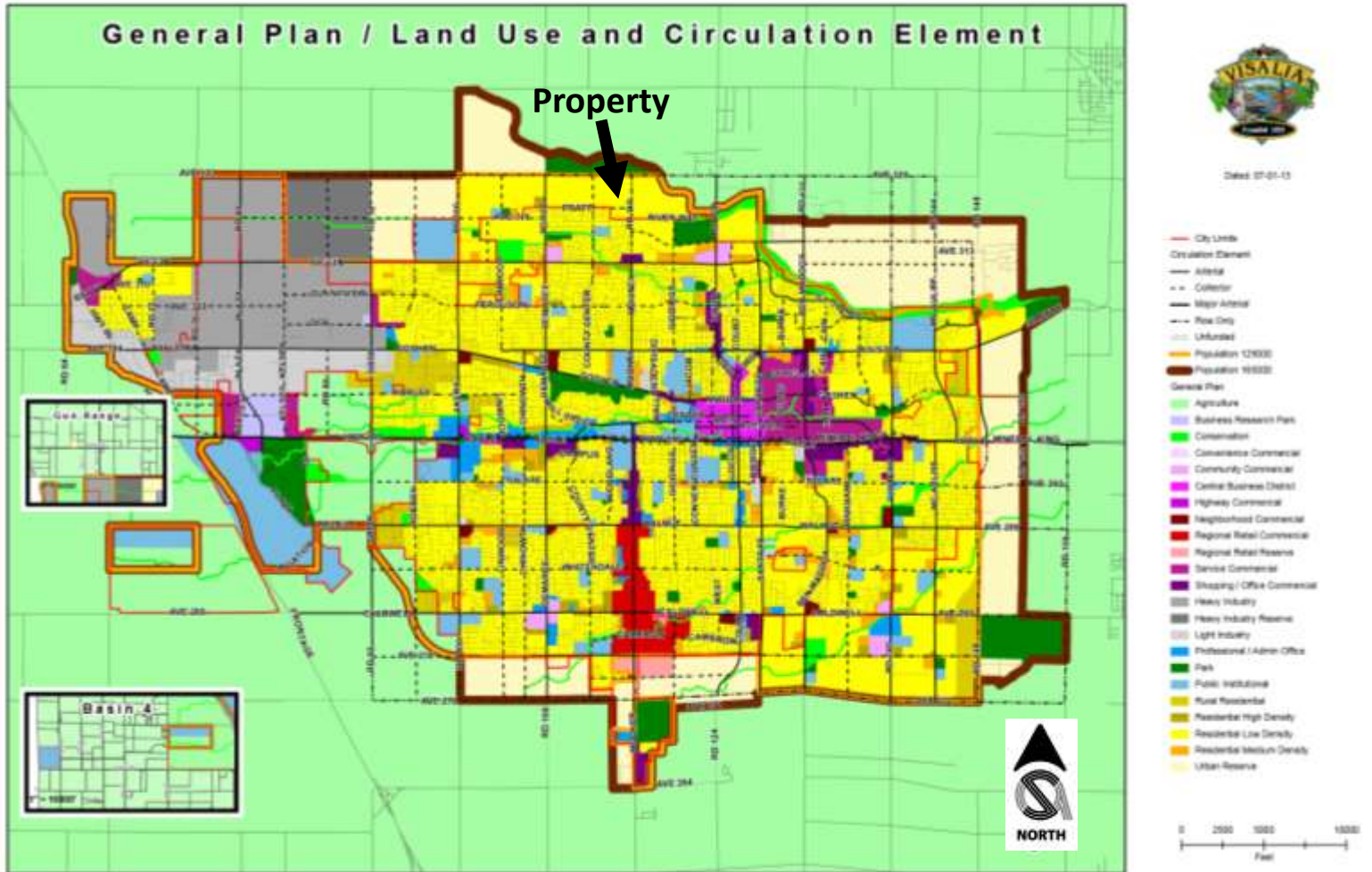
This information was obtained from reliable sources and is believed to be correct, but is NOT guaranteed.

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# General Plan Map



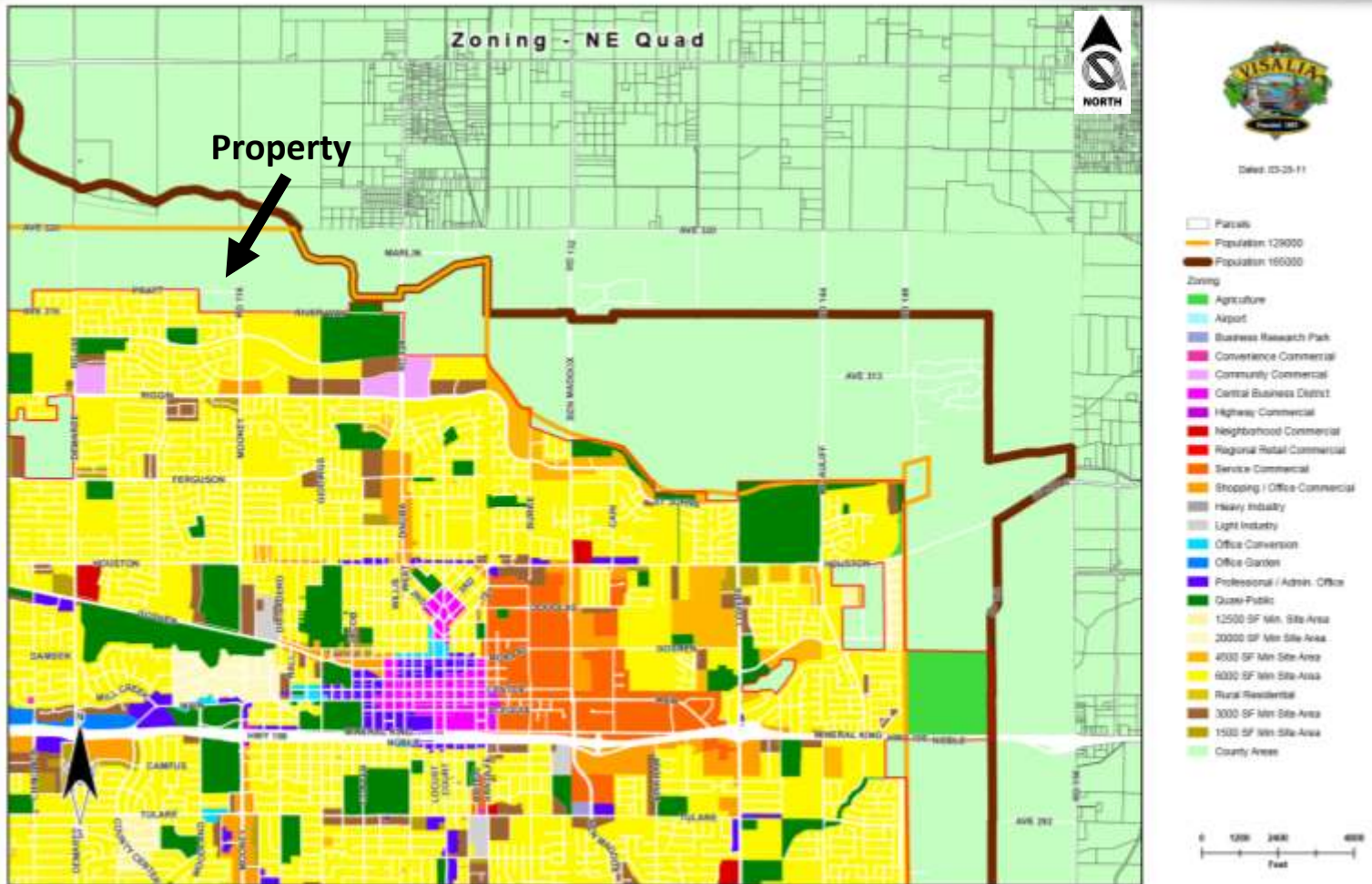
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# Zoning Map



Mooney Blvd. currently ends at Shannon Pkwy, but should eventually connect to Riverway Dr. & Pratt Rd.



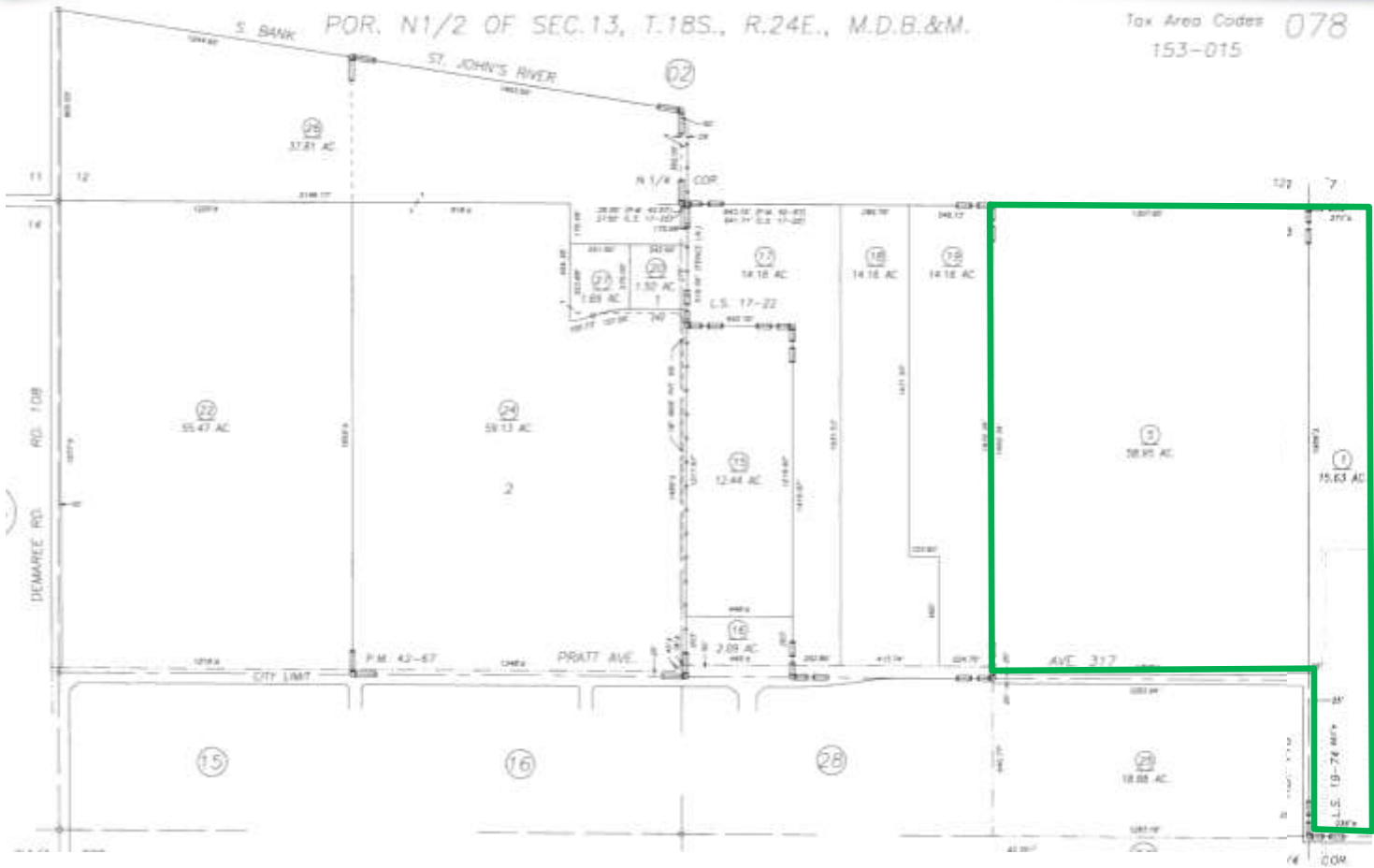
New homes being completed at desirable Centex subdivision, Shannon Ranch, just south of the property.

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# Parcel Map



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# Soil Map



**California Revised Storie Index (CA)**

California Revised Storie Index (CA)— Summary by Map Unit — Tulare County, Western Part, California (CA659)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
122	Grangeville sandy loam, drained, 0 to 2 percent slopes	Grade Two - Good	Grangeville (90%)	96.0	100.0%
<b>Totals for Area of Interest</b>				<b>96.0</b>	<b>100.0%</b>

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# Pictures



Neighboring walnuts planted southeast of the property along Riverway Drive.



Neighboring almonds planted west of property on Pratt Rd.

**Contact Marc: 559-280-1750**

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