

GRAHAM | & ASSOCIATES



Property For Sale:

+/- 67 Acres – Mature Walnuts – Farmersville Sphere of Influence – Industrial Designation

1005 N Demaree Street
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

Landon Fernandes
#02015859
(559) 471-6262
www.mdgre.com

Collin Kapigian
#02261865
(559) 967-5565
www.mdgre.com

PROPERTY DETAILS

Address: Subject property located adjacent to Noble Ave approximately ¼ mile West of Farmersville Blvd along Highway 198.

APN's: 128-260-006, 128-260-009, 128-260-010

Acreage: +/- 67.16 Total Gross Acres: +/-33 Acres Planted to Chandler Walnuts, +/- 20 Acres Planted to Sundland/Lompoc Walnuts, +/- 14 Acres Open Ground.

Water and Irrigation: Property is located in the Kaweah Delta Water Conservation District and Greater Kaweah Groundwater Sustainability Agency. The property also lies within the Consolidated People's Ditch Company, Farmer's Ditch Company, and Flemming Ditch Company Service Areas. The property is not being sold with any Ditch Stock and therefore is not entitled to receive surface water. However, banked surface water credits from Consolidated Peoples Ditch Co., Farmers Ditch Co., and Flemmings Ditch Co. can be utilized on this property. The property is irrigated with a 50 HP electric pump/well and is flood irrigated.

Groundwater Disclosure: 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: www.sgma.water.ca.gov/portal.

Remarks: The property is located in the City of Farmersville Sphere of Influence with an Industrial Zoning Designation for future use (currently zoned AE-20). The mature walnut trees, excellent soils, and desired growing region offer a rare blend of current production agriculture use potential along with long-term industrial development potential. Located in a path of growth, the property is well-positioned to benefit from the continued expansion of the city of Farmersville over the coming years.

Purchase Price: \$1,074,560

PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

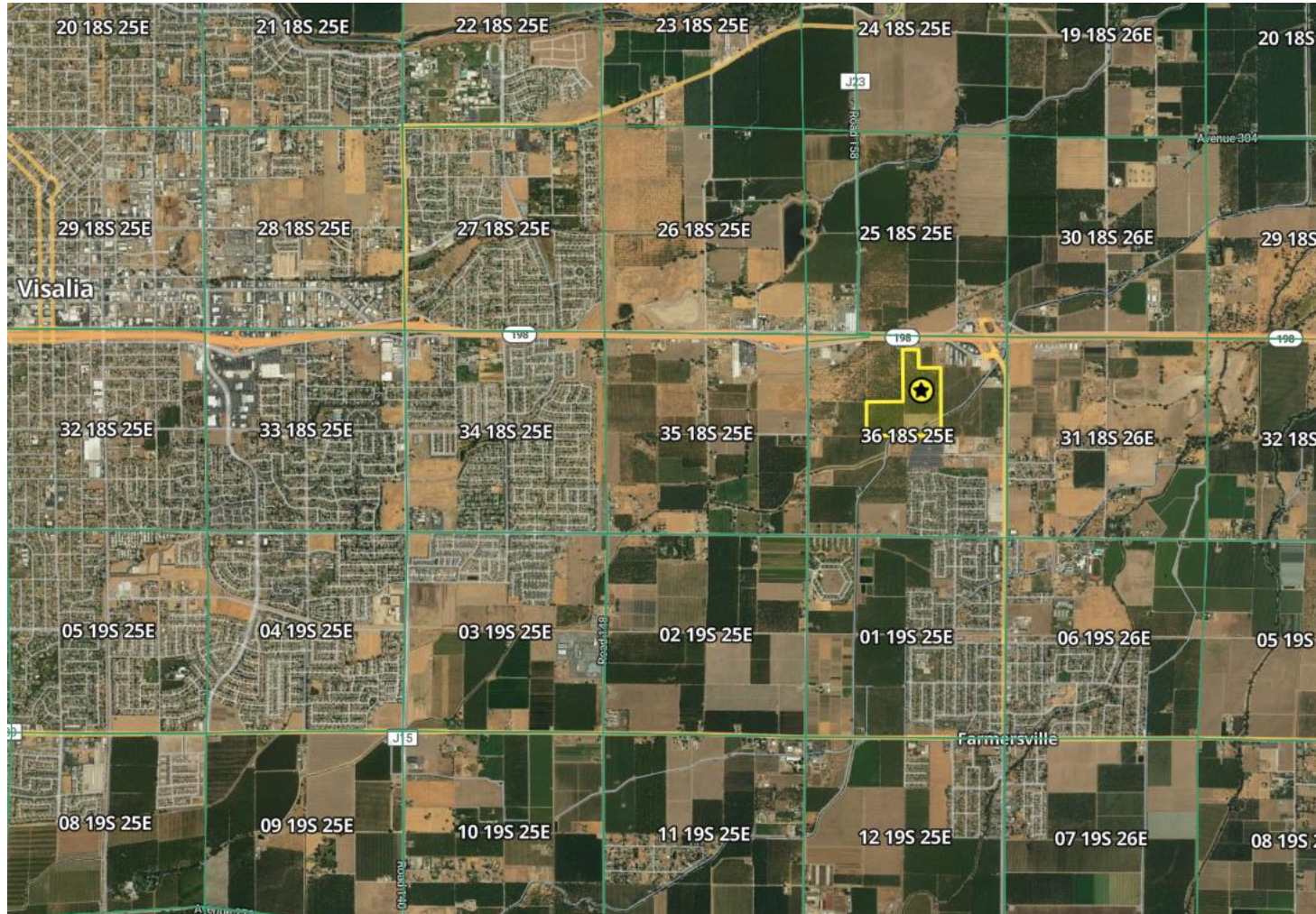
Aerial View: +/- 67 Acre Property



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

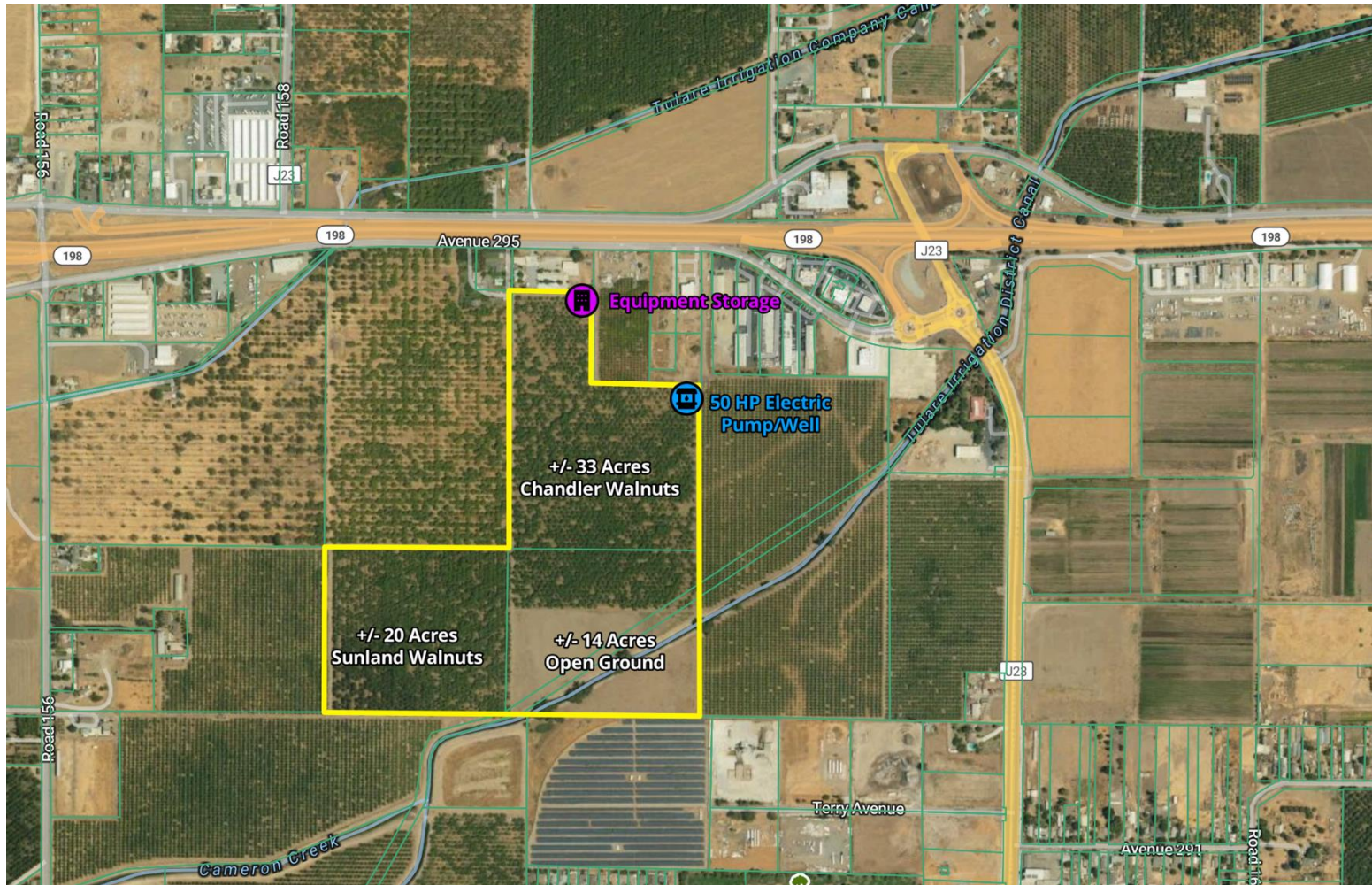
1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

Property Location



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.
1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

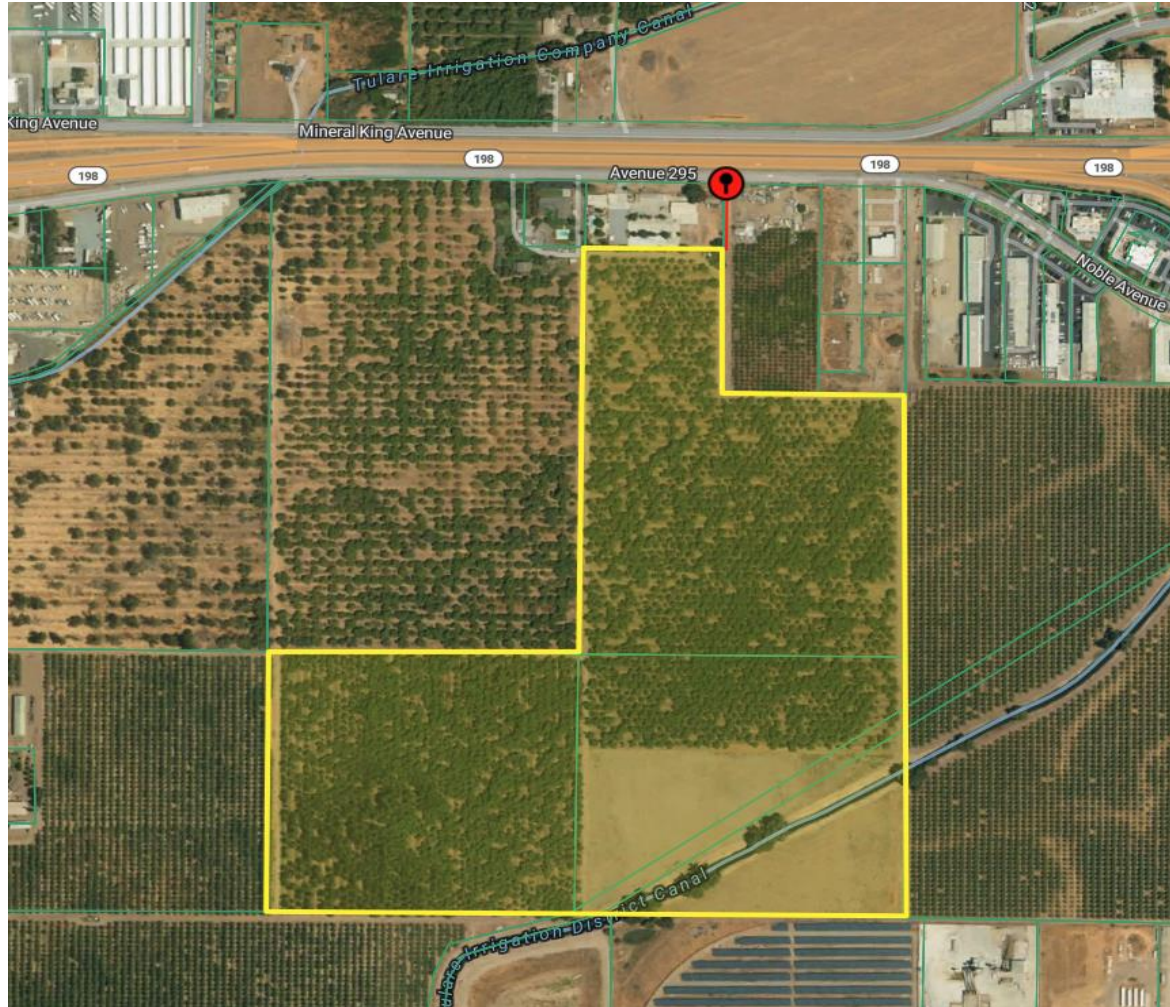
Ranch Map



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

Access Map



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

SOIL MAP

Soils i

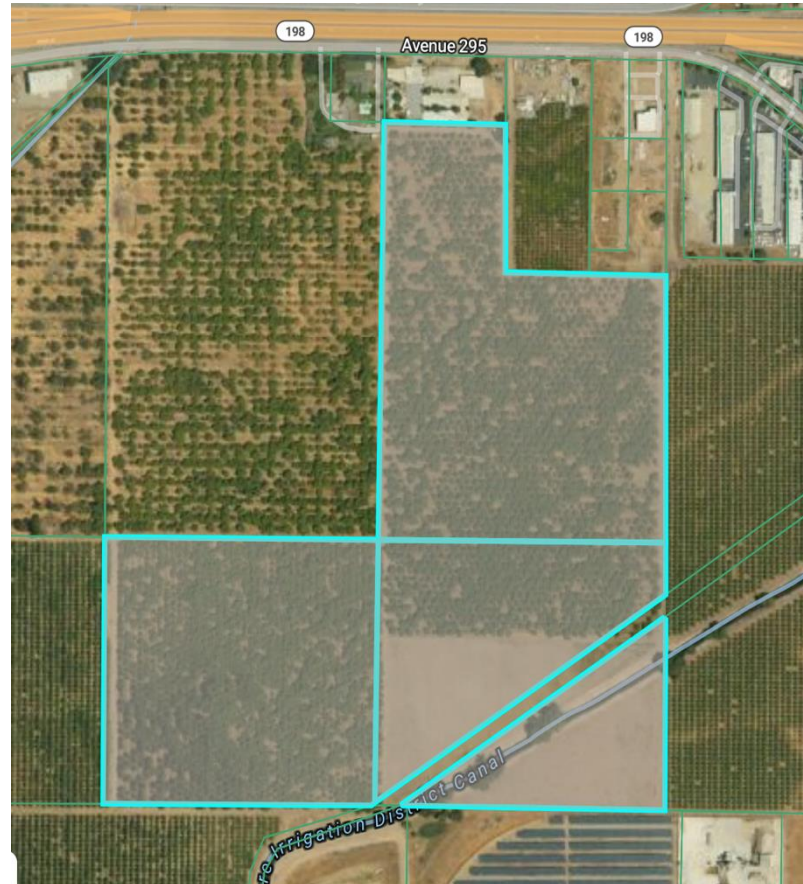
All Boundaries ▼

Average Soil Score

○ 92.7 / 100

NCCPI Storie

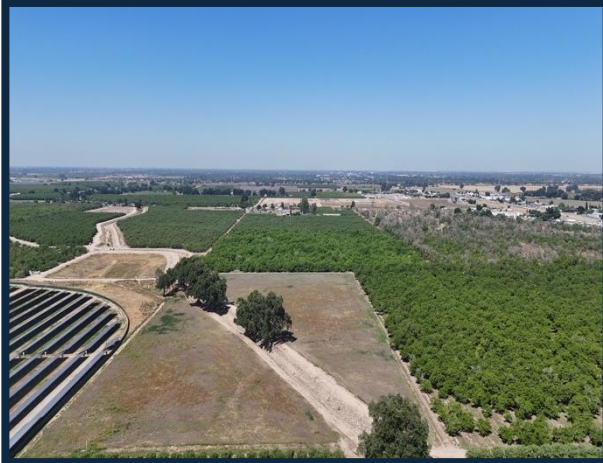
Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
● 130	Nord fine sandy loam, 0 to 2...	100.0	92.7	4



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

PROPERTY PHOTOS



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020