



197 Acres - Open Land - Delano

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

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PROPERTY DETAILS

“West Ranch” - 196.89 +/- Acres

Location:

County Line Road exit off of Hwy 99 and Road 144

Legal | Tulare County:

520-010-02, 09, 08, 07, 13, 12, 11, 10, 04, 05

Plantings:

196.89 +/- Acres - Open Land

Water:

Brand new well - 850' Deep - 16" Casing

Southern San Joaquin Municipal Water District - Delano Earlimart GSA

2.2 Acre Ft. delivery at allocation - \$145.00 per acre ft. 2023 and \$450.00 per acre in 2022

GSA: Kern Ground Water Authority

Description:

The subject property is surrounded by almonds (2 sides), grapes, and open land.

Sales Price: \$4,990,000.00 (\$25,000.00 Per Acre)



Contact Broker:

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

SOIL MAPS - West Ranch



Soil Map Legend:

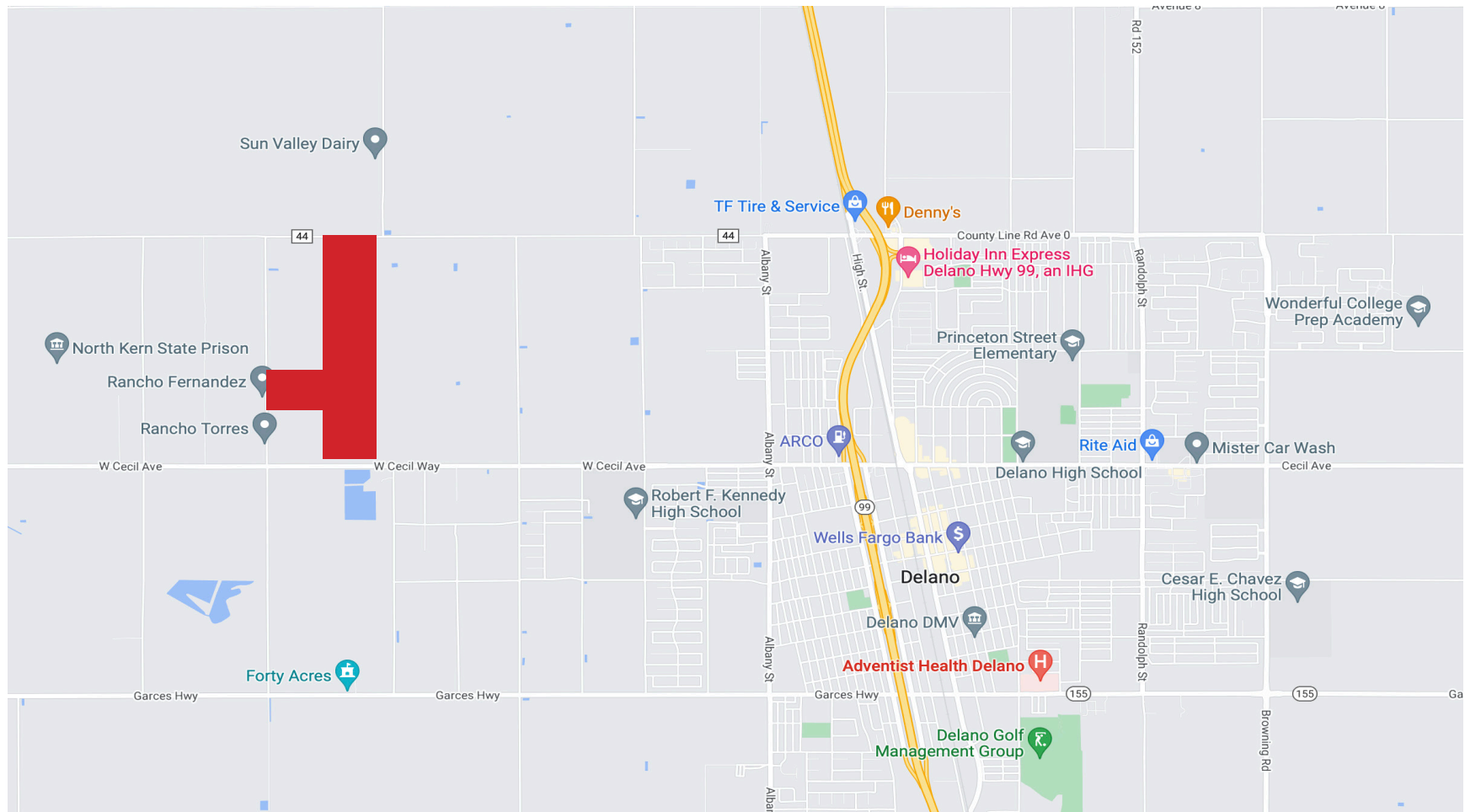
119tw : Gareck-Garces Assoc., 0-2% slopes

156 : Garces Silt Loam

158 : Garces silt loam, hard substratum

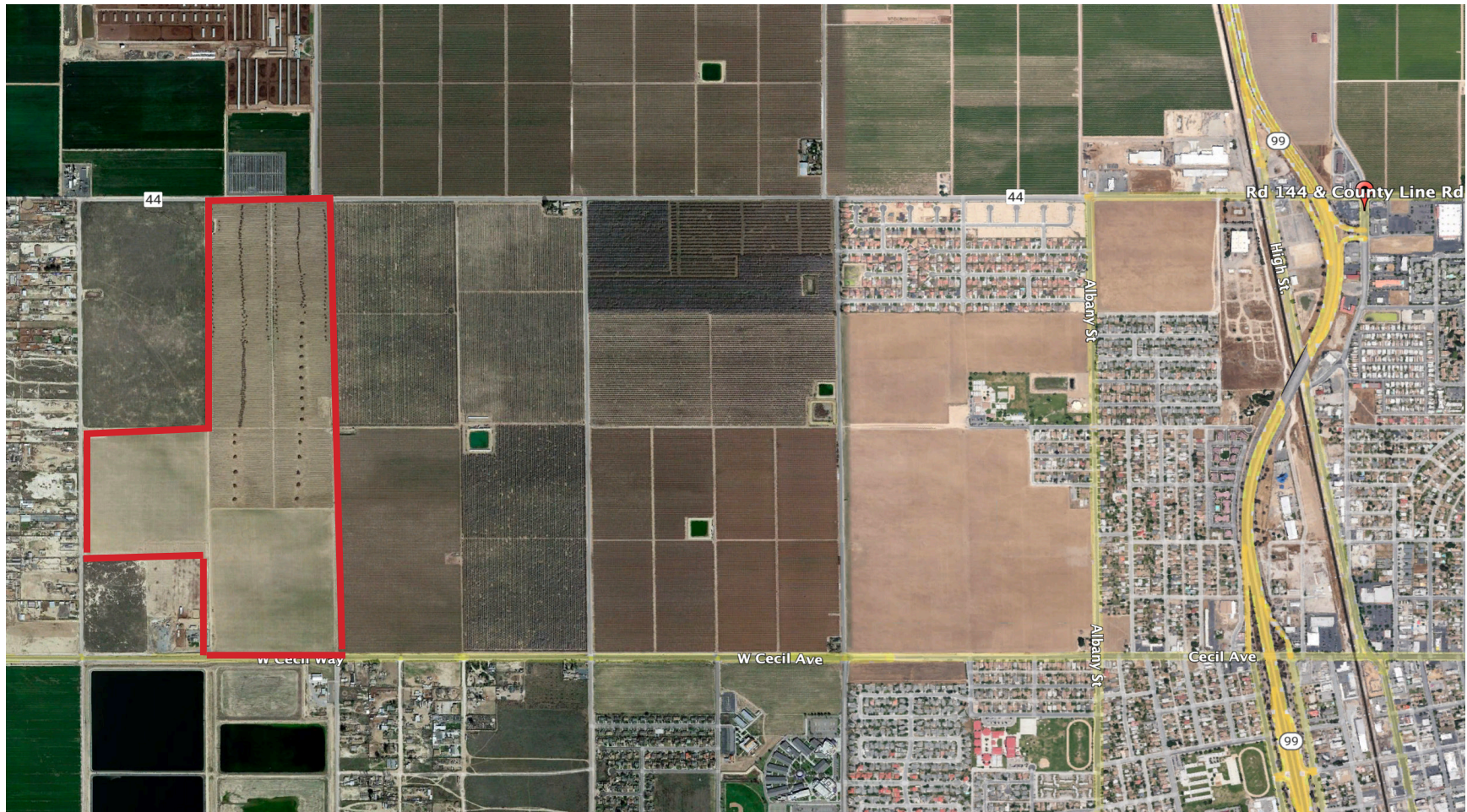
174 : Kimberlina fine sandy loam, 0-2% slopes, MLRA 17

LOCATION MAP - West Ranch



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PROPERTY AERIAL - West Ranch



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PROPERTY PHOTOS - WELL & TURNOUTS



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