



**SCHUIL**  
AG REAL ESTATE



## **+/-67.65 Acres – Walnuts – Strathmore, CA**

Ave 184 & Road 180, Strathmore, CA 93267 • 67.65 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • [www.schuil.com](http://www.schuil.com)

## LOCATION :

Property is located on the southwest corner of the intersection of Road 180 and Avenue 184 in Strathmore, Tulare County, CA.

## SIZE:

+/-67.65 Assessed Acres

## PLANTINGS:

Property is fully planted to Chandler variety walnuts on Paradox rootstock planted in 2012.

## WATER:

Walnut ranch is within the Lower Tule River ID and has one (1) newer ag well on the southeast corner of the property.

## SOIL:

Property features 100% Grade 1 – Excellent soil.

## LEGAL:

Tulare County APN: 236-030-048-000

GROUNDWATER  
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

**The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.**

## PRICE:

**\$1,623,600 (+/- \$24,000 per acre)**

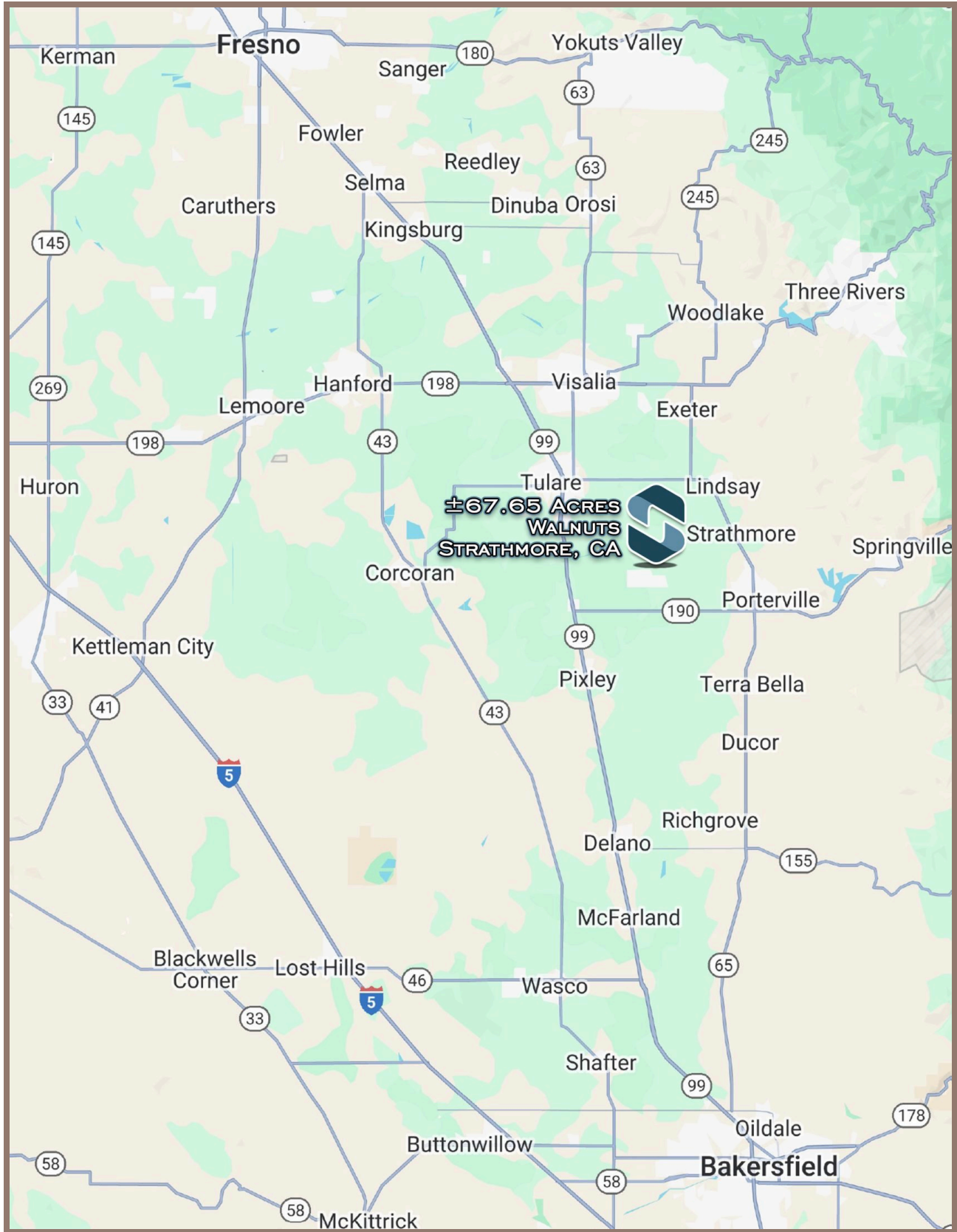
## CONTACT:

Doug Phillips  
559-805-4095

doug@schuil.com  
CaIBRE #01847203

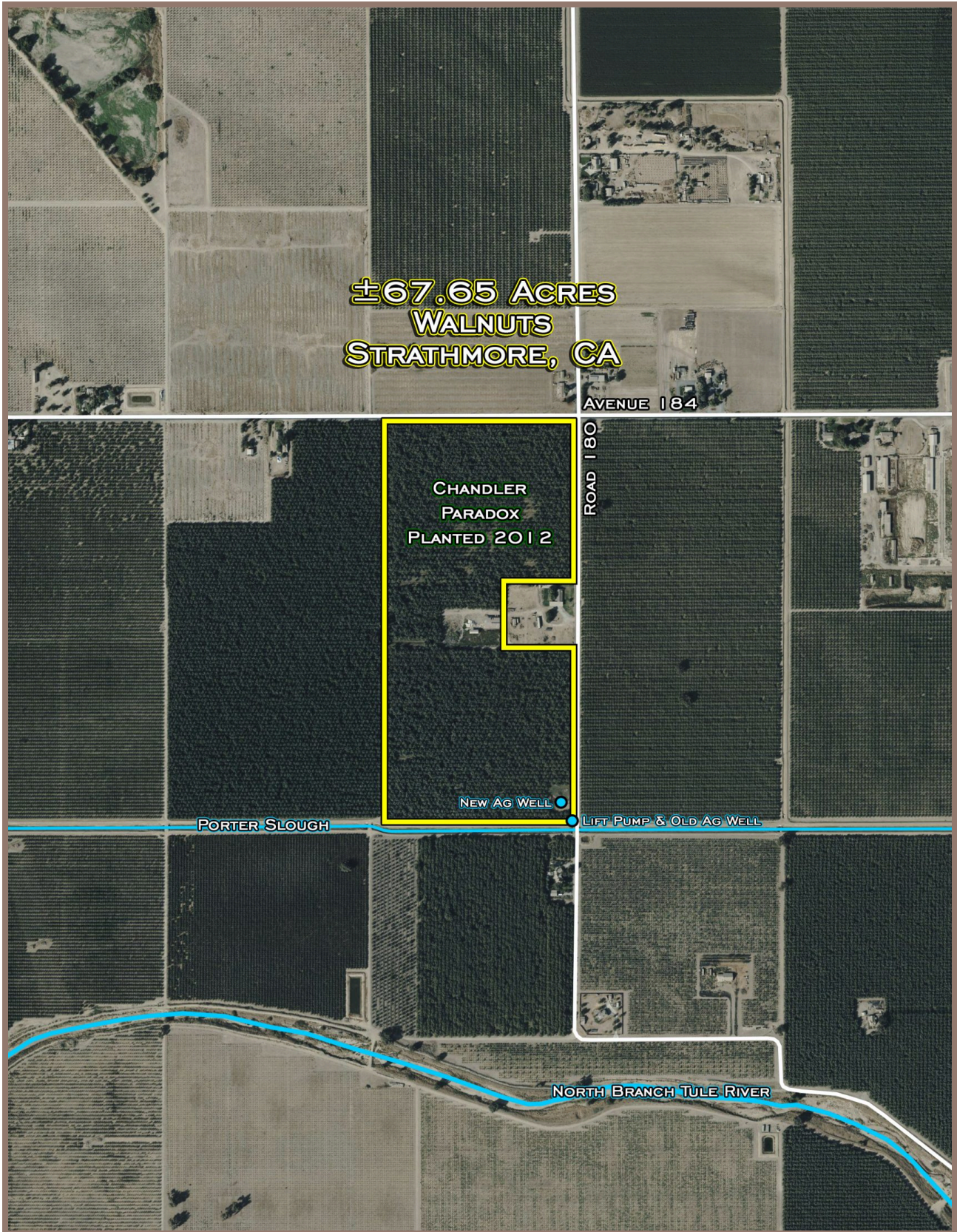
Troy Sweeney  
559-960-2781

troy@schuil.com  
CaIBRE #02181812



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

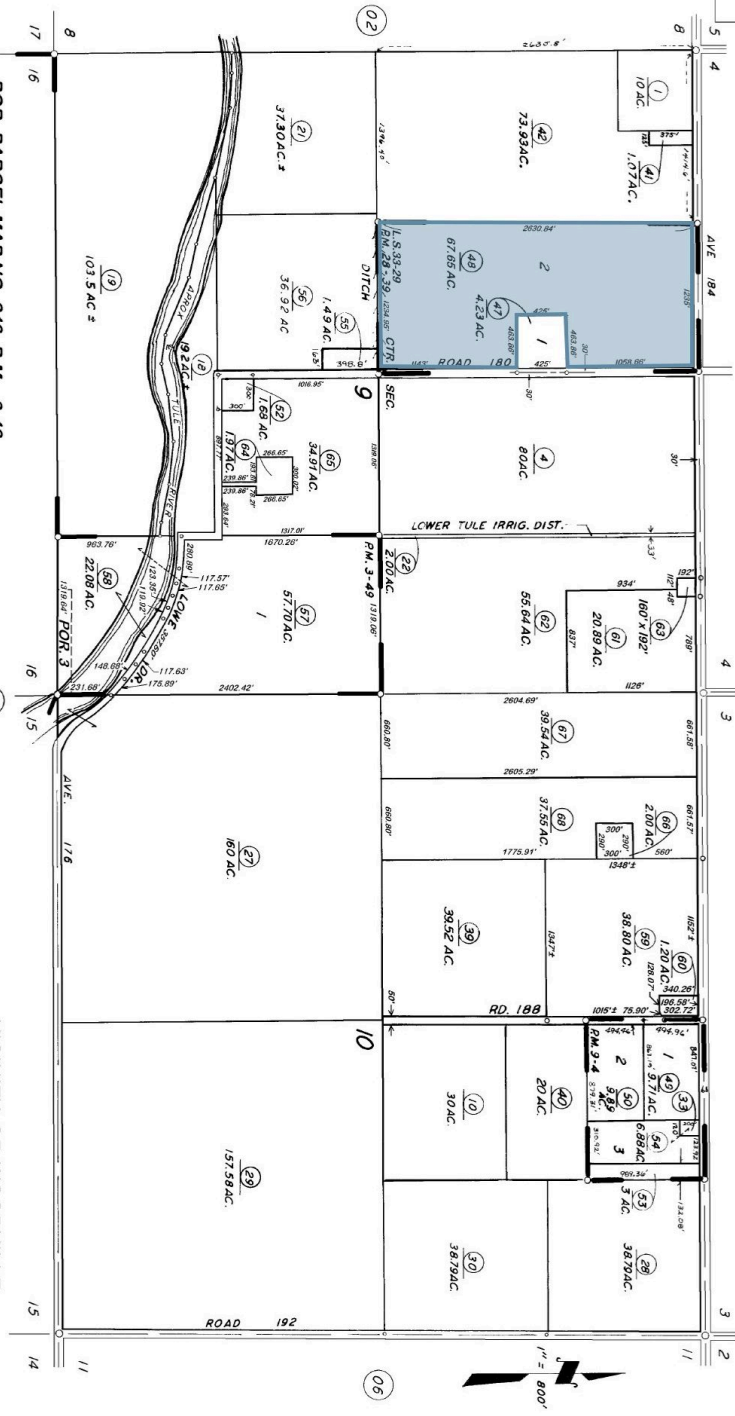
5020 W Mineral King Avenue, Visalia, CA | 559-734-1700 | [www.schuil.com](http://www.schuil.com)



**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE LOCAL PROPERTY ASSESSOR MAY NOT COMPLY WITH STATE AND FEDERAL REQUIREMENTS. THE LOCAL PROPERTY ASSESSOR'S LIABILITY IS ASSUMED FOR THE USE OF THIS MAP. THE LOCAL PROPERTY ASSESSOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.  
REVISION: 02/18/2024  
REASON: 2024-0025784  
CAD TECH: JCS

SEC'S. 9 & 10, T21S, R26E., MDB&M.

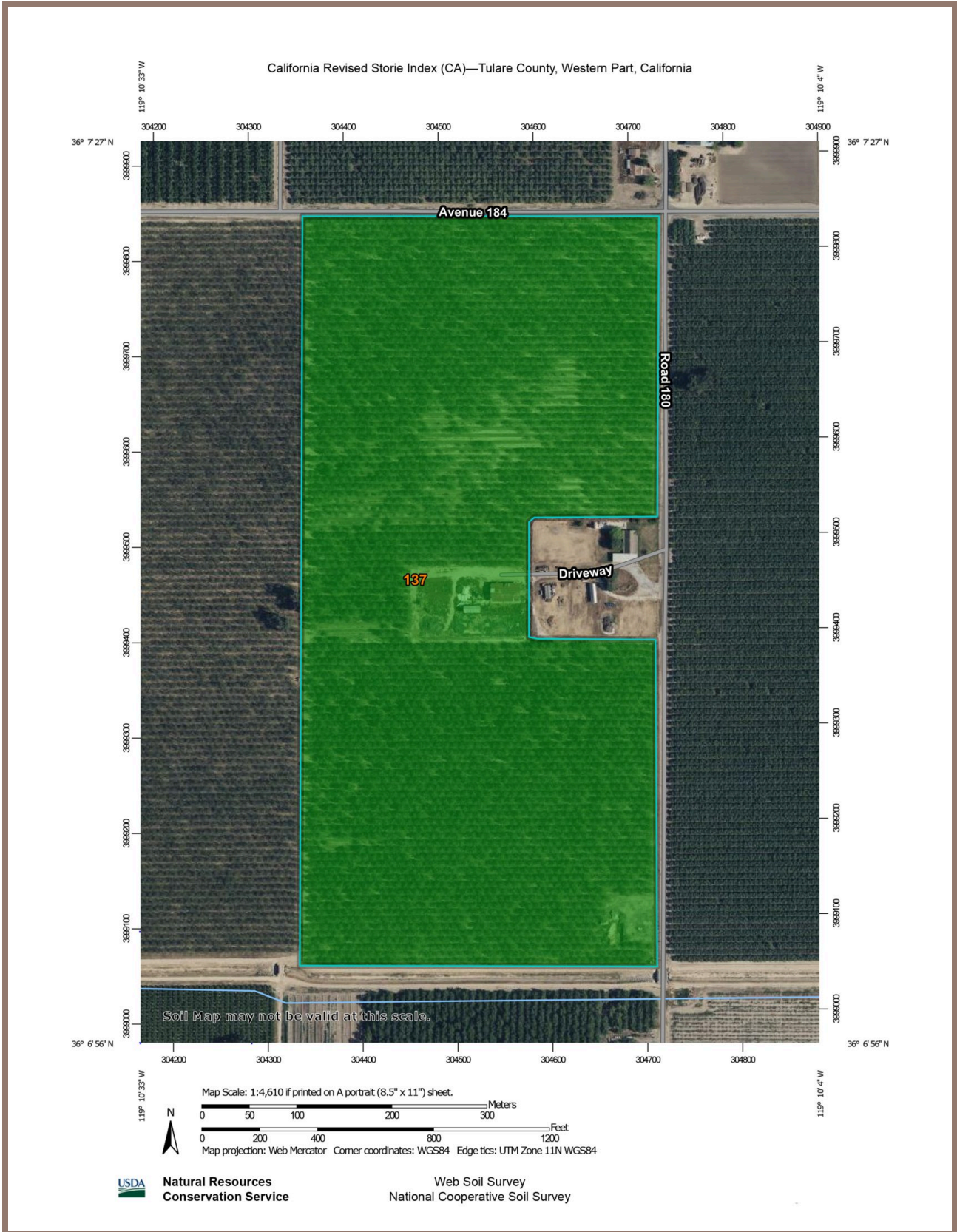
TAX CODE AREA  
141-009  
**236-03**



POR. PARCEL MAP NO. 249, P.M. 3-49  
PARCEL MAP NO. 804, P.M. 9-4  
POR. RECORD OF SURVEY, L.S. 26-38, P.M. 28-39  
POR. RECORD OF SURVEY, L.S. 26-27 (E.L.N. SEC. 10, ETC.)  
POR. RECORD OF SURVEY, L.S. 33-29

VICINITY OF WOODVILLE  
ASSESSOR'S MAPS BK. 236, PG. 03.  
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



California Revised Storie Index (CA)—Tulare County, Western Part, California

### California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
137	Tagus loam, 0 to 2 percent slopes	Grade 1 - Excellent	Tagus (85%)	68.9	100.0%
<b>Totals for Area of Interest</b>				<b>68.9</b>	<b>100.0%</b>

