



50.0 Acres –Transitional Farmland | Goshen, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

FOR MORE INFORMATION VISIT: [WWW.MDGRE.COM](http://WWW.MDGRE.COM)

**Matthew Graham**  
Lic# 01804235  
559-754-3020

**Landon Fernandes**  
Lic# 02015859  
559-471-6262

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## PROPERTY DETAILS

**Address:** 5904 Avenue 304 Visalia, CA 93291

**APN:** 073-060-014

**Acreage:** +/- 50.0 Gross Acres

**Zoning:** The property is zoned AE-40 and is in the Rural Valley Lands Plan (RVLP) as part of the General Plan. The property is directly adjacent to new San Joaquin Valley Homes' Granite Hills and Stonebrook developments as well as the Smee Homes' Cross Creek Bend development. Furthermore, the property has an engineered Tentative Subdivision Map designed for 270 Lots (TSM Has Not Been Approved).

**Plantings:** +/- 45 Acres of open farmland previously planted to a walnut orchard (orchard was recently removed).

**Water:** The property is located within the Kaweah Delta Water Conservation District. The property is not entitled to receive surface water. The property is irrigated with two (2) wells, with one powered by 100 HP engine powered by natural gas and the other powered by a 40 HP electric turbine motor. The property also has a domestic pump/well for the home. The property is located within the Greater Kaweah Groundwater Sustainability Agency (GKGSA). For more information, please visit: <https://greaterkaweahgsa.org>

**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 groundwater pumping. For more information please visit: [www.sgma.water.ca.gov/portal](http://www.sgma.water.ca.gov/portal)

**Structures:** The property has a 1,887 sq.ft. 4 bedroom/3 bathroom house and a +/- 40x60 shop.

**SALES PRICE:** \$5,250,000 | \$105,000.00 PER ACRE

### Contact Agent:

Matt Graham

Lic#18042305

Landon Fernandes

Lic# 02015859

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

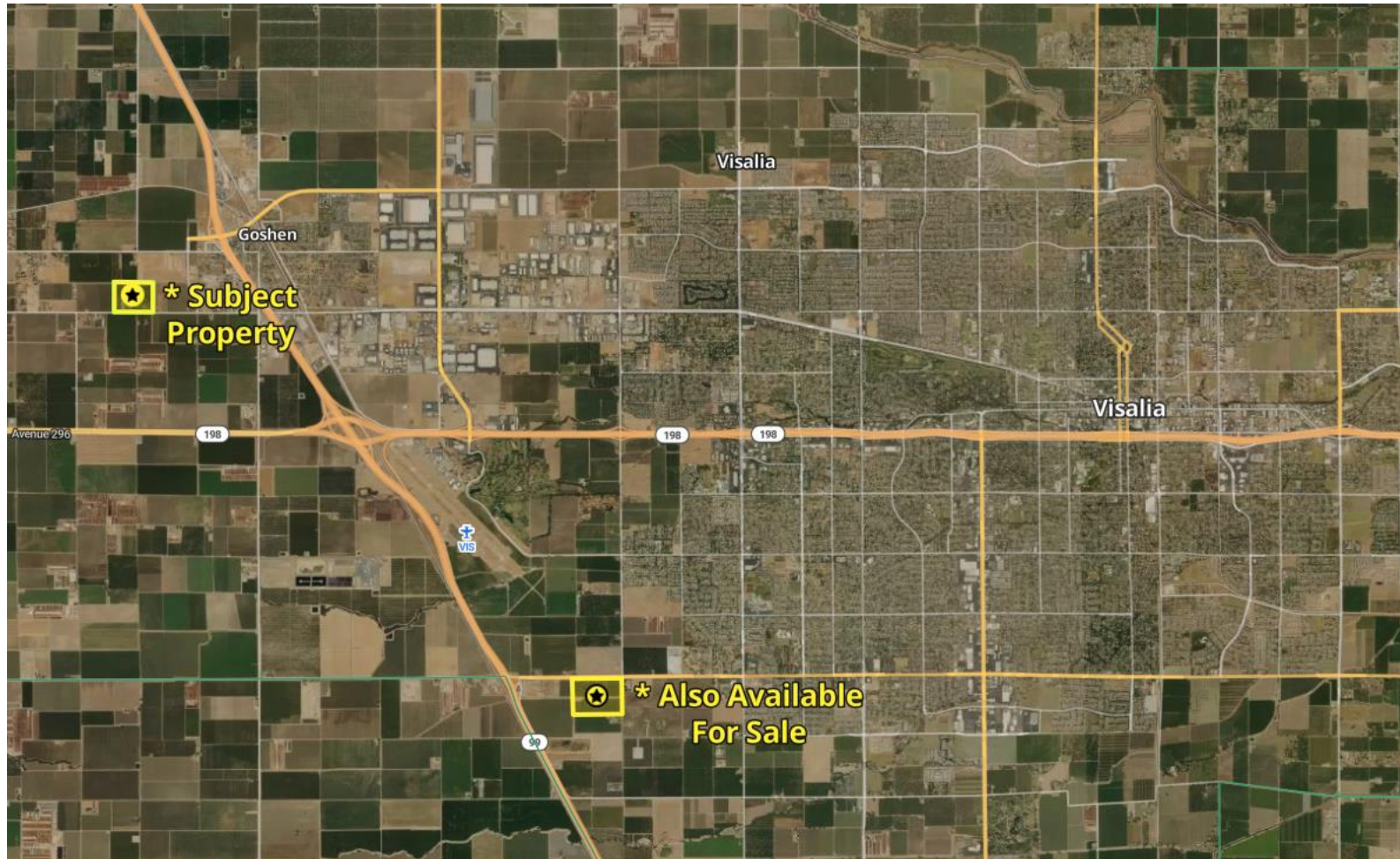
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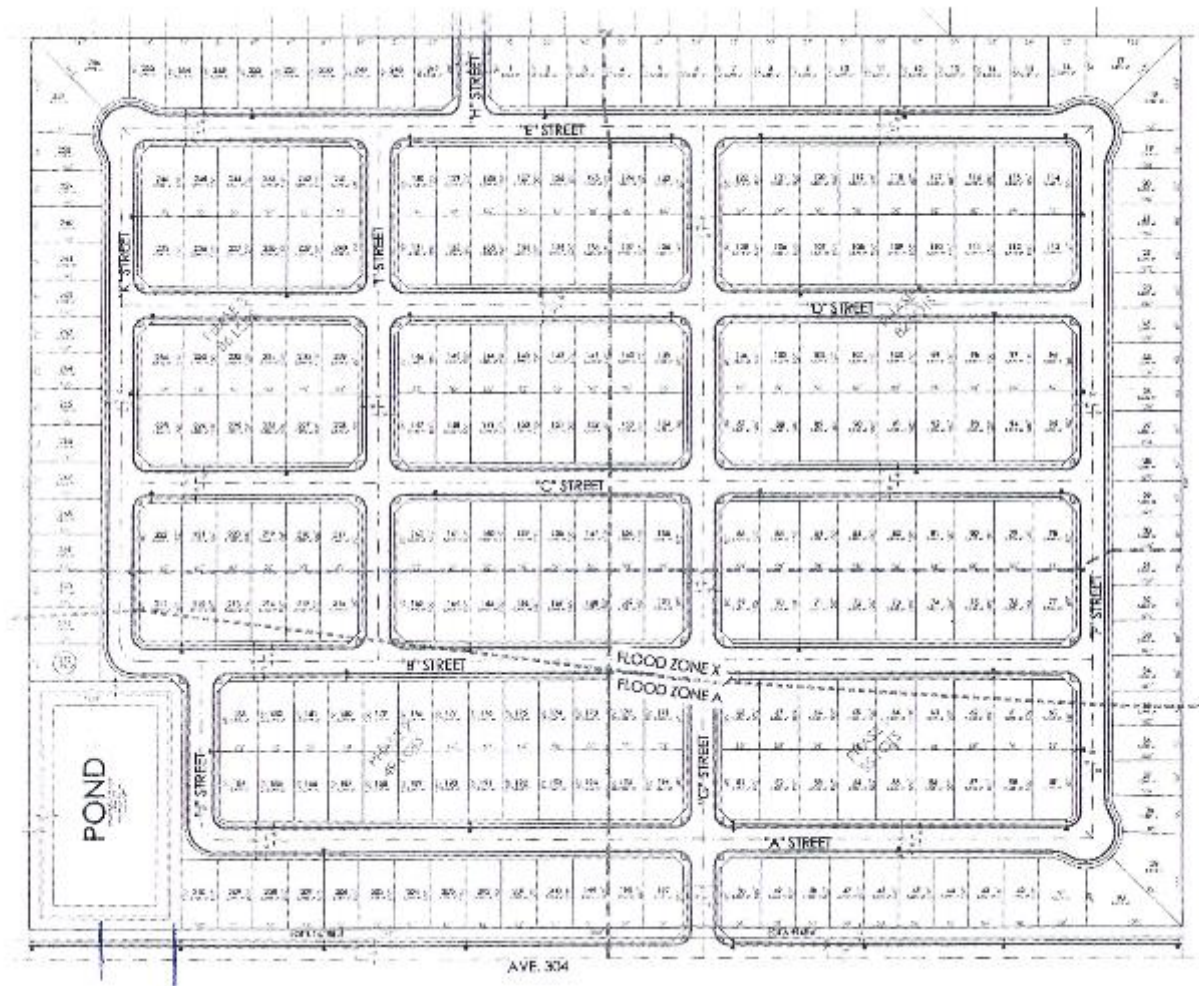


## LOCATION MAP



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## 270 LOT - TENTATIVE SUBDIVISION MAP



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## SOIL MAP



## Average Soil Score

61.4 / 100

NCCPI

Storie

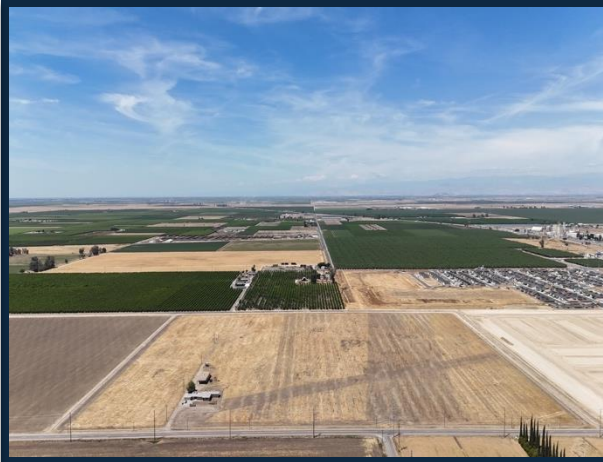
Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
122	Grangeville sandy loam, drained, 0 t...	52.4	70.9	4c
105	Calgro- Calgro, saline-Sodi...	47.6	50.9	7s
108	Colpien loam, 0 to 2 percent...	0.1	82.9	4c

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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



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