



200 Acres - Walnuts/Open Ground | Laton, CA

Property For Sale

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

GRAHAM | **& ASSOCIATES**

Michael Limas
Lic# 02186762

to learn more, visit: www.mdgre.com

PROPERTY DETAILS - 77 +/- Acres

- Address:** Northeast corner of Lewiston and Cedar Ave, West of Laton
- APN:** 055-110-53
- Acreage:** 77.5 +/- Acres
- Plantings:** +/- 71.25 Acres of open row crops, was previously planted to walnuts for 28 years
+/- 6.25 Acres of roads, canals and other support land.
- Water:** Property is located within and receives surface water from Laguna Irrigation District.
Water is delivered via one (1) turnout with 20HP lift pump
Water also provided by one (1) pump/well powered by a 75hp electric turbine motor equipped with a variable speed drive.
- Irrigation:** The row crops are flood irrigated.

SGMA:

***The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. These plans may limit ground water pumping. For additional information, please visit the SGMA website at www.sgma.water.ca.gov or For additional information on the Mid-Kaweah Groundwater Sustainability Agency, please visit: www.lagunaid.com and www.northforkkings.org/**



Contact Broker:

Matt Graham Landon Fernandes
Lic# 01804235 Lic# 02015859

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PROPERTY DETAILS - 123 +/- Acres

- Address:** Northern side of Laguna and Cedar Ave, Laton
- APN:** 055-110-49S, 055-091-44
- Acreage:** 123.34 +/- Acres
- Plantings:**
- +/- 81 Acres - 28 year old Chandler walnuts
 - +/- 81 Acres planted spaced 25' x 30'
 - +/- 34 Acres - open farm ground
 - +/- 5.34 acres - roads, canals and other support land
 - +/- 3 Acres - farmstead with 2 dwellings, detached garage, equipment shed, shop, and dehydrator.
Dehydrator can process 100 tons a day and is good working condition.
- Water:** Property is located within and receives surface water from Laguna Irrigation District.
Water is delivered via one (1) turnout with 20HP lift pump and (1) turnout with gravity flowed.
Water also provided by one (1) pump/well powered by a 75hp electric turbine motor equipped w/ a variable speed drive.
- Irrigation:** The Orchard is flood irrigated.



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PROPERTY DETAILS

Production:

Below is the five year orchard production/yield average. Production records are available upon request.
Laguna/Cedar Parcels

	2019	2020	2021	2022	2023	5 yr avg
total lbs	397,080	483,420	412,500	324,000	248,500	373,100
lbs/acre	4,902	5,968	5,093	4,000	3,068	4,606

Price:

\$5,700,000.00 | \$30,000.00 Per Acre (123 +/- Acres Walnuts)
\$25,800.00 Per Acre (73 +/- Open Ground)



Contact Broker:

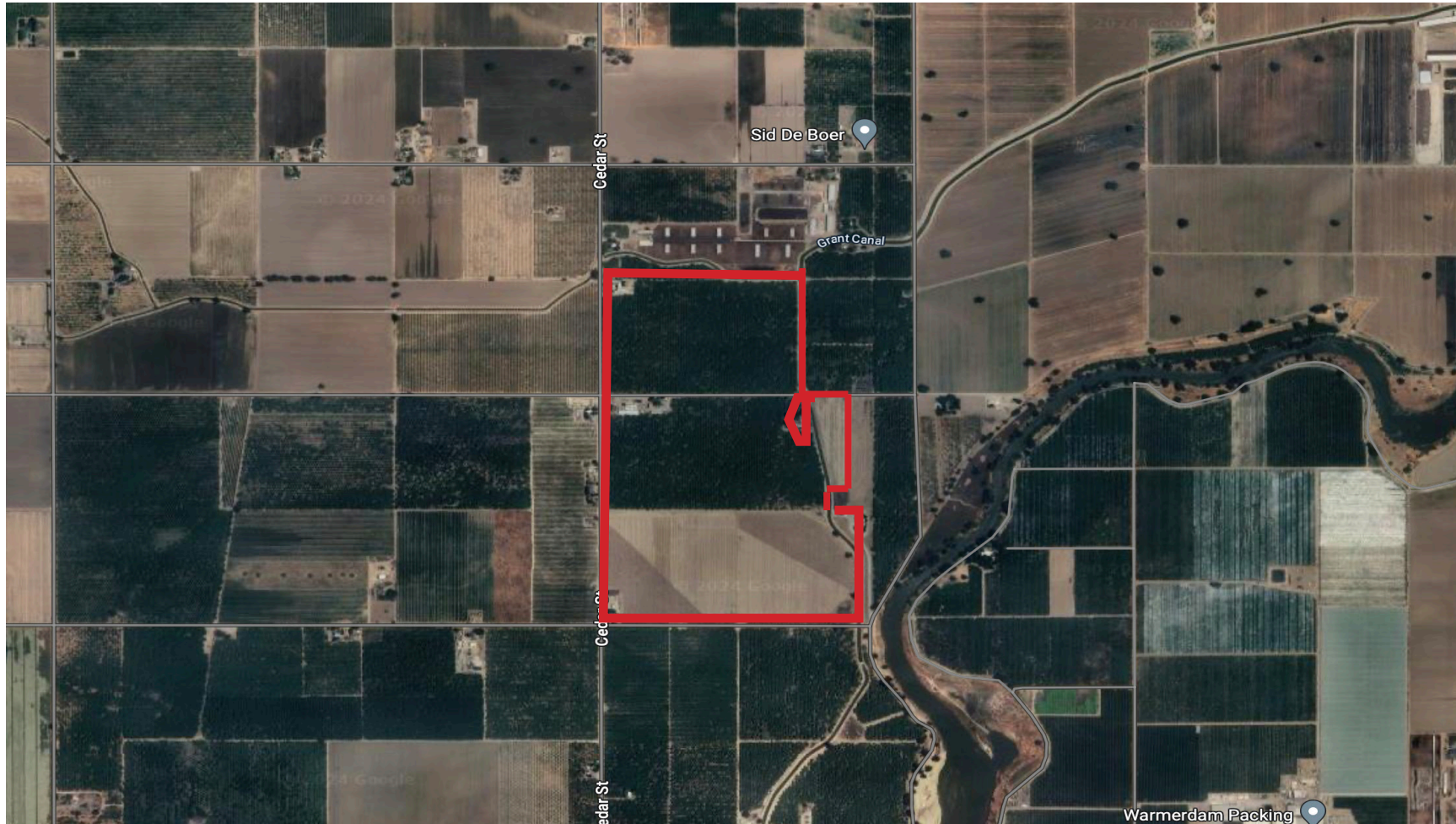
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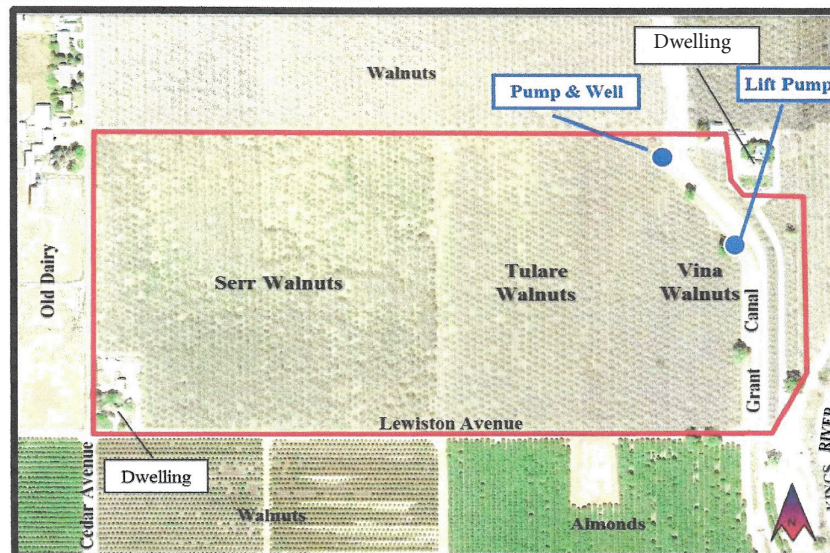
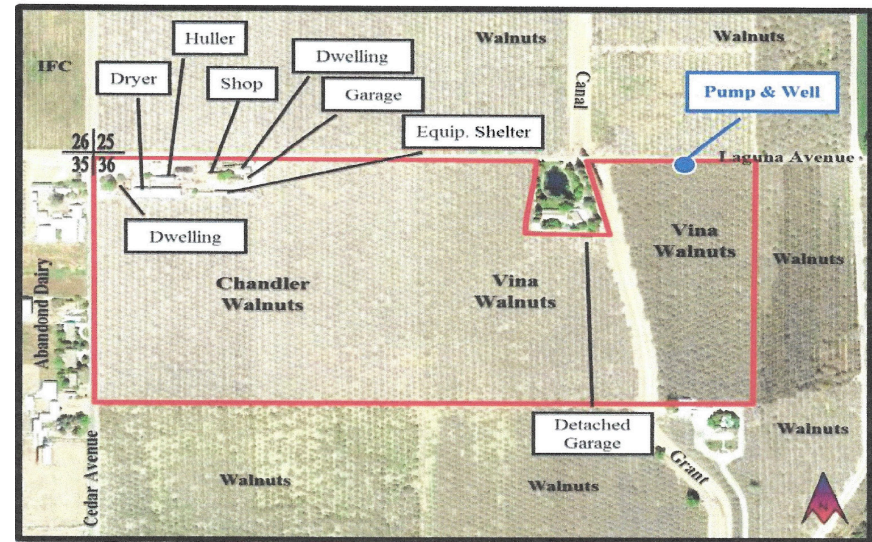
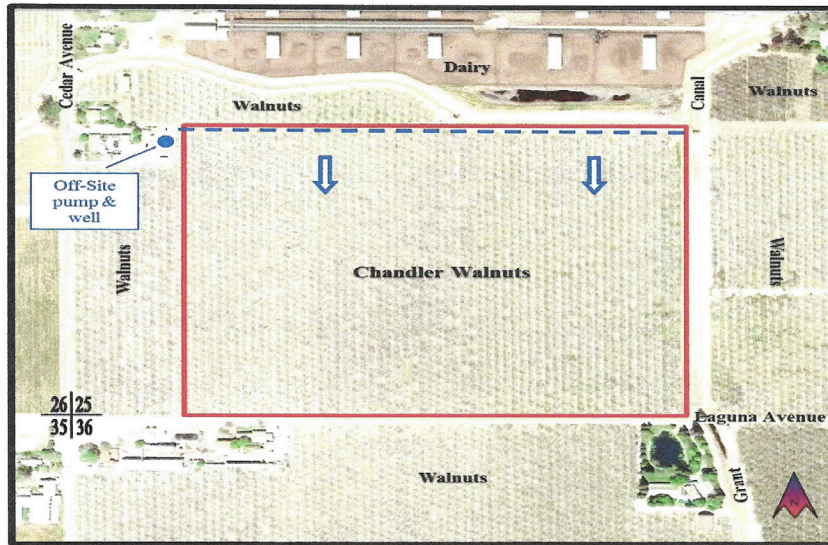
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AERIAL MAP



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AERIAL MAP



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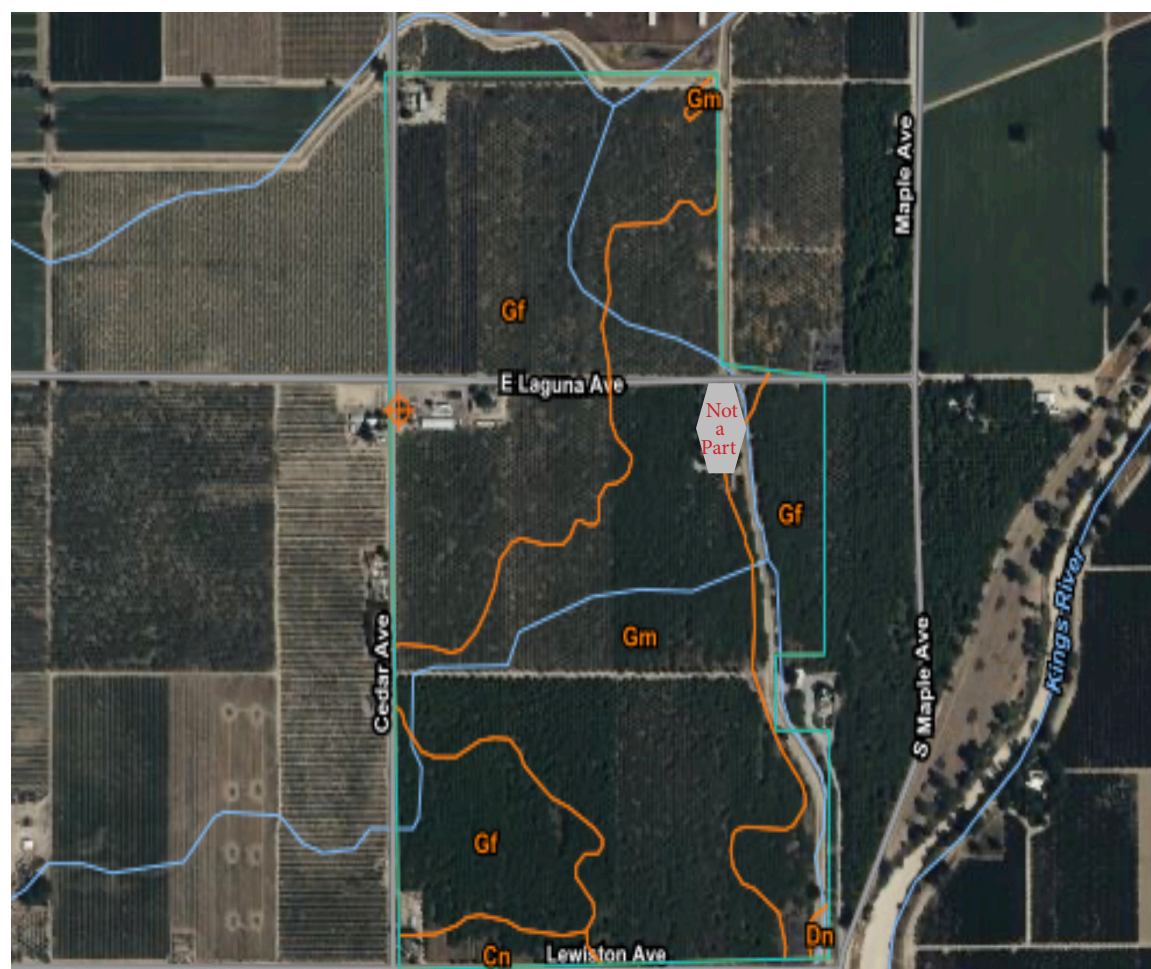
SOIL MAP

Map Unit Symbol : Cn
Chino fine sandy loam

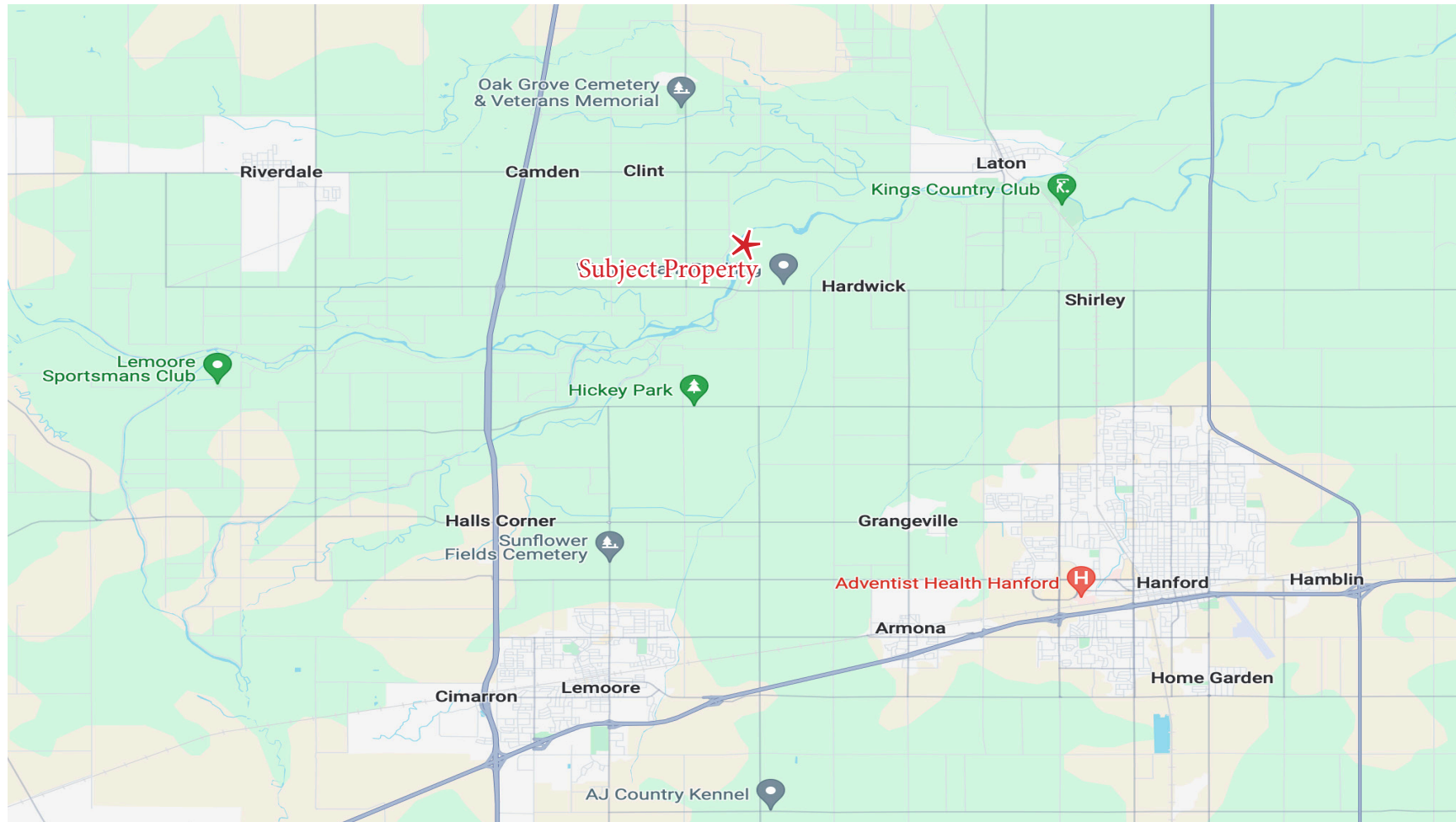
Map Unit Symbol : Dn
Dello sandy loam

Map Unit Symbol : Gf
Grangeville fine sandy loam
0-1% Slopes MLRA 17

Map Unit Symbol : Gm
Grangeville fine sandy loam
sandy substratum



LOCATION MAP



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PROPERTY PHOTOS



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