

11266 Ave 264
Visalia Ca.
Walnuts- Shop & Yard Area

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Diversified Real Estate
Ph. 559.972.0909



**11266 Ave 264
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Walnuts & Shops**

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- * **Price: \$1,250,000.00**
- * **APN: 126-230-038**
- * **Zoning: AE**
- * **17.99 +/- Total Acres**
- * **15 +/- Acres - Walnuts (Tulare's)**
- * **2.99 +/- Acres - Shop/Equipment Yard**
- * **Tulare Irrigation District**
- * **1 Irrigation Well - 390 ft. w/ 30HP submersible pump ~ Last Tested-498GPM**
- * **Tulare variety -15th Leaf (Planted in 2004)**
- * **Soil: Yetteem Sandy Loam**
- * **4,000 +/- Sq. Ft. Shop with large equipment yard**
- * **(Currently leased for \$3,500.00 Per Month)**
- * **300 +/- Sq. Ft. Shop & 1,000 +/- Sq. Ft. Shop**
- * **(Currently leased; Lease ends August 20, 2023)**
- * **Terms: Cash,1031 Exchange**

** Disclaimer: The Information being provided was obtained from sources deemed to be reliable. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on the information provided. All map lines are only estimate. Your advised to have corners marked by a licensed surveyor.*

AIREAL VIEW
ORCHARD, YARD & SHOP AREA



AIREAL VIEW SHOP AREA



Liberty Rd

Avenue 204

Liberty Rd



