



The Ranch Co.

Agricultural Real Estate Services Since 1965



Caldwell 48

- Acreage:** 47.61 Acres
- Location:** S.E. corner of Ave 280 (Caldwell) and Rd 148 - Directly south of Union School.
Located just outside of the city limits of Visalia and inside of the Visalia 20-20 plan.
- Water:** Irrigation well with 20 HP submersible pump. No ditch shares included. (Farmers) Well information available. Well is 312' deep.
- Soil:** Class 1 soils. Cajon fine sandy loam and Foster fine sandy loam
- Plantings:** Alfalfa, leased through 2012. (Jan. 1, 2009 - Dec. 31, 2012)
*\$7,350 per year
- Zoning:** AE-20 Currently under Williamson Act contract
- Notes:**
- Ideal for permanent plantings - almonds, walnuts, stone fruit or vineyard.
 - Current 20-20 plan designated the property, along with other property to the east, as future park site.
 - Property has Southern California Edison power lines. Easement (1993) available
 - Development on the Edison easement is subject to certain restrictions.
 - A close-in property - the kind that helps build an estate.
- Asking Price:** \$18,500 per acre - Owner wants all offers submitted.

The above information has been obtained from sources deemed reliable, but not guaranteed.

3449 South Demaree Suite B • Visalia California 93277 • 559-733-3232 • Fax: 559-733-7965
8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765



Property Parcel Map

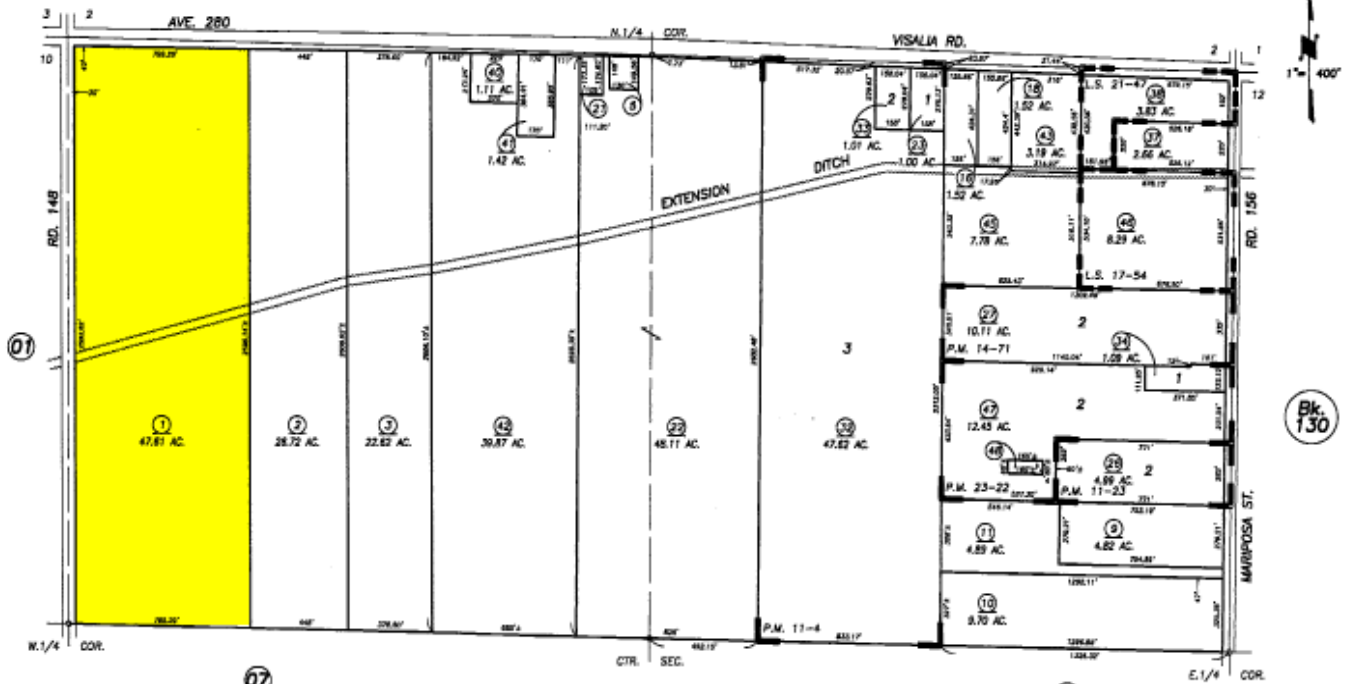
Parcel:127-060-001-001

Situs:27708 AVENUE 148, VISALIA CA

Tax Area Code 127-06
153-105

N 1/2 SEC.11, T.19S., R.25E., M.D.B. & M.

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION REQUIREMENTS, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.



DATE REVISED 5/1/2002 BY
REVISION DATE BY

PARCEL MAP 1003, P.M. 11-4
PARCEL MAP 1022, P.M. 11-23
PARCEL MAP 1370, P.M. 14-71
PARCEL MAP 2221, P.M. 23-22
RECORD OF SURVEY, L.S. 17-54
RECORD OF SURVEY, L.S. 21-47

ASSESSOR'S MAPS BK. 127, PG. 06.
COUNTY OF TULARE, CALIF.

NOTE: Assessor's Block Numbers Shown in Ovals
Assessor's Parcel Numbers Shown in Circles

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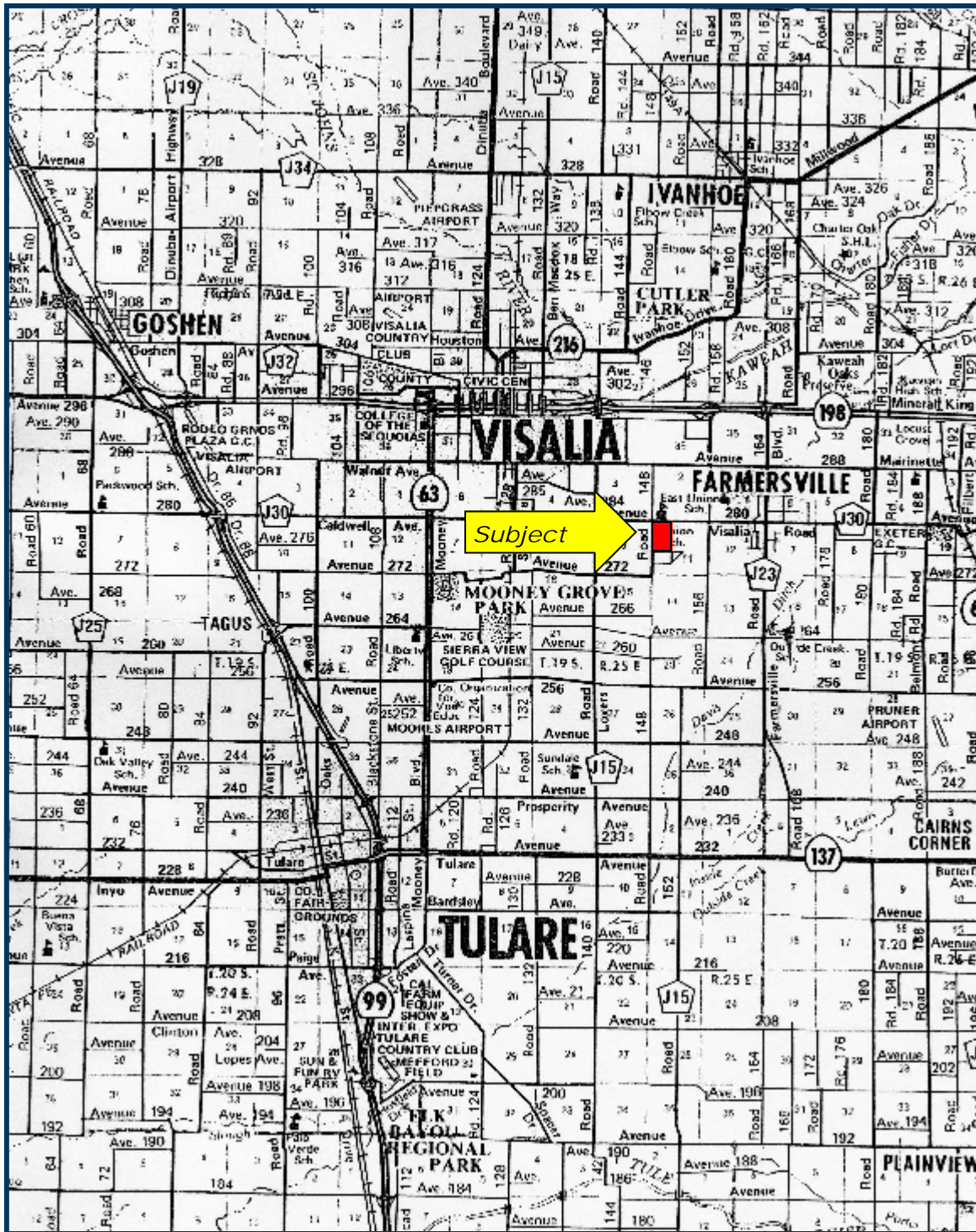
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Location of Property

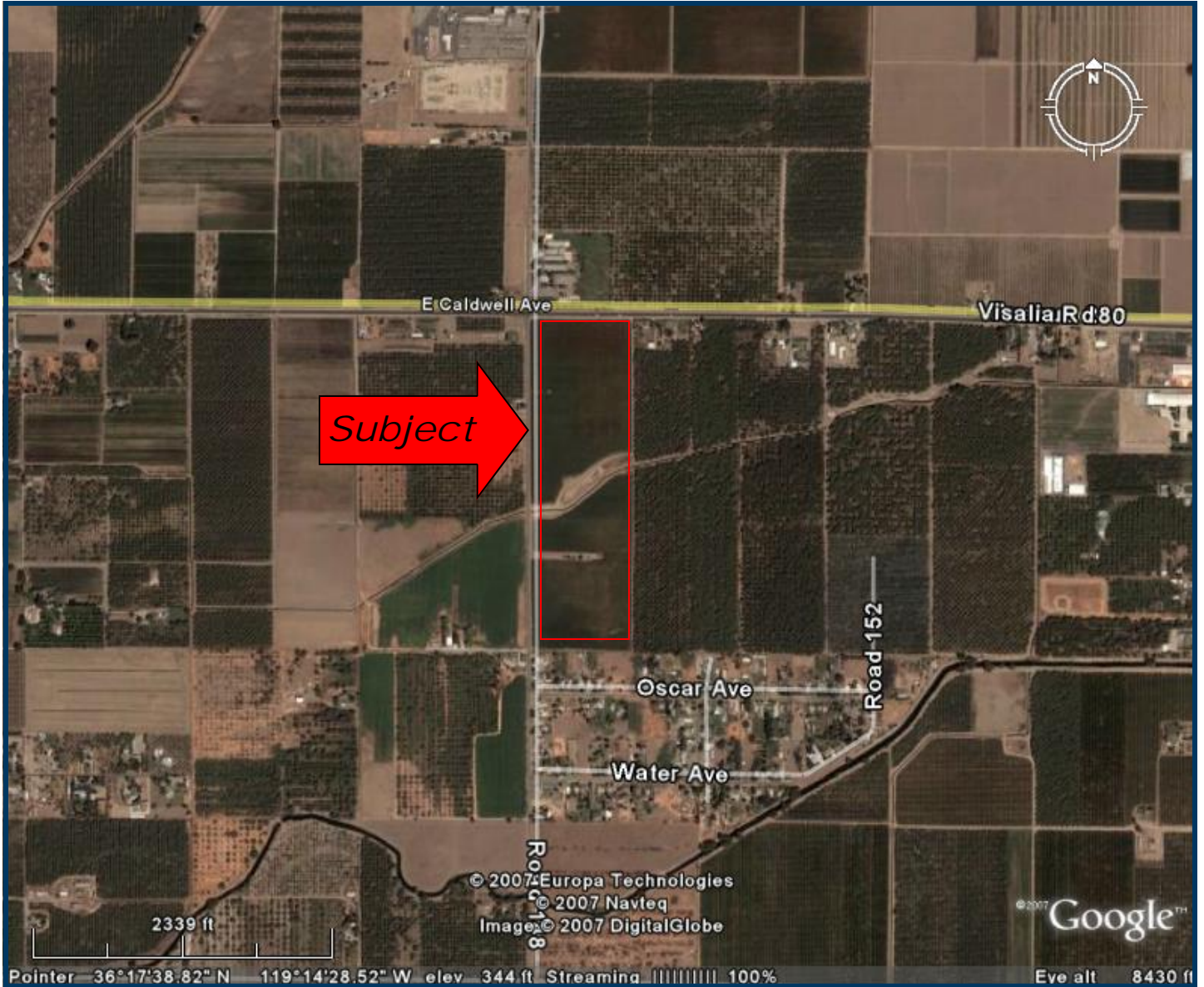


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Aerial Photo of Property



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