

# 12394 Ave 184 Tulare

Tulare County, California

\$31,540,800 | 1,051.00 Acres

12394 Ave 184  
 Tulare, California

7 total parcels @ 1,051.36 acres of producing almonds, pistachios, and grapefruit located within the Lower Tule River Irrigation District. The majority of the ranch is planted to almonds, established in 2014 at 22' x 14' spacing, consisting of approximately 50% Nonpareil, 25% Monterey, and 25% Wood Colony varieties.



## PROPERTY HIGHLIGHTS

- 7 contiguous parcels totaling ±1,051.36 acres of producing permanent crops
- Located within the Lower Tule River Irrigation District
- Diverse crop mix including almonds, pistachios, and grapefruit

Almond Orchard (Majority of Ranch):

- Planted in 2014 at 22' x 14' spacing
- Variety mix approximately:
  - 50% Nonpareil
  - 25% Monterey
  - 25% Wood Colony



**BRANDON KEHOE**

REALTOR®  
 BRE# 02252473

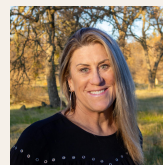
Cell: (559) 310-6483  
[bkehoe@caoutdoorproperties.com](mailto:bkehoe@caoutdoorproperties.com)



**ED PERRY**

Real Estate Agent  
 BRE# 02083581

Cell: (916) 517-9969  
[outdoorprop@yahoo.com](mailto:outdoorprop@yahoo.com)



**JANET DELEO**

Real Estate Agent  
 BRE# 02108215

Office: (707) 455-4444  
 Cell: (209) 304-2495  
[janetcaoutdoorprop@gmail.com](mailto:janetcaoutdoorprop@gmail.com)



**JEREMY PABST**

Real Estate Agent  
 BRE# 02169038

Cell: (209) 304-7137  
[jpabstrealtor@gmail.com](mailto:jpabstrealtor@gmail.com)