

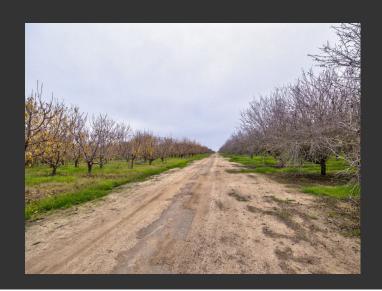
## Avenue 48 & Road 168, Earlimart

Tulare County, California

\$4,800,000 | 160.00 Acres

Avenue 48 & Road 168 Earlimart, California

±160-acre diversified ag property in the Delano-Earlimart Irrigation District, consisting of ±80 acres of almonds and ±80 acres of cherries, both planted in 2016. Features micro-sprinkler irrigation, sand media filtration, on-site reservoir, residence, and shop—offering scale, crop diversity, and strong infrastructure in a proven farming region.



## PROPERTY HIGHLIGHTS

- ±160 acres of diversified permanent crops
- Two ±80-acre blocks in the Delano-Earlimart Irrigation District
- Almonds & cherries planted in 2016
- Almond varieties: Nonpareil, Monterey & Aldrich
- Micro-sprinkler irrigation with filtration & on-site reservoir
- Includes residence and shop







BRANDON KEHOE
REALTOR®
BRE# 02252473
Cell: (559) 310-6483
bkehoe@caoutdoorproperties.com



ED PERRY
Real Estate Agent
BRE# 02083581
Cell: (916) 517-9969
outdoorprop@yahoo.com



JANET DELEO
Real Estate Agent
BRE# 02108215
Office: (707) 455-4444
Cell: (209) 304-2495
janetcaoutdoorprop@gmail.com



JEREMY PABST Real Estate Agent BRE# 02169038 Cell: (209) 304-7137 jpabstrealtor@gmail.com