

Ave 32 & Road 192, Delano

Tulare County, California

\$8,640,500 | 314.20 Acres

Ave 32 & Road 192
Delano, California

Approximately 314 acres of prime Central Valley farmland offering a rare large-scale investment opportunity. Formerly an almond orchard, the land has been cleared and is being prepared, creating a wide-open canvas for replanting, crop conversion, or long-term agricultural ownership.



PROPERTY HIGHLIGHTS

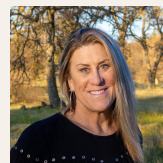
- ±314 acres of large-scale Central Valley farmland
- Former almond orchard with trees removed; land cleared and in process, offering a clean slate for redevelopment or replanting
- Premium Class I soils (Hanford & Nord sandy loam) with a 100% Storie Index
- Located within the Delano-Earlimart Irrigation District
- High-capacity 1,100-ft deep well (drilled 2015) producing approximately 2,000 GPM



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