

# Ave 48 & Valente Rd, Earlimart

Tulare County, California

\$9,147,450 | 140.73 Acres

Avenue 48 & S Valente Road  
Earlimart, California

±140.73 acres located directly off Highway 99, consisting of four parcels with a diverse mix of agricultural, residential, and commercial zoning. The property includes 77.16 acres of producing almonds planted in 2004 with micro-sprinkler irrigation and a balanced mix of Nonpareil, Monterey, and Fritz varieties.



## PROPERTY HIGHLIGHTS

- ±140.73 total acres
- Prime location directly off Highway 99
- Four parcels included in sale
- APNs: 315-010-004-000, 315-010-009-000, 315-010-010-000, 315-010-011-000
- Multiple zoning designations: AE-40, R-1, R-3, C-2-MU
- Located within Earlimart Public Utilities District
- Located within Delano-Earlimart Irrigation District
- 77.16 acres of producing almonds
- Almonds planted in 2004



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