Listing ID: Tulare #5420

Description:

40 acres open ground for lease between Tulare and Visalia. Easy access to Highway 99, has access to both district canal and well water. Great soils perfect for farm to table operation. Previously used for nursery stock production, neighboring properties have grapes, walnuts, pistachios and other crops. Owner is open to longer term leases. There is a residence on the property that is not currently habitable, however owner may be open to an arrangement where tenant would make improvements on residence to live on property.

Current Use of Property: Not farmed

Current farming practices on property: Conventional

Building and Infrastructure: Older house and Garage, needs extensive repair to be livable

Available farm machinery, if any: None

Known Environmental Hazards: None known

Acres Available for Lease or Purchase: 40

County: Tulare

Land Suitable For: Forage crops; Goats/Sheep; Grains; Market garden; Orchard; Other; Pasture; Poultry/Fowl; Row crops; Vineyard; Berries; Flowers

Landowner's preferred business arrangement: Lease; Cropshare

Soil Quality and Type: Forage crops; Goats/Sheep; Grains; Market garden; Orchard; Other; Pasture; Poultry/Fowl; Row crops; Vineyard; Berries; Flowers

Landowner is willing to advise or mentor the tenant farmer: Yes

On-site Housing is Available: Yes