

ASKY ALMONDS | 14899 AVENUE 295, VISALIA, CA 93292

Executive Summary



SALE PRICE

\$1,600,000

OFFERING SUMMARY

Lot Size: 40.63 Acres

Zoning: AE 20

Price / SF: \$0.90

PROPERTY OVERVIEW

This young Almond orchard just is coming into production. Independence variety, Nemaguard rootstock, planted 2019, 21'x14' spacing. Proximity adjacent to City of Visalia may provide future long-term appreciation. Trees are irrigated via a drip system with sand media fillers.

PROPERTY HIGHLIGHTS

- 2yr old Independence Almonds
- Orchard on Drip Irrigation
- Adjacent to City of Visalia - Path of development

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Additional Photos



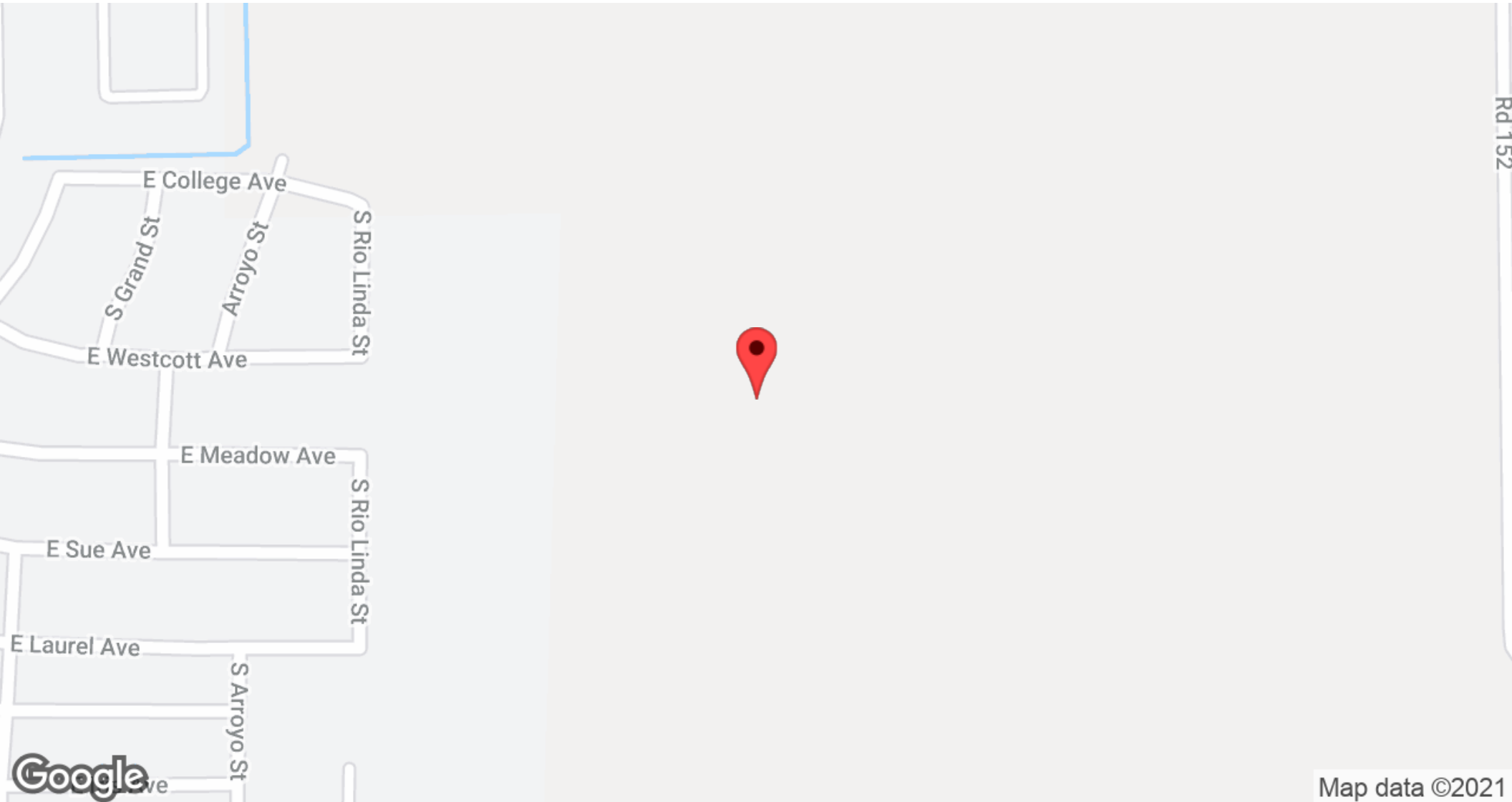
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Location Map



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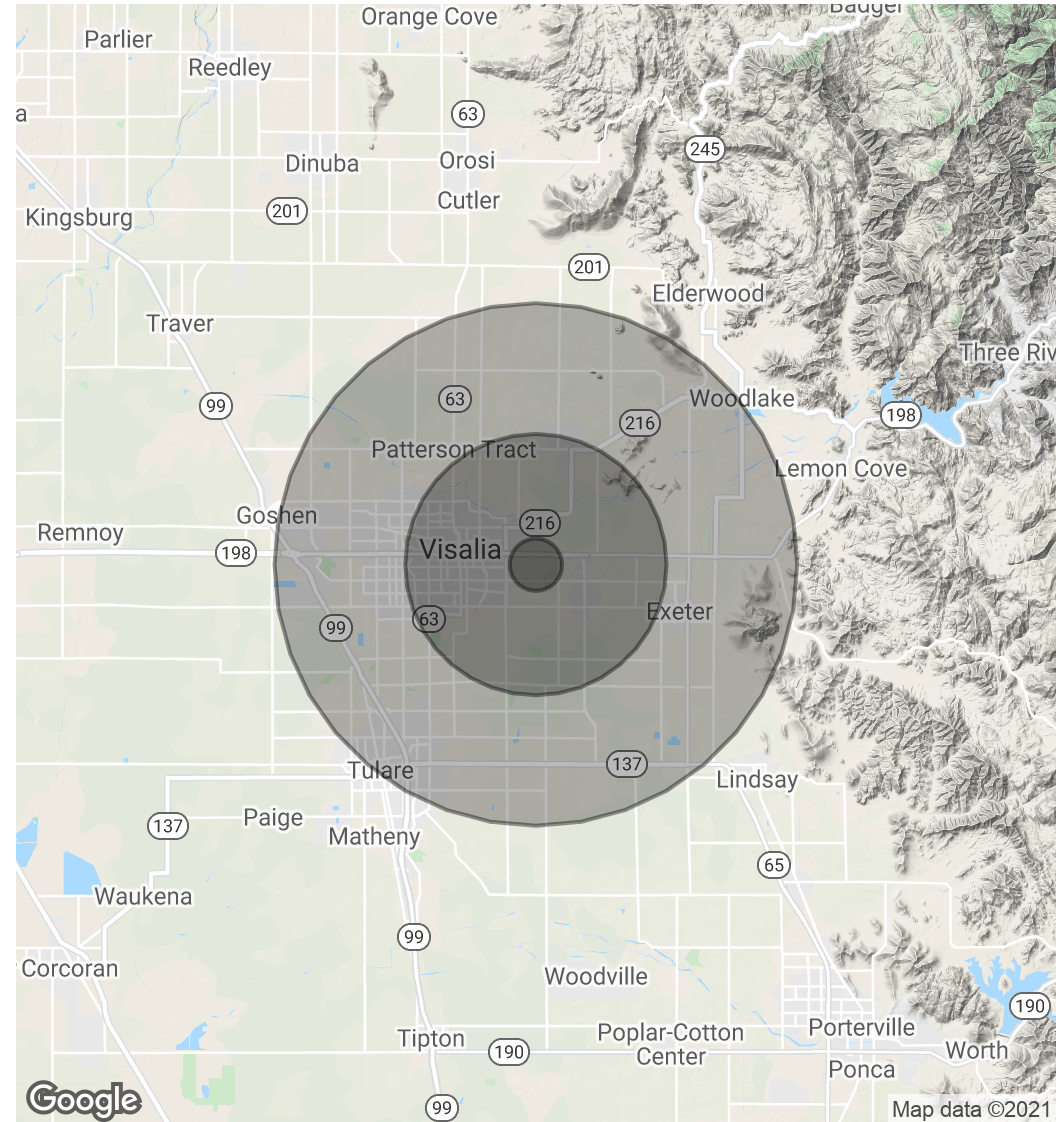
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,919	78,672	194,472
Average age	30.8	29.0	31.3
Average age (Male)	30.1	28.4	30.7
Average age (Female)	33.8	30.8	32.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	934	23,554	61,985
# of persons per HH	3.1	3.3	3.1
Average HH income	\$68,202	\$60,112	\$65,574
Average house value		\$249,917	\$278,567

* Demographic data derived from 2010 US Census



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