



# Almond Orchard FOR SALE

160 Acres • Tulare County, Ca



## **Property Highlights**

- Young Orchard
- Desirable Growing Area
- Two Sources of Water

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### Property Profile

Location	The property is located on the North Side of Avenue 152 approximately ½ mile west of Road 112 and 1 mile east of Pratt Street, northwest of Tipton, CA.
Acres	160 Gross Acres
Tulare County Assessor Parcel Number	228-170-006
Legal Description	The Southwest ¼ of Section 25 T. 21S R.24E
Zoning	Agriculture
Plantings	Varieties include 50% Non Pareil and 50% Monterey all on Nemaguard Rootstock. Approximately 39+/- Acres were planted in January 2010 and the 119+/- acres were planted in January 2011.
Production	Contact listing agent for production history
Water	The property lies within and receives water from the Lower Tule Irrigation District via a turnout located along the north boundary of the property where water is able to gravity flow into the reservoir. In addition, there are three (3) deep wells located on the property with electric motors ranging from 125 hp to 250 hp that feed into the reservoir. A filter station consisting of six (6) filter tanks and a 50 hp electric booster pump is located adjacent to the reservoir that supplies water throughout the orchard via fan jet irrigation system.
Soils	Colpien Loam, 0-2% Slopes, Class I Biggriz-Biggriz, Saline-Sodic, complex, 0-2% Slopes, Class II
Asking Price	\$6,080,000 (\$38,000 Per Acre). All cash or terms acceptable to the Seller. Buyer to reimburse Seller for cultural costs incurred towards the 2019 crop commencing November 1, 2018 up to the close of escrow.

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### Assessor's Parcel Map

#### DISCLAIMER

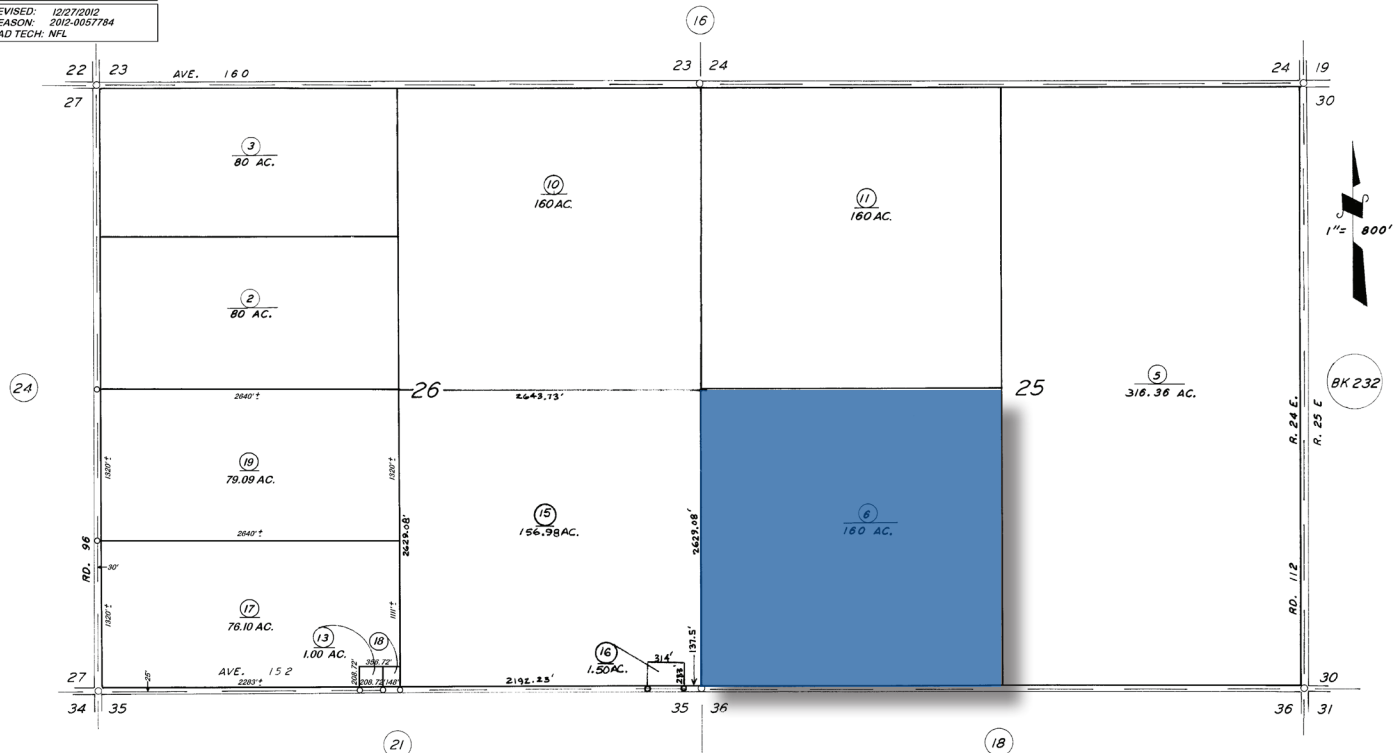
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REVISED: 12/27/2012  
REASON: 2012-0057784  
CAD TECH: NFL

SEC'S. 25 & 26, T. 21 S., R. 24 E., M.D.B. & M.

TAX CODE AREA 228 - 17

147-001



VICINITY OF TIPTON  
ASSESSOR'S MAPS BK. 228, PG. 17  
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of location is expressly made a part of the contract, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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## Property Photos





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## Ranch Map





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### Soils Map



USDA  
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

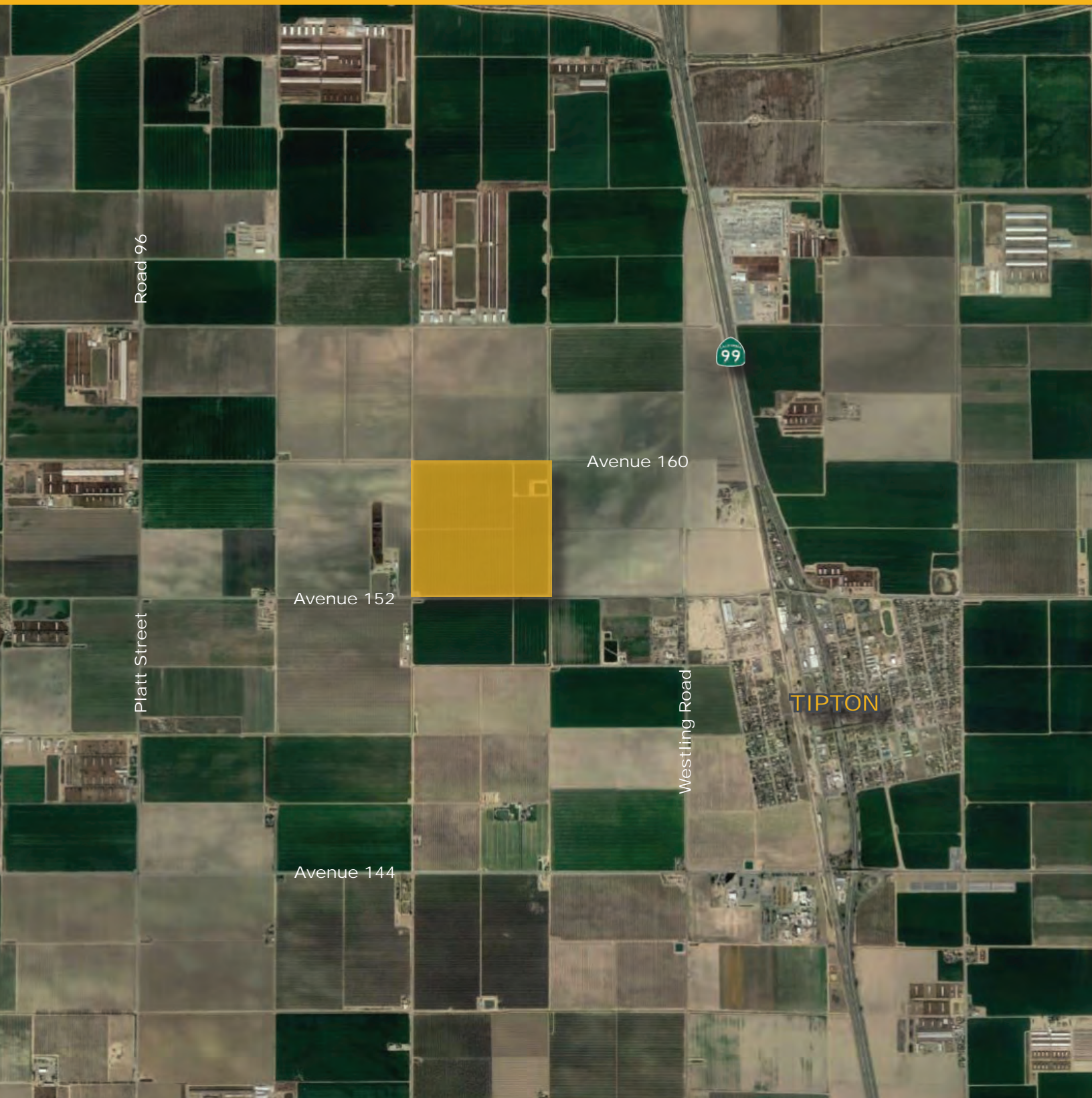
10/2/2018  
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## Aerial Map





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## Location Map

