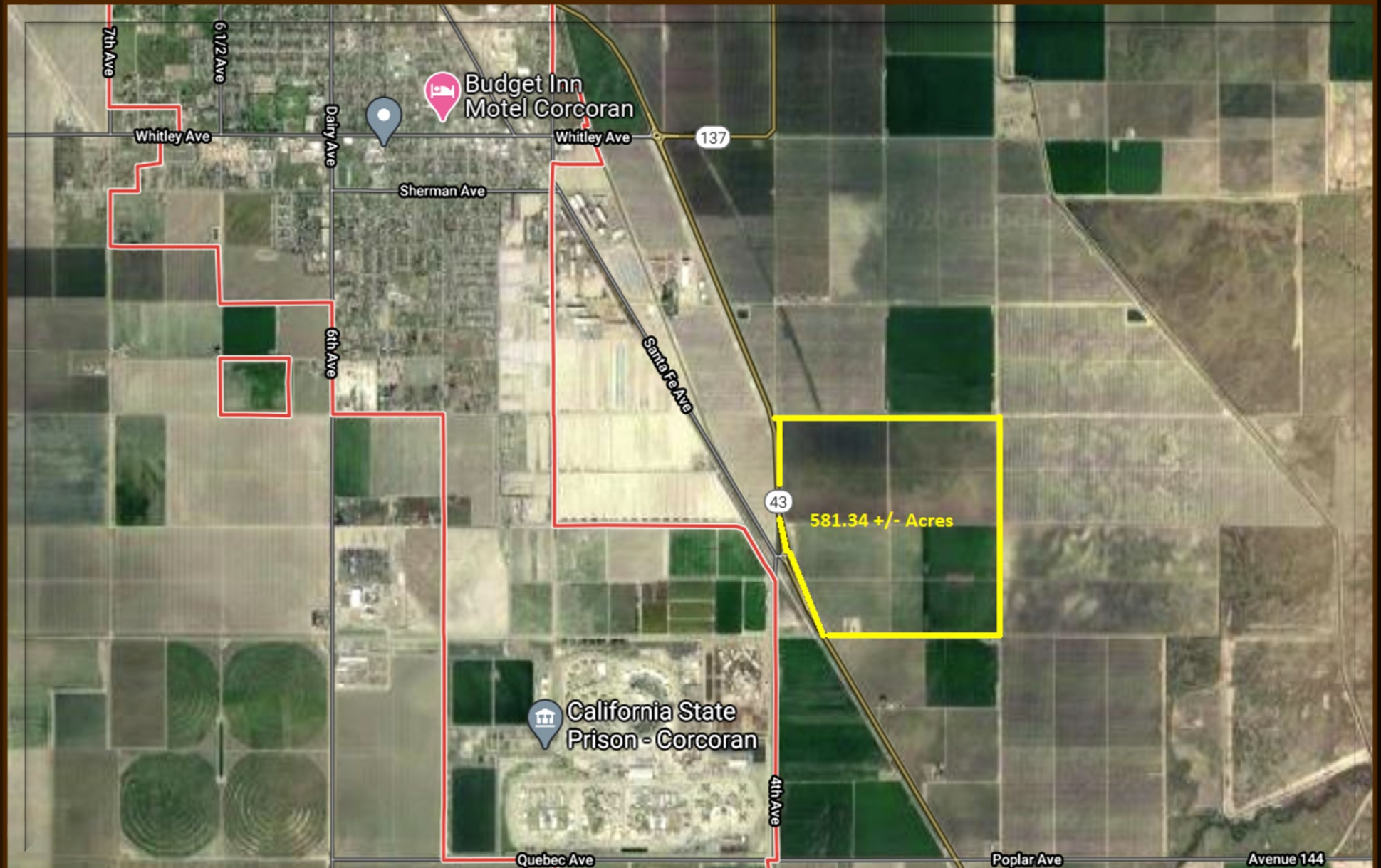


FOR SALE

582.73 +/- ACRES - ROW CROP
CORCORAN CA.

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909



582.37 +/- Acres Row Crop
PRICE: \$ 11,065,030.00 / \$ 19,000.00 Per Acre

Manuel Ortiz
Diversified Real Estate

Ph. 559.972.0909

APN: 200-230-002 (582.73 +/- Acres)

List Price: \$ / \$ 11,065,030.00 / \$19,000 Per Acre

Marketing Notes: Great opportunity of acreage this size within and receiving a second source of water from the Lower Tule River Irrigation District. Great Investment property ready to plant ideally Pistachios or Almonds your way. Plenty of water serviced by 5-Wells & 2 Irrigation pumps. Fully pipelined. Soil Map attached on following pages.

Notes: Owner has been farming this ranch himself for 30 + years, no leases or contracts are in Place. Owner has applied Gyp & Sulfur every three years with spot treatments also. 20 tons of manure have also been applied over the last ten years.

Location: South of Corcoran Ca. on Hwy 43.to Equipment yard, **2- Miles** south of Whitley Ave (Hwy 137) on the eastside of Hwy 43 or **1.6 Miles** North of Ave 144 (Hwy190) property is on the eastside of the road.

Field Type: Row Crop/ Open Land

Crops Grown: Cotton, Corn, Alfalfa, Wheat, Black Eye Beans

Neighboring Crops: Pistachios, Almonds, Cotton, Corn, Wheat, Alfalfa, Black Eye Beans.

Pumps: 5 Pumps Driven by diesel motors and 200 HP Gear Heads

Wells: Well logs available wells 398' to 450'

Irrigation District: Lower Tule River Irrigation District.—Yes receives water from Tule Irrigation District by 2 ditch pumps. One 25 hp & One-10 hp.

Tule Irrigation District SGMA:

* Highspeed Rail plans to go through the property. Call for information Ph. 559.972.0909

* Airport landing lights go through the property. Boswell has a right of way.

* Terms: 1031/ Cash

.Disclaimer: The Information being provided was obtained from sources deemed to be reliable. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on the information provided. All map lines are only estimate. Your advised to have corners marked by a licensed surveyor.

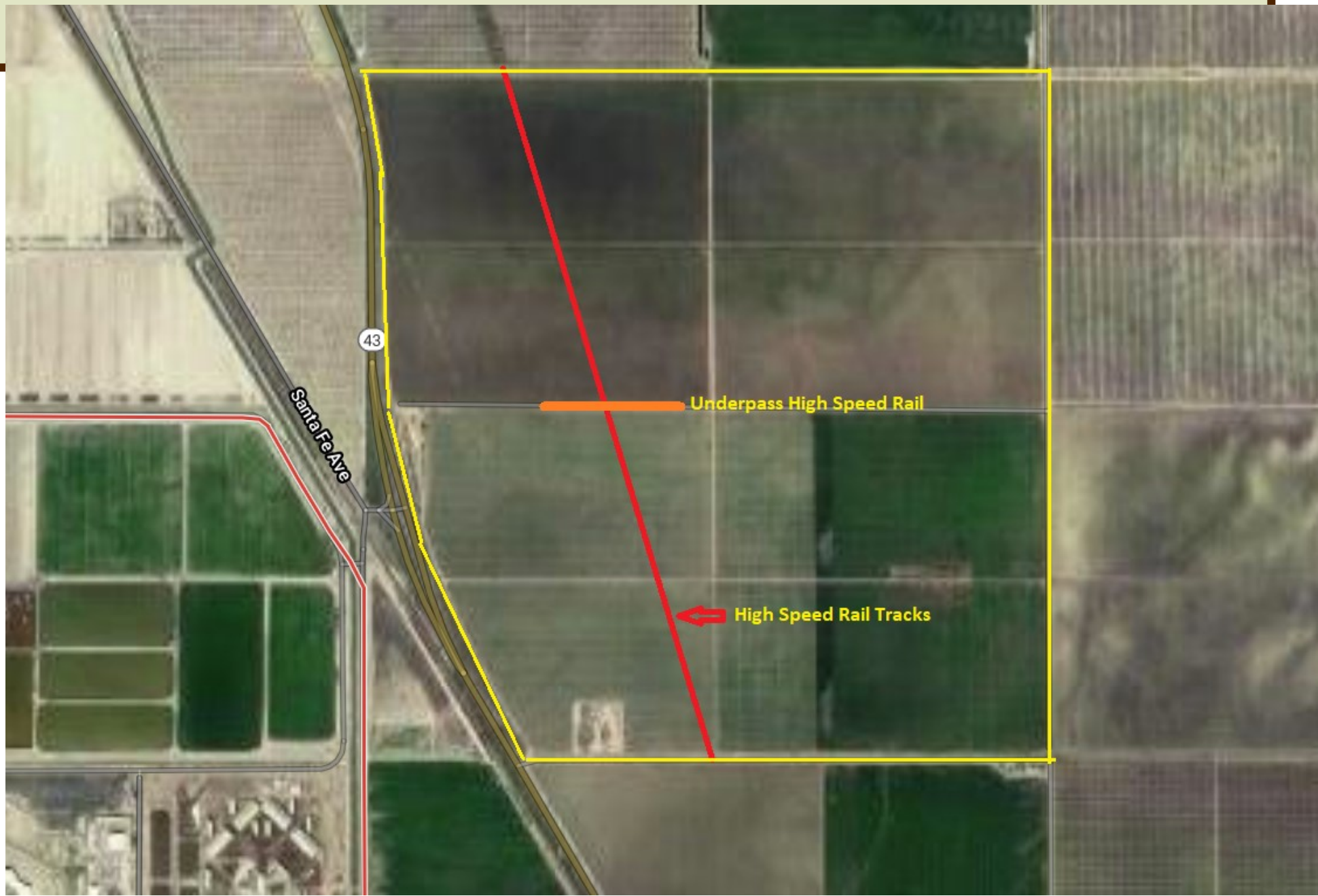
FOR SALE

**581.34 +/- Acres
CORCORAN CA.**



581.34 +/- Acres Row Crop—Pumps





APN 200-230-002 596.65 acres

SOILS REPORT

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0117 Gambogy loam, drained, 0 to 1 percent slopes	1	2	4	38	452.067	77.21
	1123 Grangeville fine sandy loam, saline-sodic, 0 to 1 percent slopes	1	2	4	47	133.410	22.79
Total Acres:						585.476	

