

TERRA BELLA PISTACHIOS

Tulare County, California

40.00± Acres

\$550,000
(\$13,750/Acre)

PRICE REDUCED



- Producing Pistachios
- On-site Ag Well and Reservoir
- Young Trees



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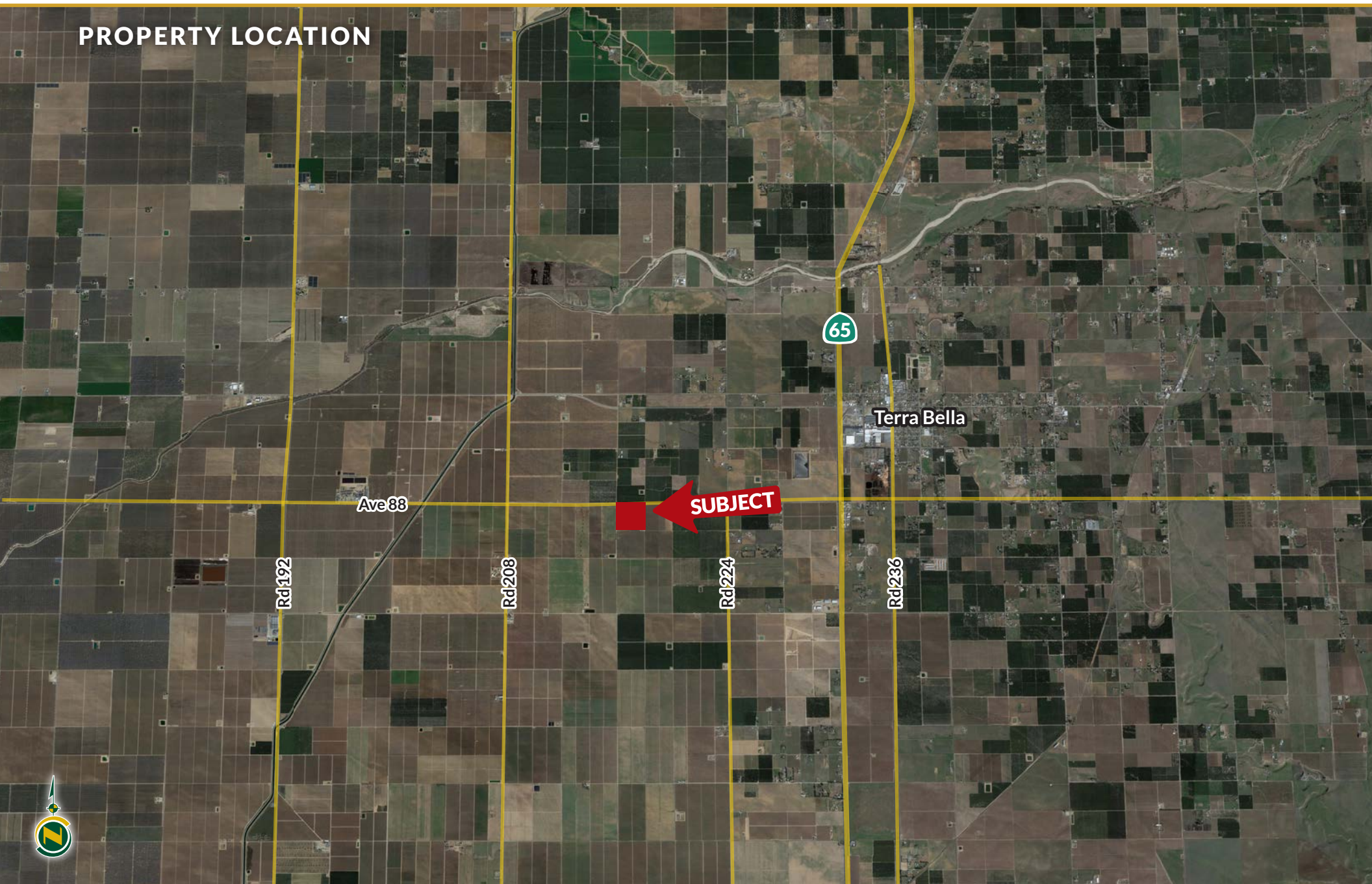


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PROPERTY LOCATION



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Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a nicely farmed 40± acre pistachio ranch planted to mature Kerman varieties.

LOCATION

The property is located on the south side of Avenue 88, approximately ¾ miles west of Road 244, southwest of Terra Bella, California.

LEGAL

Tulare County APN 320-010-006.

ZONING

AE-20 (20 acre minimum).

PLANTINGS

The ranch is planted to Kerman pistachios on Pioneer Gold rootstock. The east half was planted in 1988 and the west half was planted in 2014, both on a 22'x15' spacing.

WATER

The property is irrigated by two shared pumps, one well and reservoir that is located on the southeast corner of the ranch. The second well and filter site is fenced and gated. The pump is a 100±HP turbine pump. The trees are irrigated by a single fan-jet line and double drip line system. The property is located in the Eastern Tule GSA.

SOILS

San Joaquin loam, 0 to 2% slopes
Exeter loam, 0 to 2% slopes
Centerville clay, 0 to 2% slopes

PRICE/TERMS

The asking price is \$550,000 (\$13,750 per acre).



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PROPERTY OVERVIEW

Block 1B
Kerman
22'x15'
2,548± trees
2014

Block 1A
Kerman
22'x15'
2,430± trees
1988

Reservoir



Well



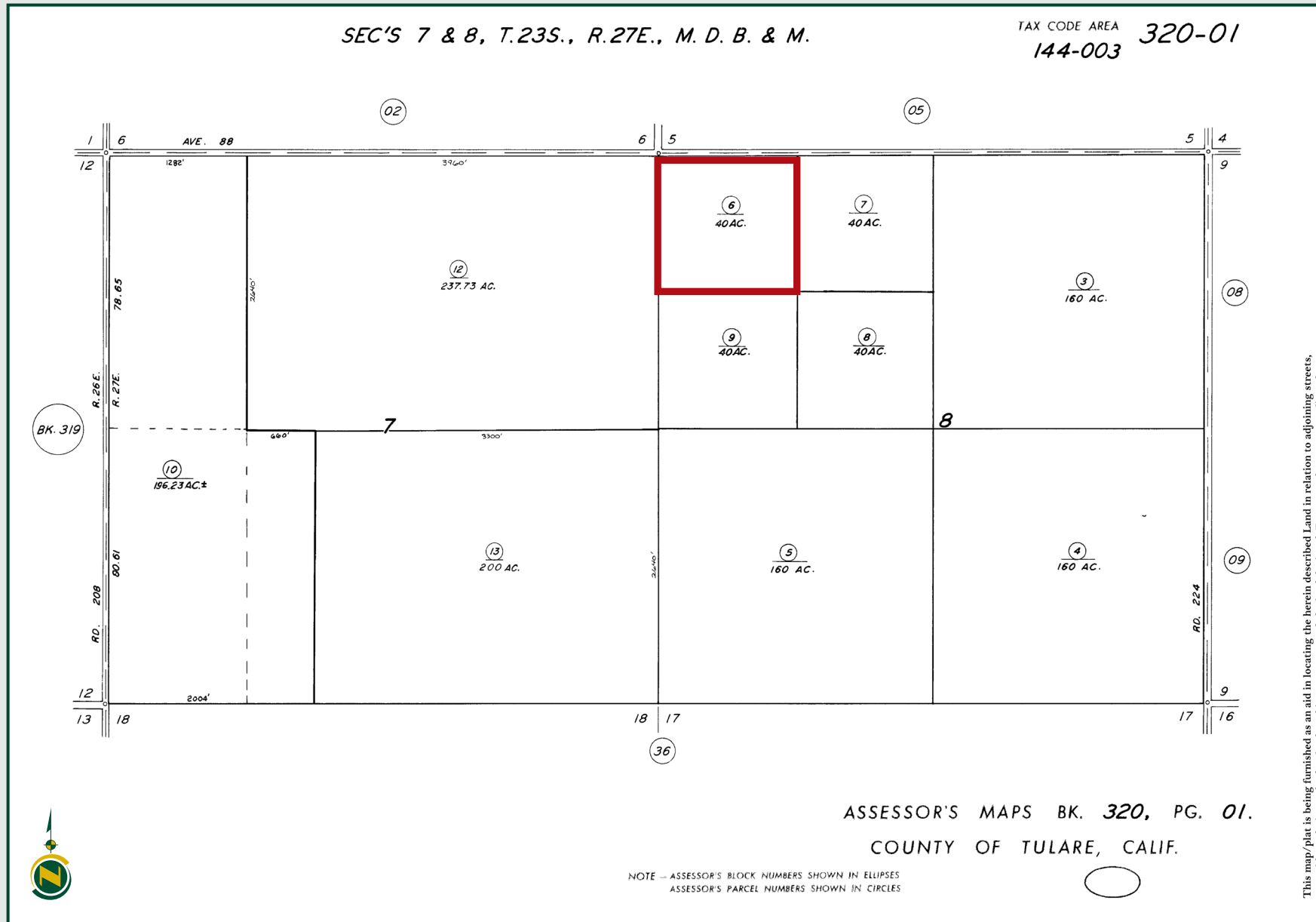
SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent AOI
106	Centerville clay, 0 to 2 percent slopes	Grade 4 - Poor	21.5%
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	37.8%
135	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	40.7%
Totals for Area of Interest			100.0%

PARCEL MAP



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PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.