

VIRGINIA RANCH

537.83± ACRES | TULARE COUNTY, CALIFORNIA

\$1,882,405

(\$3,500/Acre)



PROPERTY HIGHLIGHTS

- ALPAUGH IRRIGATION DISTRICT
- CONTIGUOUS PARCELS
- EXISTING FILTER & IRRIGATION SYSTEM



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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Fresno, CA 93711
559.432.6200

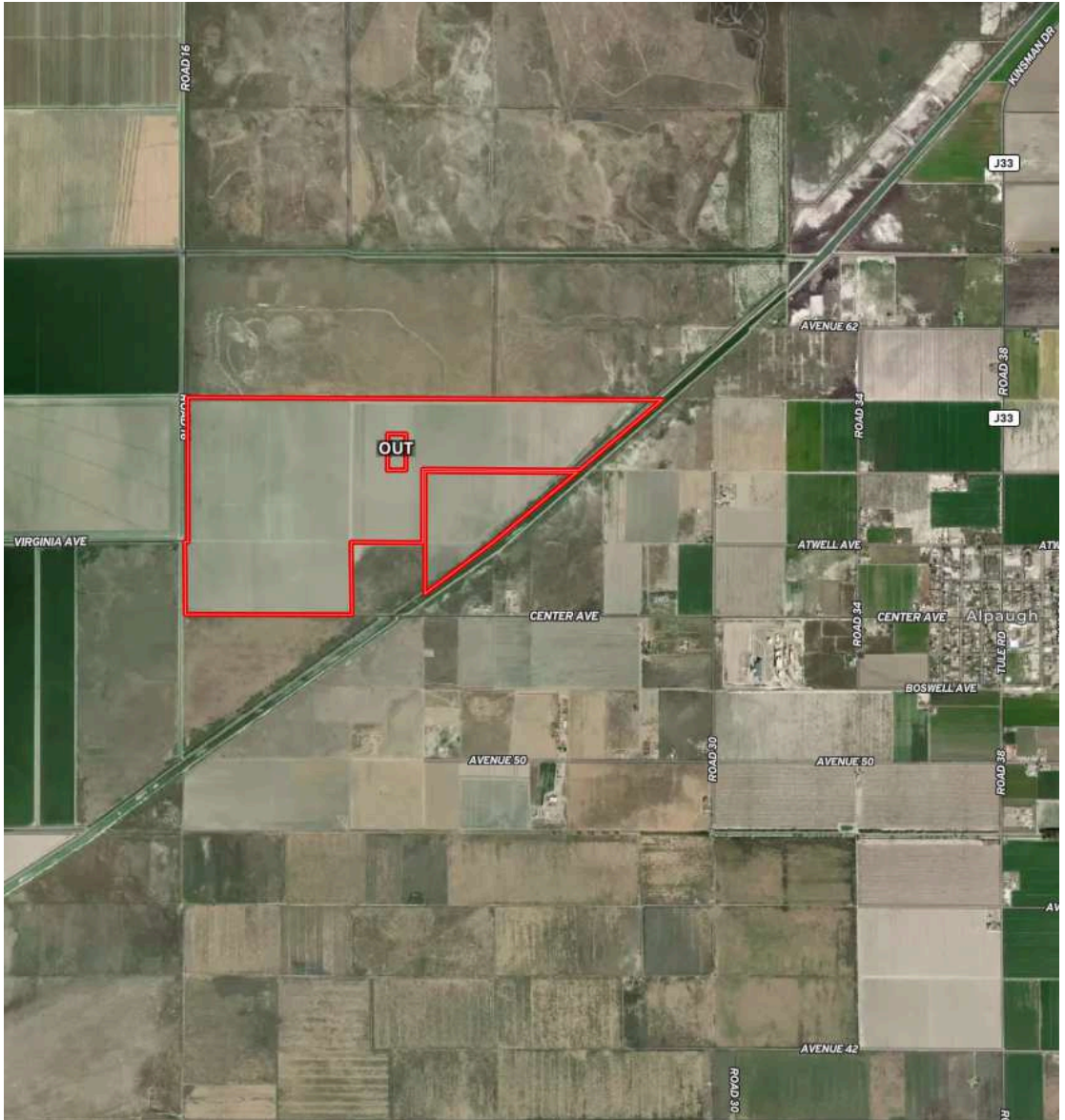
VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This 537.83± acre ranch is split into 21 contiguous parcels located in Alpaugh, California.

LOCATION

The property is located on the northeast corner of Avenue 54 and Road 16, Alpaugh, CA 93201.

ZONING

Zone AE-40 (Agricultural Exclusive – 40 acres). The property is located within the Williamson Act.

WATER

The property receives water through the Alpaugh Irrigation District. There is a 250 HP diesel lift pump.

BUILDINGS

None.

PLANTINGS

Pistachios are not being farmed.

PRICE/TERMS

\$1,882,405 (\$3,500/acre) cash at close of escrow.

*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.

POLICY ON AGENT COOPERATION

SOILS INFORMATION

Soil Map Key

Map unit symbol	Map unit name	Rating
12R	Heaven clay, partially drained	Grade 2 - Nonagricultural
12B	Heaven silty clay, drained, 0 to 1 percent slopes	Grade 3 - Very Poor
14D	Woodsburg silt loam, partially drained, 0 to 2 percent slopes	Grade 4 - Poor



PARCEL INFORMATION

LEGAL


Tulare County APN's: 311-310-001, 002, 003, 004, 005, 006, 007, 011 & 012; 311-320-004, 006, 007, 008, 009 & 010 and 311-340-001, 002, 003, 004, 013 & 014. Located in portions of Sections 29, 30 & 31, Township 23S, Range 23E, M.D.B.&M.



OTHER INFORMATION







PISTACHIOS ARE NOT BEING FARMED



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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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