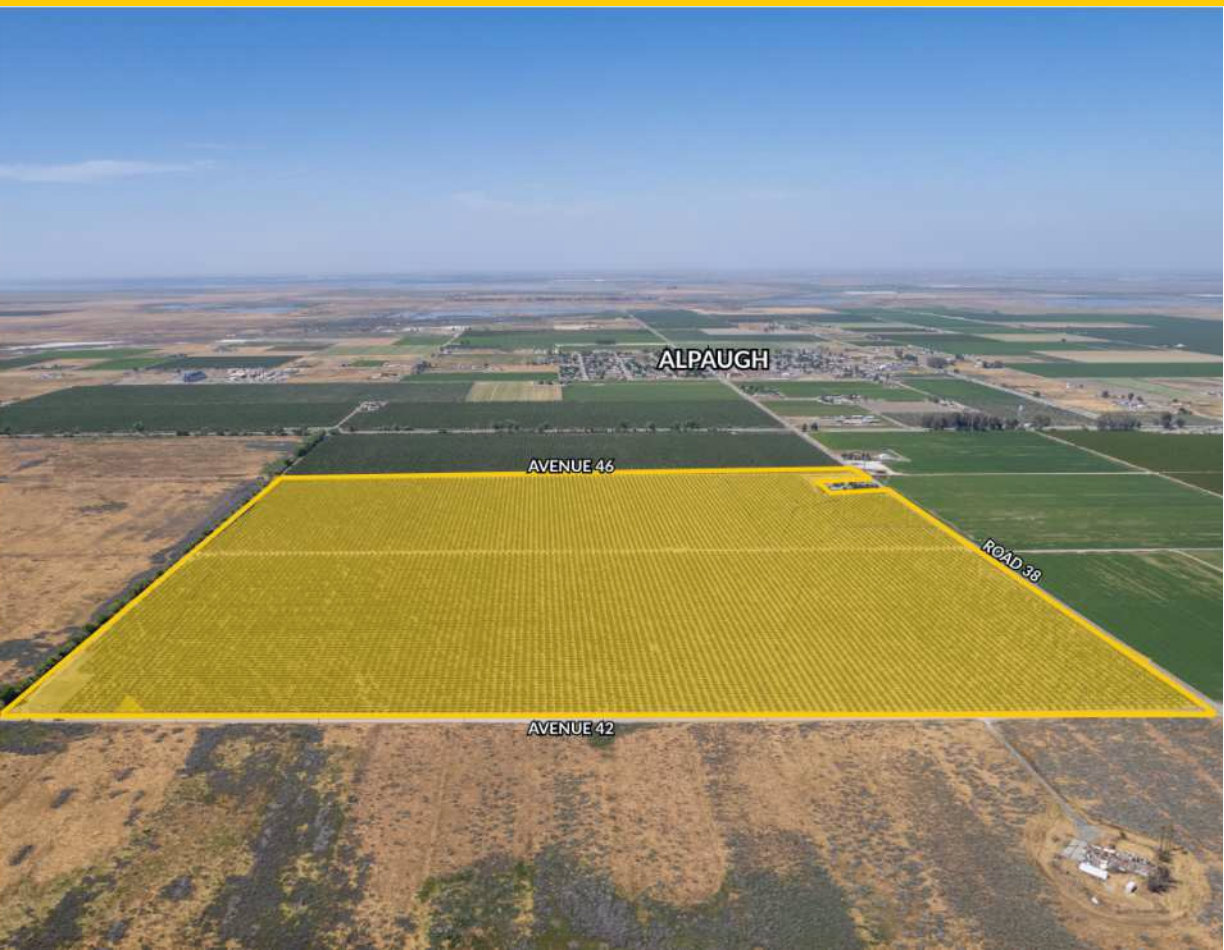


MITCHELL RANCH

159.23± ACRES | TULARE COUNTY, CALIFORNIA

\$557,305

(\$3,500/Acre)



PROPERTY HIGHLIGHTS

- ATWELL ISLAND IRRIGATION DISTRICT
- 40 HP PUMP & WELL (UNKNOWN CONDITION)
- GOOD ACCESS ALONG ROAD 38
- EXISTING FILTER & IRRIGATION SYSTEM



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FRESNO

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559.432.6200

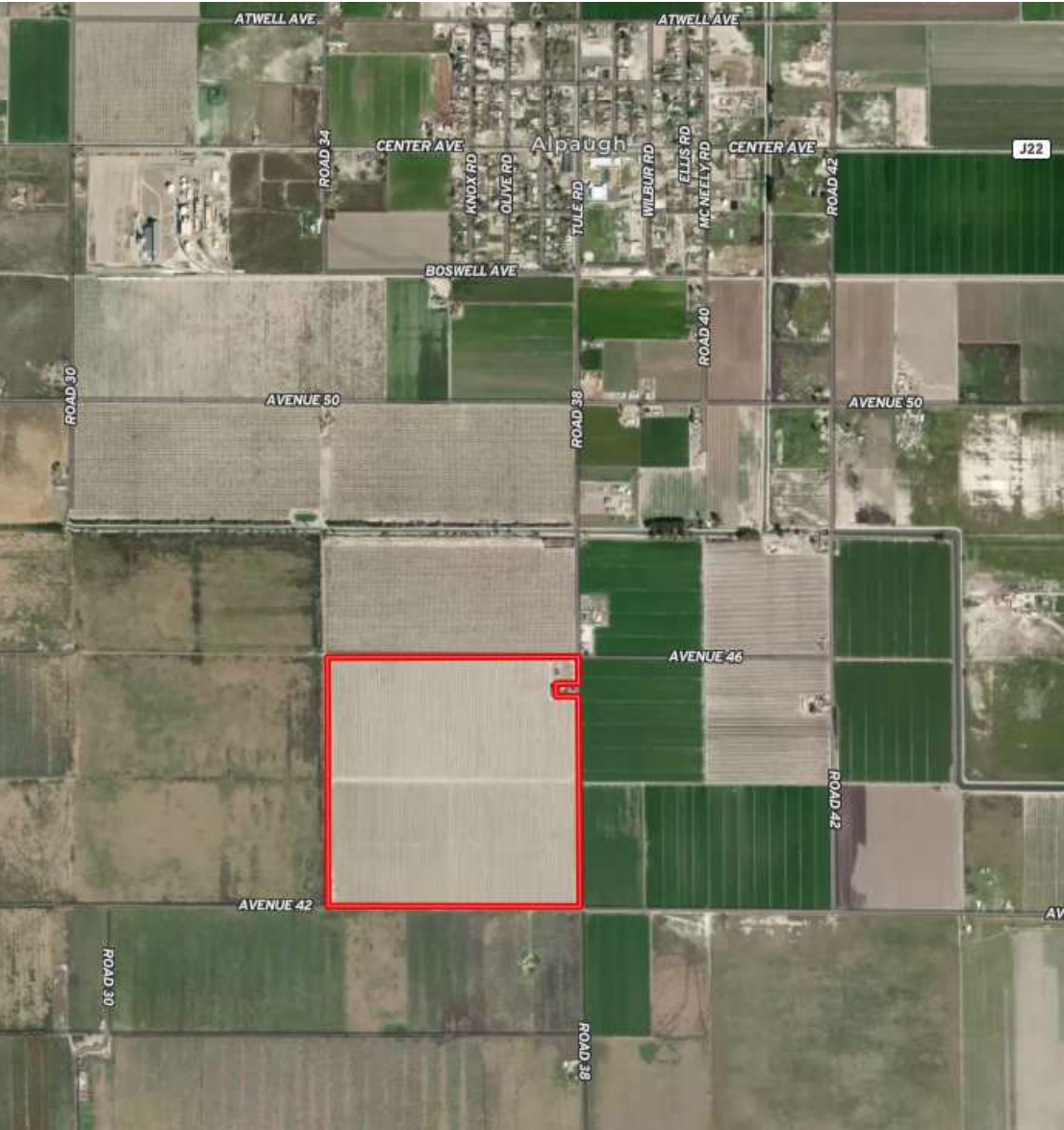
VISALIA

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

159.23± acres available for sale in Alpaugh, California. The sellers have another 537± acre property listed for sale just northwest of the property called the Virginia Ranch.

LOCATION

The subject property is located on the southwest corner of Avenue 46 and Road 38. Property Address: 4595 Rd. 38, Alpaugh, CA 93201.

ZONING

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

WATER

The property is in the Atwell Island Irrigation District and historically supplied water from Alpaugh Irrigation District. There is a 40 HP pump & well that was drilled in 2018 (condition unknown).

BUILDINGS

None.

PLANTINGS

Pistachios are not being farmed.

PRICE/TERMS

\$557,305 (\$3,500/acre) all cash at the 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







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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