



SCHUIL & ASSOCIATES
DIVERSIFIED REAL ESTATE

**97.54
Acres
Pistachios
&
Vines**



Price Reduction

5020 W. Mineral King Avenue, Visalia, CA 93291
559-734-1700 www.schuil.com





SCHUIL & ASSOCIATES

DIVERSIFIED REAL ESTATE

Pixley Farm

- Location:** Northwest corner of Avenue 104 and Road 136, Pixley, CA.
Just 2.5 miles east of Freeway 99 at the Pixley exit. (Road 136 is sometimes called Palm Street.)
- Size:** 97.54 Assessed Acres
- Legal:** APN 295-150-005, 016, 021, 022 and 023 - Tulare County
- Plantings:** Approximately 84 acres of pistachios planted in 2012.
The balance is planted to Thompson Vines planted in 1979.
- Water:** 100 HP pump. 740 deep well. Drip irrigation system.
Pixley Irrigation District.
- Buildings:** Small mobile home.
- Soil:** **Excellent Class 1 soils** - Akers-Akers Saline-Sodic,
Complex and Hanford Sandy Loam
- Price:** \$3,600,000
- Contact:** Michael Schuil
Cell: 559-859-0034
mike@schuil.com
CalBRE # 00798035

This information was obtained from reliable sources and is believed to correct, but it is not guaranteed.

Schuil & Associates 5020 W Mineral King Avenue, Visalia, CA 93291

(559) 734-1700 Fax: (559) 734-7848 www.schuil.com

Parcel Map

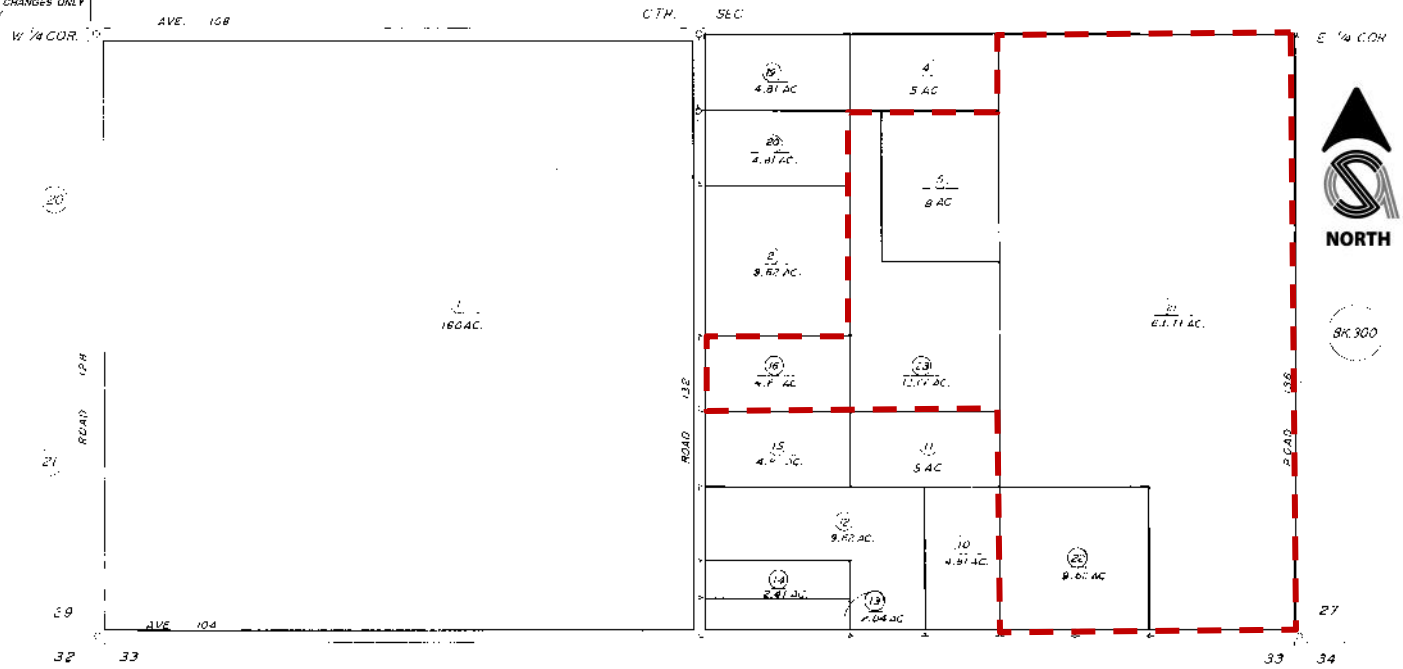


DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
MAY NOT COMPLY WITH STATE AND
LOCAL SUBDIVISION ORDINANCES. NO
LIABILITY IS ASSUMED FOR THE USE
OF THIS INFORMATION HEREON.

REVISED 08/07/14
REASON: TRAC CHANGES ONLY
CADD TECH RLW

S 1/2 SEC. 28, T.22S., R.25E., M.D.B. & M.

TAX CODE AREA **295-15**
124-001
124-011



BK. 295

ASSESSOR'S MAPS BK. 295, PG. 15.
COUNTY OF TULARE, CALIF.

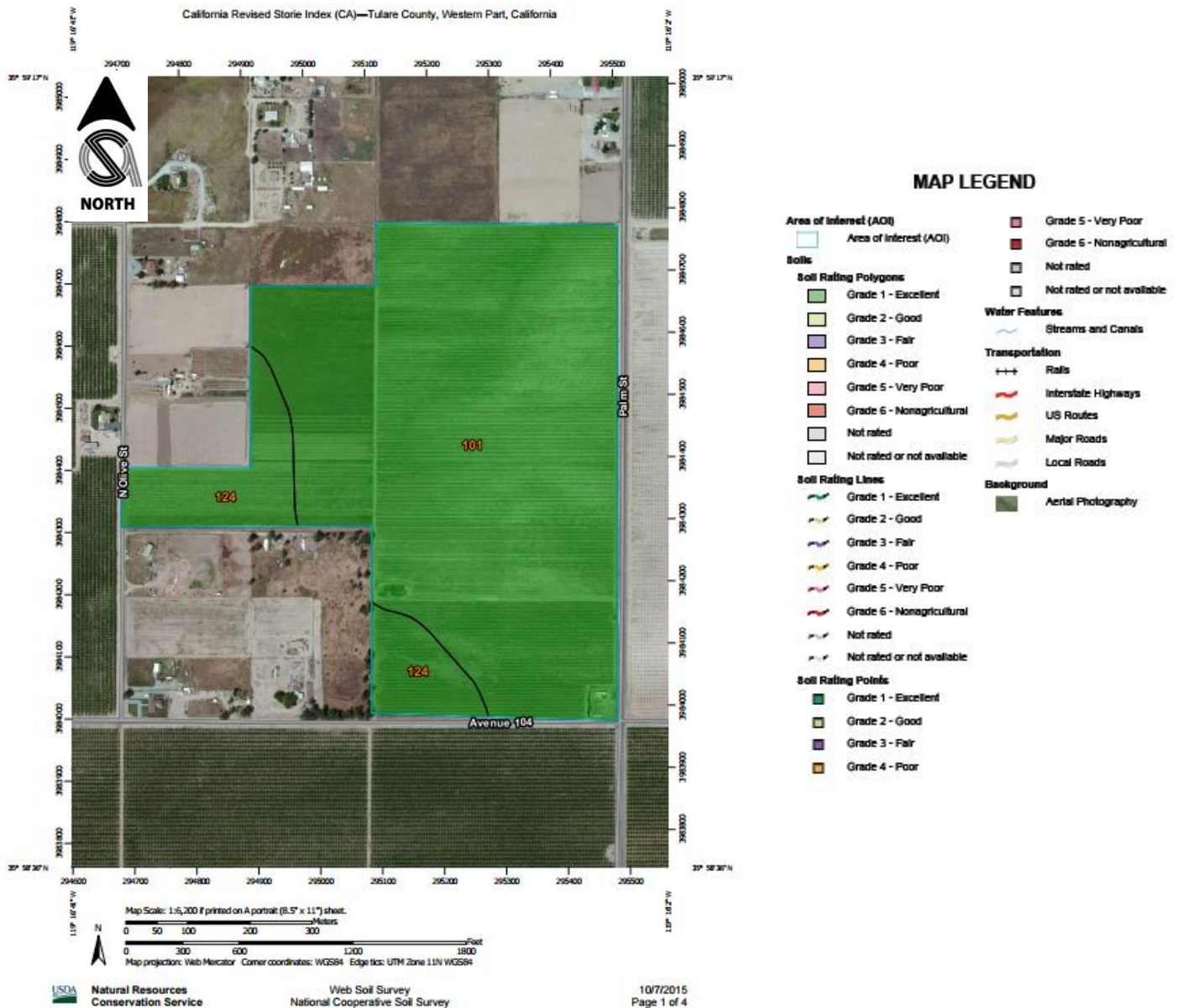
NOTE: ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



Schuil & Associates 5020 W Mineral King Avenue, Visalia, CA 93291

(559) 734-1700 Fax: (559) 734-7848 www.schuil.com

Soil Map



California Revised Store Index (CA)— Summary by Map Unit — Tulare County, Western Part, California (CA659)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
101	Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	Grade 1 - Excellent	Akers (60%)	86.7	85.6%
124	Hanford sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hanford (85%)	14.6	14.4%
Totals for Area of Interest				101.3	100.0%

Schuil & Associates 5020 W Mineral King Avenue, Visalia, CA 93291

(559) 734-1700 Fax: (559) 734-7848 www.schuil.com

