

# **FOR SALE**



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## **Avenue 16 Almonds**



**320.00± Acres  
Tulare County, California**

- Strong Soils
- Mature Almonds
- Tax Benefits
- Land to Assist with Mitigating SGMA

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CA DRE #00020875



# Avenue 16 Almonds

**320.00± Acres**

**\$4,250,000**  
**(\$13,281± Acre)**

**DESCRIPTION:**

This 320± acre offering is located near Delano, CA. The productive land is being farmed to 312± acres of almonds. This investment offers agricultural income, strong soils, tax benefits and land to help mitigate SGMA.

**LOCATION:**

Southwest corner of Avenue 16 and Road 120. Approximately 3.5± miles northwest of Delano, 50± miles north of Bakersfield, 157± miles north of Los Angeles and 244± miles south of Sacramento.

**LEGAL:**

According to the Tulare County website, the parcels are zoned AE-40 (Exclusive Ag) and are enrolled in the Williamson Act. APN's: 336-180-003, 004, 005 and 336-190-007. Located in the east 1/2 of Section 30, T24S, R25E, all in M.D.B.&M.

**SOILS:**

(California Revised Storie Index (CA)  
52.5± % (119) Gareck-Garces association, 0-2% slopes, Grade 2-Good  
27.5± % (127) Kimberlina fine sandy loam, 0-2% slopes, Grade 1-Excellent  
20.0± % (103) Atesh-Jerryslu association, 0-2% slopes, Grade 1-Excellent

**PLANTINGS:**

<u>Block</u>	<u>Variety</u>	<u>Year Planted</u>	<u>Spacing</u>	<u>Planted Acres</u>
1	33% Nonpareil, 33% Fritz, 17% Monterey, 17% Aldridge	1999	22' x 18'	78±
2	50% Butte & 50% Padre	1999	22' x 18'	77±
3	33% Nonpareil, 33% Fritz, 17% Monterey, 17% Aldridge	1999	22' x 18'	79±
4	50% Butte & 50% Padre	1999	22' x 18'	78±

**PRODUCTION:**

The 3 year average yield of all varieties is reported to be 2,253.17± lbs/acre.

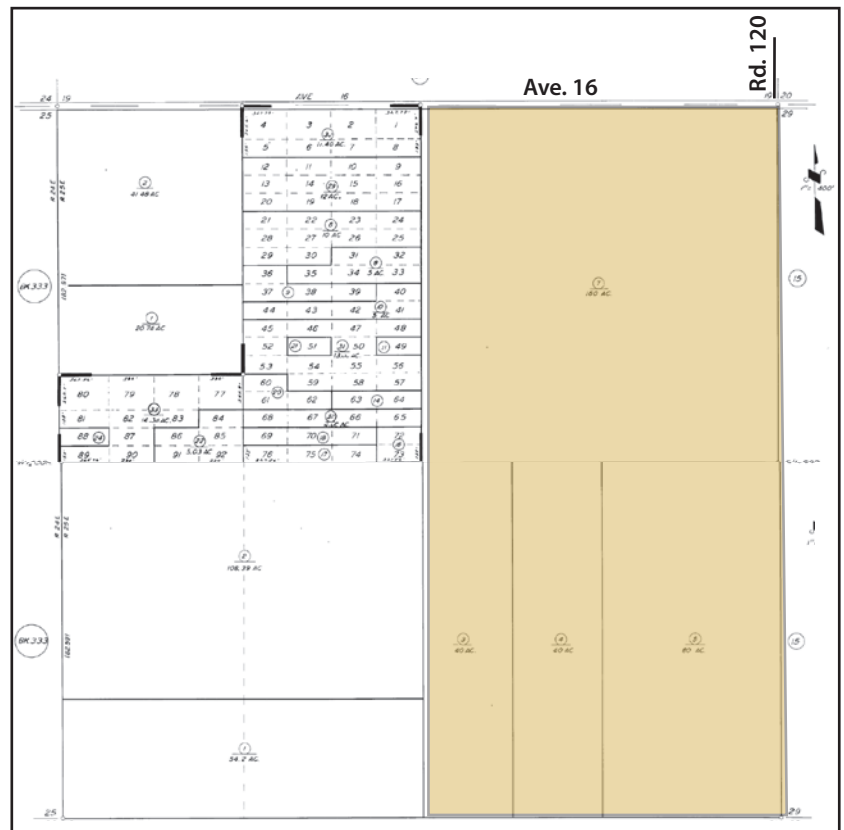
**WATER:**

The farm is irrigated with 2 wells powered with electric motors; one is 200 HP and the other is 300 HP. Pump tests completed 5/6/19 show a total output at 4,192± GPM from both wells. Additionally, there is a third well not in use, condition unknown. The property is located in the Tri-County Water Authority GSA, but is not located in a water district. The orchard is irrigated by a micro sprinkler system.

**PRICE/TERMS:**

\$4,250,000, or \$13,281± per acre, cash at close of escrow. The 2019 crop is negotiable.





### SOILS LEGEND

52.5% (119) = Gareck-Garces association  
0-2% slopes  
Grade 1 - Excellent

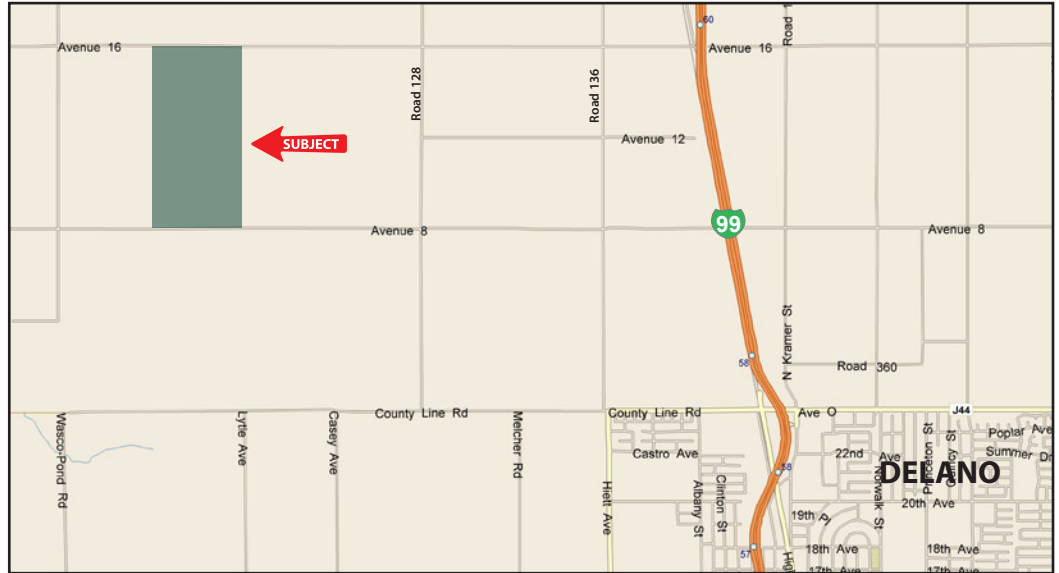
27.5% (127) = Kimberlina fine sandy loam  
0-2% slopes  
Grade2 - good

20.0% (103) = Atesh-Jerryslu association  
0-2% slopes  
Grade 1 - Excellent





## LOCATION MAP



## REGIONAL MAP



**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

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