

FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Alta I.D. Citrus, Pistachios & Open



**144.65± Acres
Tulare County, California**

- Alta ID and Ag Wells
- Mature Navels
- Young Pistachios
- Seller Financing Available

**Exclusively Presented By:
Pearson Realty**



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CA DRE #00020875



Alta I.D. Citrus, Pistachios & Open

144.65± Acres

\$3,500,000

DESCRIPTION:

Available for sale is a citrus and pistachio ranch located near the community of Seville, California, within Alta Irrigation District. The ranch is planted to approximately 93.35± acres of citrus, 10± acres of pistachios, and 37.5± acres of open ground.

LOCATION:

The ranch is located on the northeast corner of Road 156 and Avenue 376 east of the community of Seville, California.

LEGAL:

Tulare County APNs: 050-100-009, 017, 027 & 028.

****NOTE:** Parcel 017 and 027 are pending a lot line adjustment. Please see map. Zoning: AE-40.

Parcels 017, 027 & 028 are in the Williamson Act Contract.

PLANTINGS:

The ranch is planted to the following:

Acres	Variety	Year Planted
10.05±ac	Rush T.I. Navels	2004 & 2005
27.3±ac	Cara Cara Navels on C-35 rootstock	2000 & 2002
12±ac	Valencias	1997
44±ac	Fisher Navels, ½ on Carrizo, ½ on Troyer	1991
10±ac	Golden Hills Pistachios	2014
37.5±ac	Open Ground	

WATER:

The property receives irrigation water from four Ag wells and Alta Irrigation District with 75% entitlement. There are three additional wells to supplement frost protection. Additionally, there is a well owned by the neighbor on the subject property, however the pump has been removed and is not in use.

FROST CONTROL:

There are seven windmachines for frost control. Three windmachines are diesel and four are propane. The propane tanks are leased.

SOILS:

Predominantly Seville clay, 0 to 2 percent slopes.
San Joaquin loam, 0 to 2 percent slopes.

PRICE/TERMS:

The asking price is \$3,500,000. The growing crop is negotiable with reimbursement of farming expenses.

Seller financing is available with a 10 year note and 25% down. A prepayment penalty will apply.

ASSESSOR'S PARCEL MAP

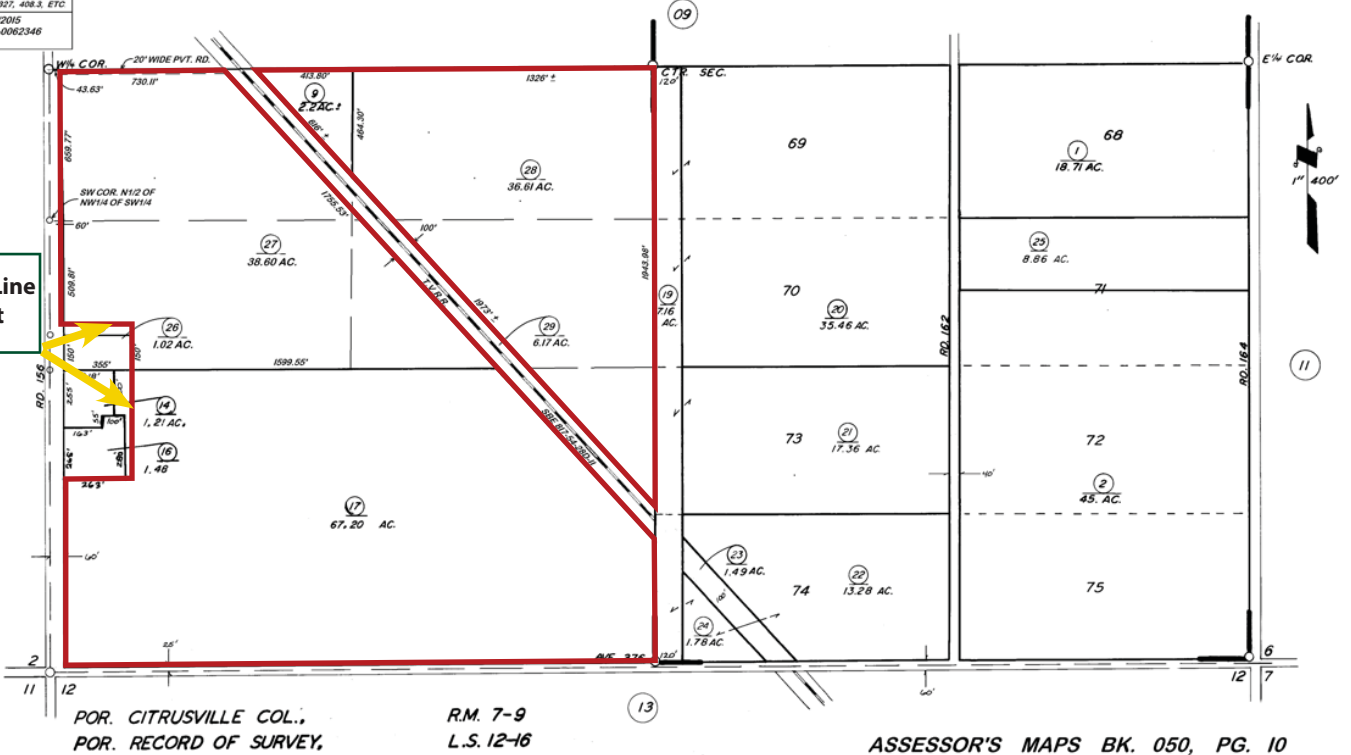
SW 1/4 SEC. 1, T. 17S., R. 25E., M.D.B. & M.

TAX CODE AREA
138-000
138-002

050-10

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 THE INFORMATION HEREON.
R & T CODE SEC. 327, 408.3, ETC.
REVISED: 12/15/2015
REASON: 2015-0062348
CAD TECH: ARL

**Tentative Lot Line
Adjustment**

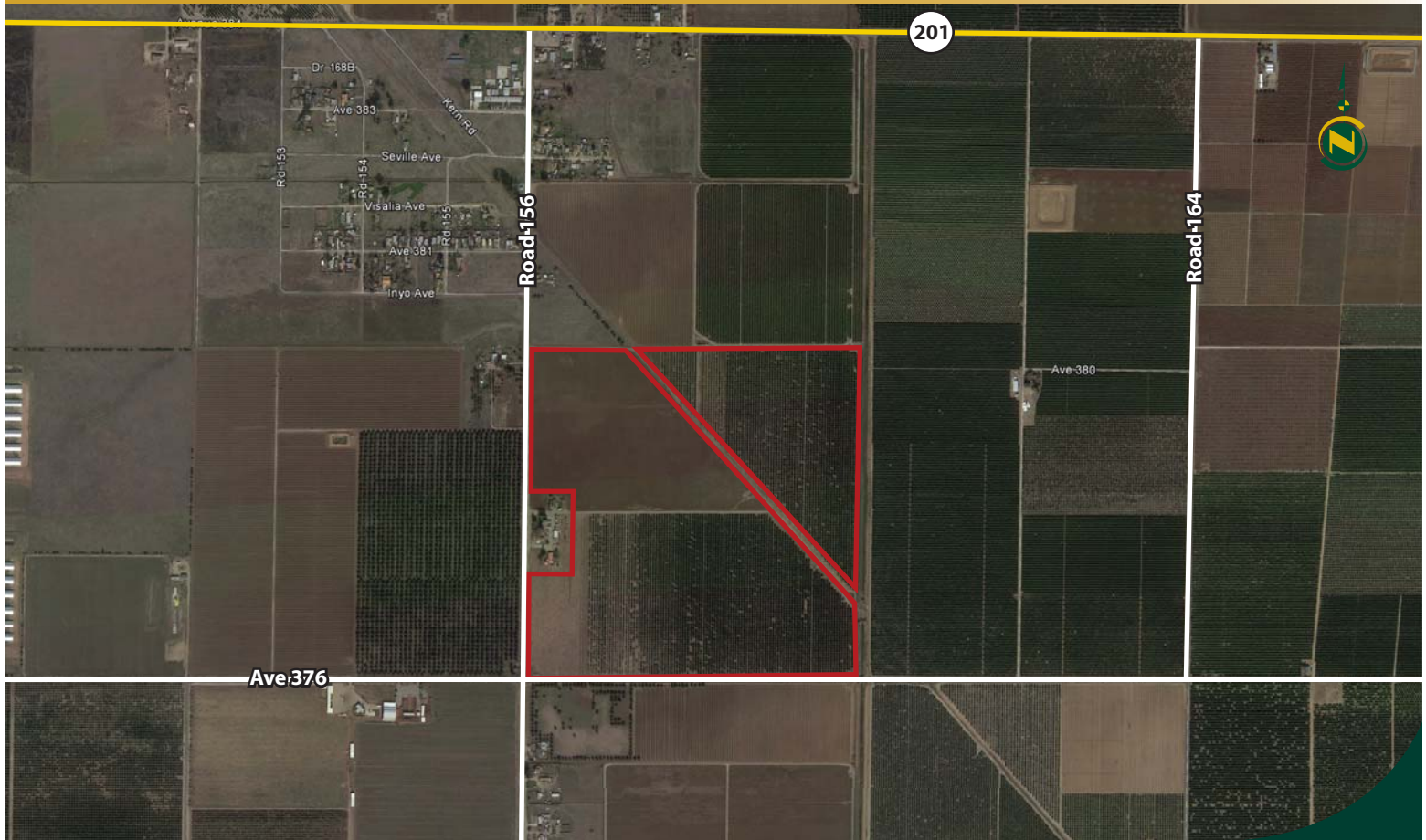


ASSESSOR'S MAPS BK. 050, PG. 10

COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

AERIAL MAP



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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