

NWC RD 120 & AVE 104 | PIXLEY, CA 93256

Executive Summary



SALE PRICE

\$4,100,000

OFFERING SUMMARY

Available SF:

Lot Size:

152.0 Acres

Price / SF:

\$0.62

PROPERTY OVERVIEW

152 acres of almonds. Orchard coming off 2 years of high yields, 4 varieties 50% non-peril, 25% Monterey, 12.5% Carmel and 12.5% Aldrich. Approx. 1/2 trees planted in 2005 and 1/2 in 2007. 2 operational wells and is in the Pixley Irrigation District which allows for the option of surface water. Trees on a double drip line system and there is a water reservoir with booster pump and sand filters in the southwest corner of the property.

PROPERTY HIGHLIGHTS

- Trees per acre : 165
- 2019 production: 3,109 pounds / acre
- Well #1 Drilled in 2008m Pump 100HP 600ft depth
- Well #2 75HP Pump

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Additional Photos



Site Map



GIS Map



High Yield Trees



Plat Map



40 HP Booster pump 5 Sand Filters



Clean Rows

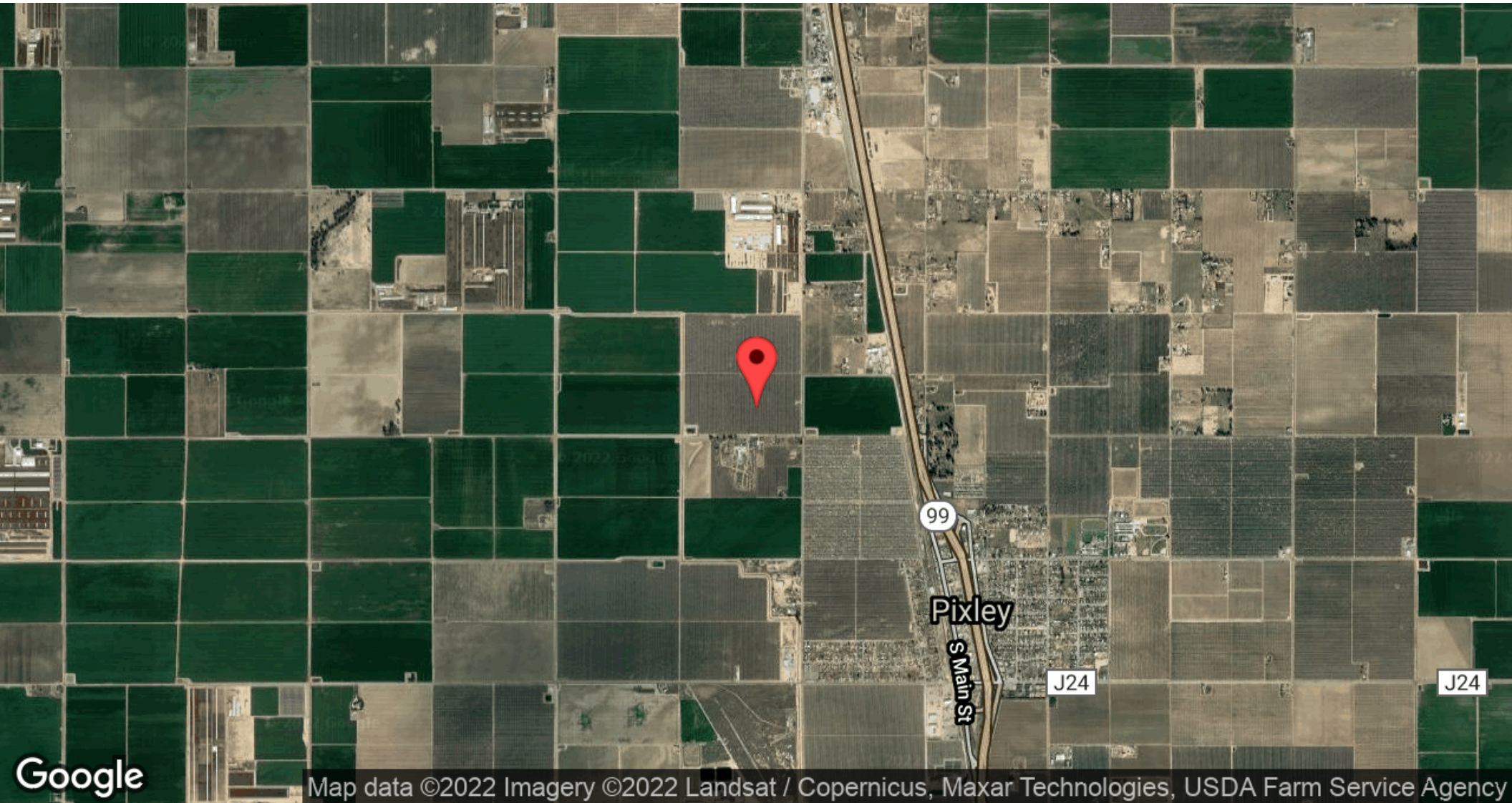
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Location Map



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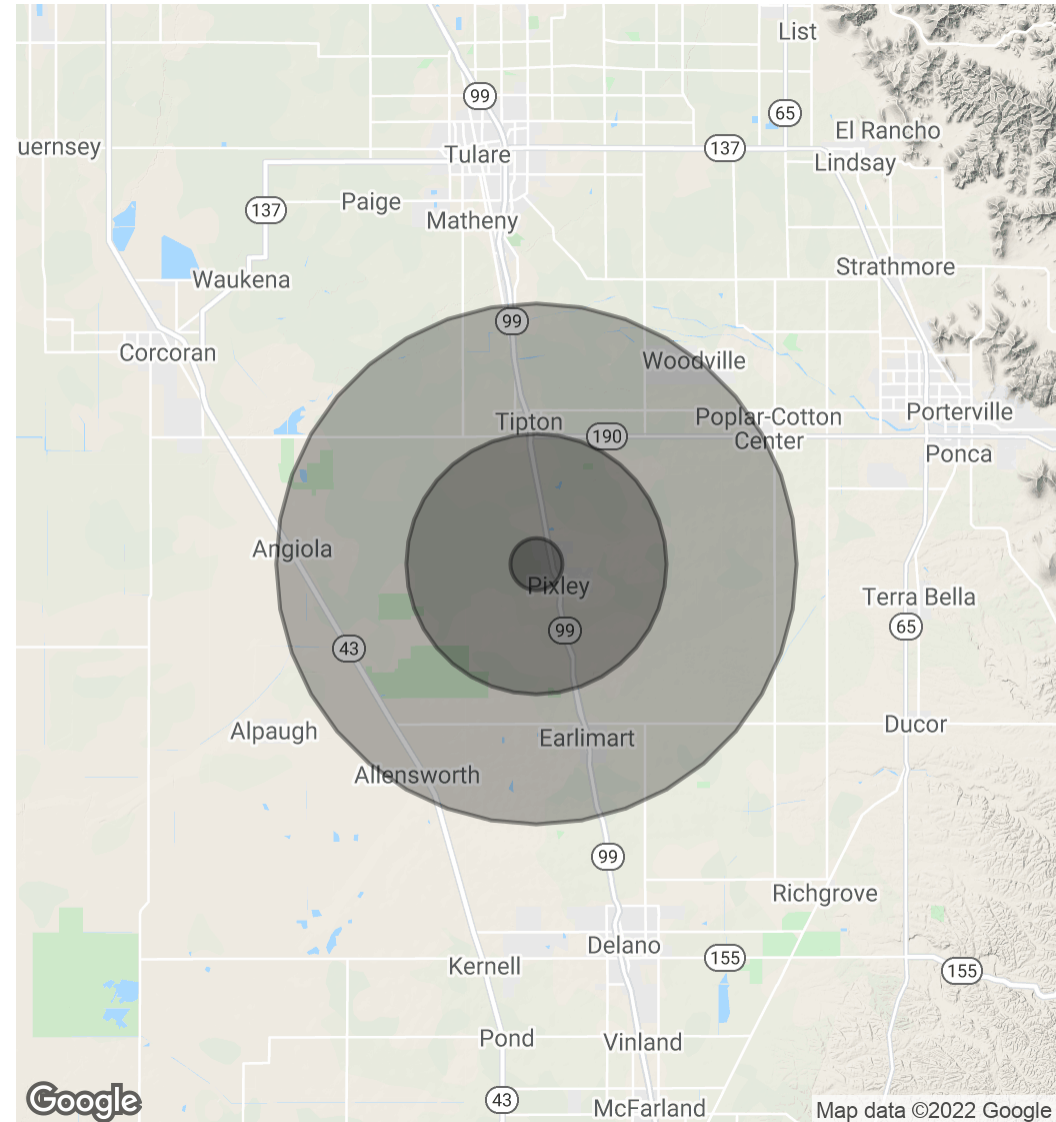
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	120	3,287	13,769
Average Age	23.6	23.6	24.1
Average Age (Male)	22.9	23.3	24.1
Average Age (Female)	25.2	24.4	24.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	31	826	3,463
# of Persons per HH	3.9	4.0	4.0
Average HH Income	\$46,131	\$44,904	\$46,640
Average House Value		\$195,907	\$195,526

** Demographic data derived from 2010 US Census*



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