

PORTERVILLE AREA WALNUTS AND ALMONDS

76.86± Acres
Tulare County, California

\$1,600,000
(\$20,817/Acre)

PRICE REDUCED

- Mature Walnuts and Young Almonds
- Good Soils
- Ag Wells



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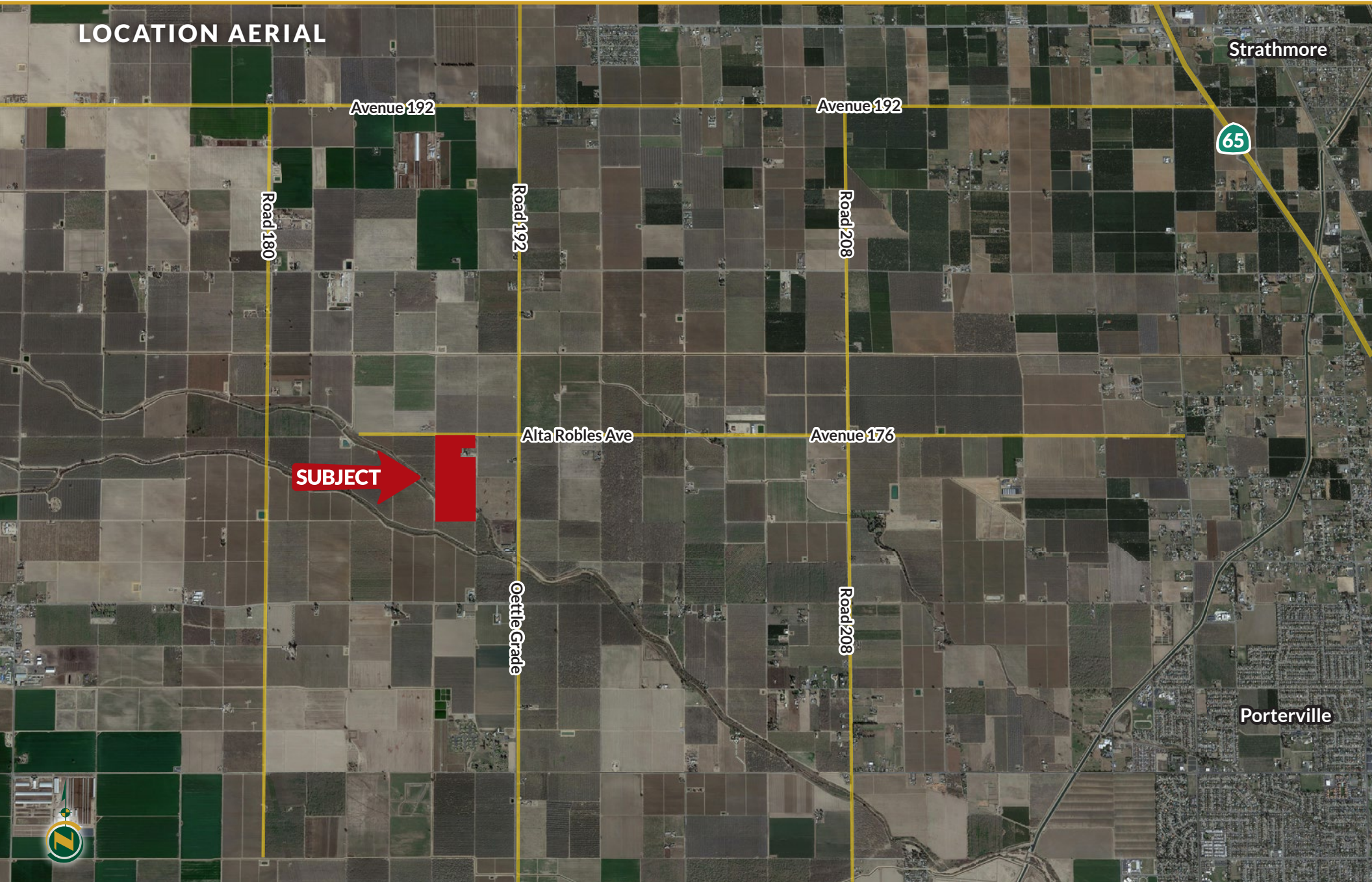


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LOCATION AERIAL



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 76.86± acre property planted to mature walnuts and younger almonds. The property features two Ag wells and riparian water rights from the North fork of the Tule River.

LEGAL

Tulare County APN: 236-080-047

ZONING

AE-40

PLANTINGS

- 27± acres Chandler walnuts planted in 1994.
- 27± acres of Chandler walnuts planted in 2008.
- 16± acres of Independence almonds on Viking rootstock planted in 2019. The spacing is 21' x 14'.

WATER

There are two Ag wells located on the property. The north well has a 30± HP turbine pump and was drilled in 2015. The south well is currently not operational. The pump has been pulled in order for the bowls to be set at a lower depth. The south well pump is in working order and was recently tested. The north well will be tied into the south well in order to supply irrigation water to the entire ranch.

The younger Chandler walnuts are irrigated by micro sprinklers while the older Chandlers are furrow irrigated. The almonds are irrigated by a double drip-line system.

The property is within the Lower Tule River Irrigation District but does not receive water deliveries. The property also has riparian water rights from the North Fork of the Tule River.

SOILS

- Flamen loam, 0 to 2 percent slopes.
- Nord fine sandy loam, 0 to 2 percent slopes.

LOCATION

The property is located on the south side of Avenue 176, approximately one quarter mile west of Road 192. The ranch is located between Lindsay and Porterville, California, west of Highway 65.

PRICE/TERMS

The asking price is \$1,600,000.



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PROPERTY OVERVIEW



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SOILS MAP



California Revised Storie Index (CA)

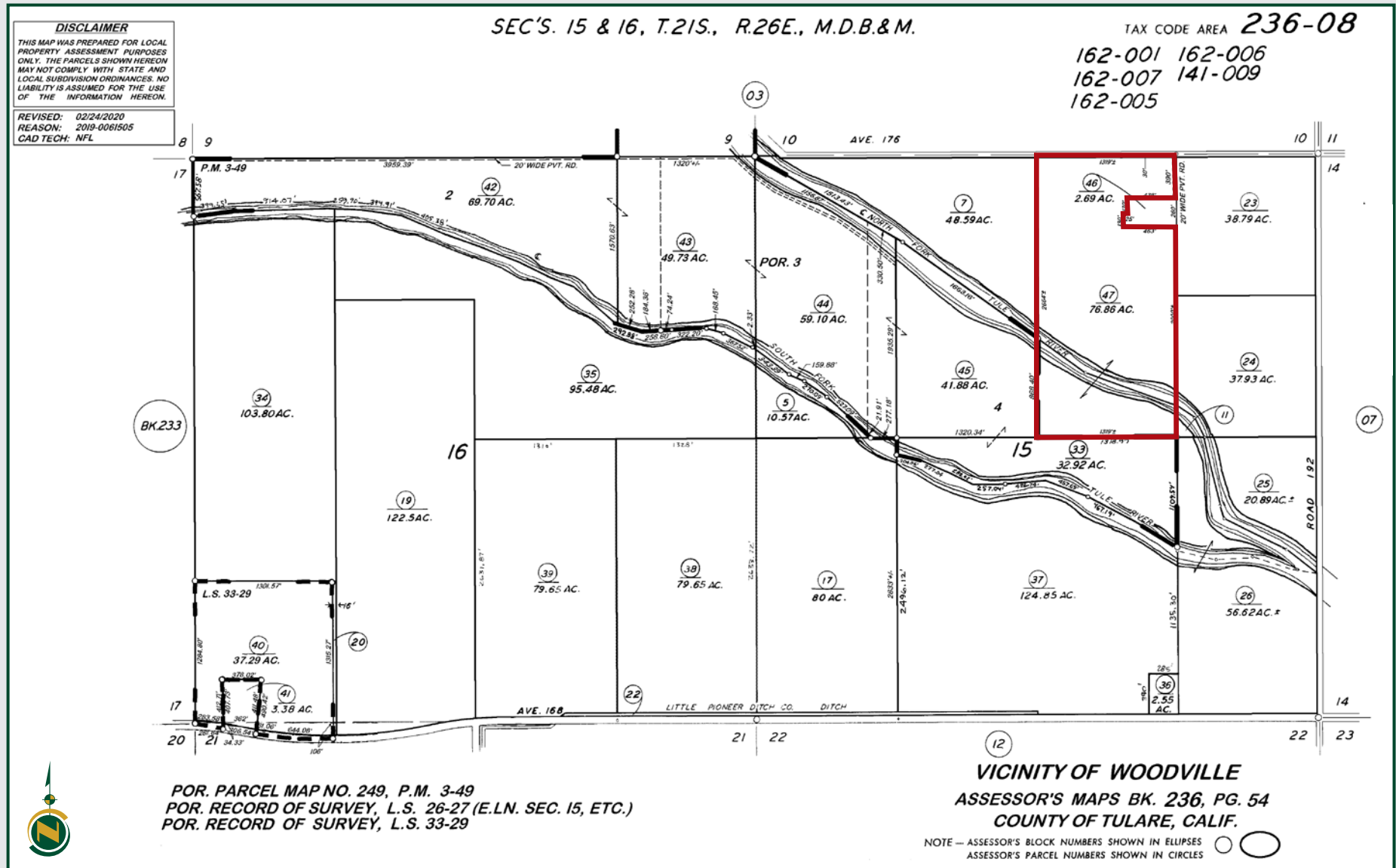
Map unit symbol	Map unit name	Rating	Percent
116	Flamen loam, 0 to 2 percent slopes	Grade 1 - Excellent	48.5%
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	41.8%
134	Riverwash	Not Rated	9.8%
Totals for Area			100%

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PARCEL MAP



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PROPERTY PHOTOS



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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
Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.