

ROAD 124 VINEYARD

Tulare County, California

35.00± Acres

\$1,000,000
(\$28,571/Acre)



- 2 Varieties of Table Grapes
- Orange Cove Irrigation District
- Grade 1 Soils



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Exclusively Presented by:

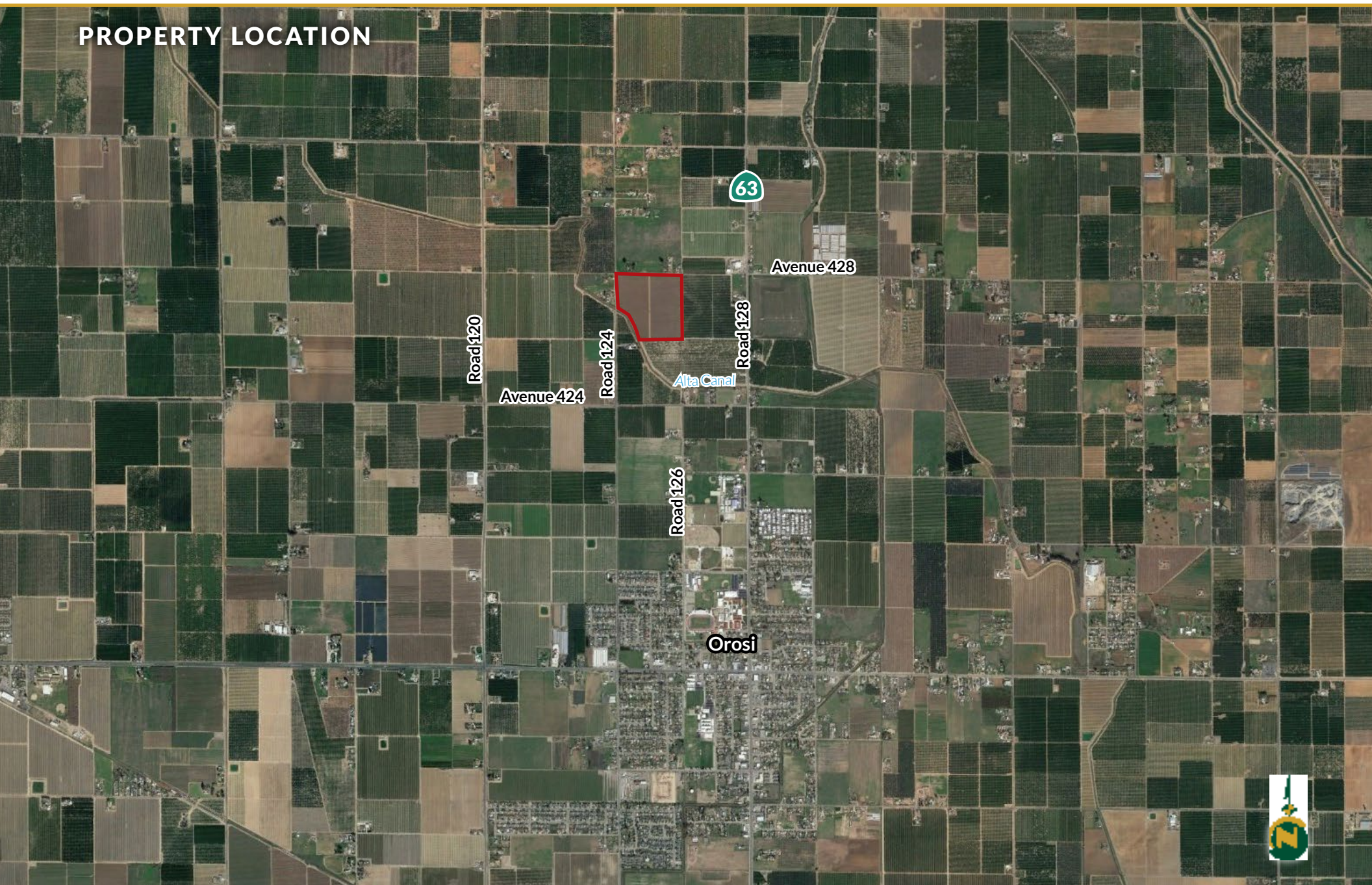


ROAD 124 VINEYARD

35.00± Acres
Tulare County, CA



PROPERTY LOCATION



ROAD 124 VINEYARD

35.00± Acres
Tulare County, CA



PROPERTY INFORMATION

LOCATION

The east side of Road 124, 3/8± mile north of Avenue 424 and lying on the east side of the Alta Canal. Approximately 1 mile north of the city of Orosi.

LEGAL

A portion of the NW 1/4 of the SE 1/4 of Section 6, T16S, R25E, M.D.B.& M.

Tulare County APN: 021-080-023.

ZONING

AE-20 (Agriculture Exclusive, 20 acre minimum parcel size). The property is enrolled in the Williamson Act.

PLANTINGS

| Acres | Variety | Crop | Age | Trellis | Rootstock |
|-------|---------|--------------|------|---------|-----------|
| 17.70 | Krissy | Table Grapes | 2015 | A & P | Freedom |
| 14.00 | Timco | Table Grapes | 2015 | A & P | Freedom |

PRODUCTION

Available upon request.

WATER

Orange Cove Irrigation District
(2) 30 HP irrigation pumps & wells
(2) O.C.I.D. turnouts
Drip irrigation

SOILS

Hanford sandy loam, 0-2% slopes, Grade 1
Honcut sandy loam, 0-2% slopes, Grade 1

BUILDINGS & EQUIPMENT

None.

PRICE/TERMS

\$1,000,000 cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2024 crops through the close of escrow.

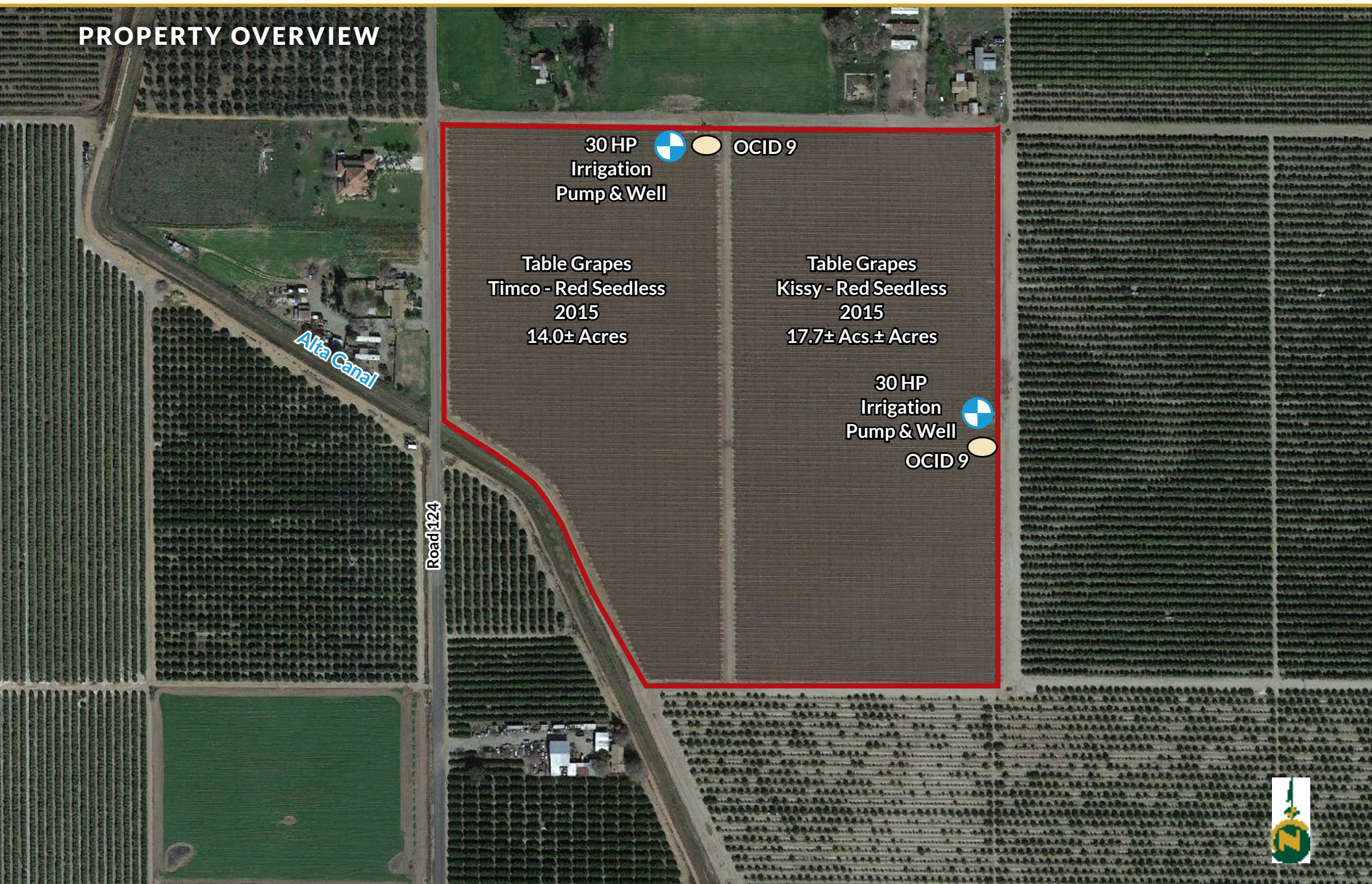


ROAD 124 VINEYARD

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PROPERTY OVERVIEW



ROAD 124 VINEYARD

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SOILS MAP



California Revised Storie Index (CA)

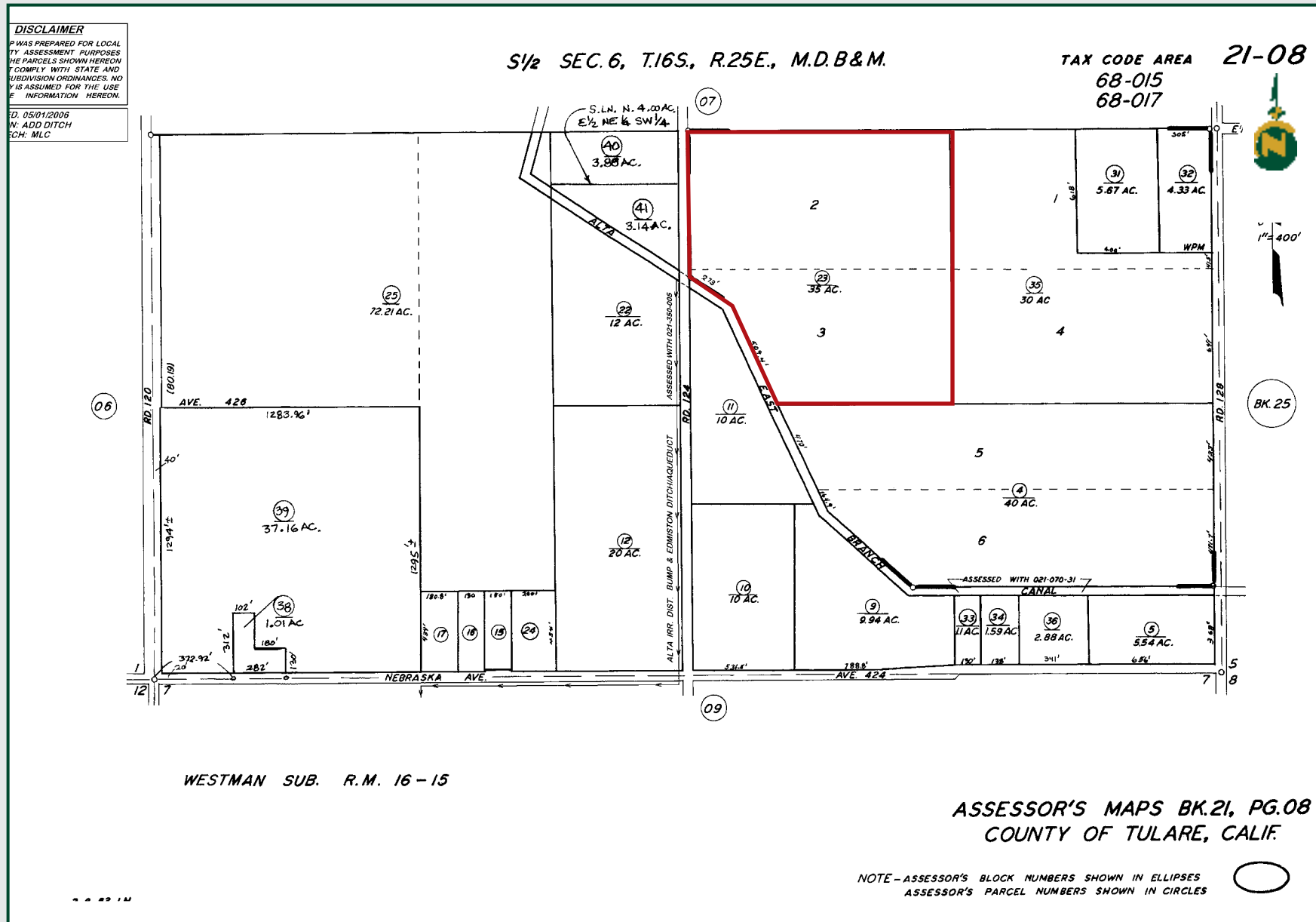
| Map unit symbol | Map unit name | Rating |
|-----------------|---------------------------------|---------------------|
| 139 | Honcut sandy loam, 0-2% slopes | Grade 1 - Excellent |
| 124tw | Hanford sandy loam, 0-2% slopes | Grade 1 - Excellent |

ROAD 124 VINEYARD

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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.