

EXETER ALMONDS AND OPEN

Tulare County, California

154.22± Acres

\$4,550,000
(\$29,503/Acre)



- Exeter Irrigation District
- Mature Almonds
- Tax Benefits
- Excellent Farming Location



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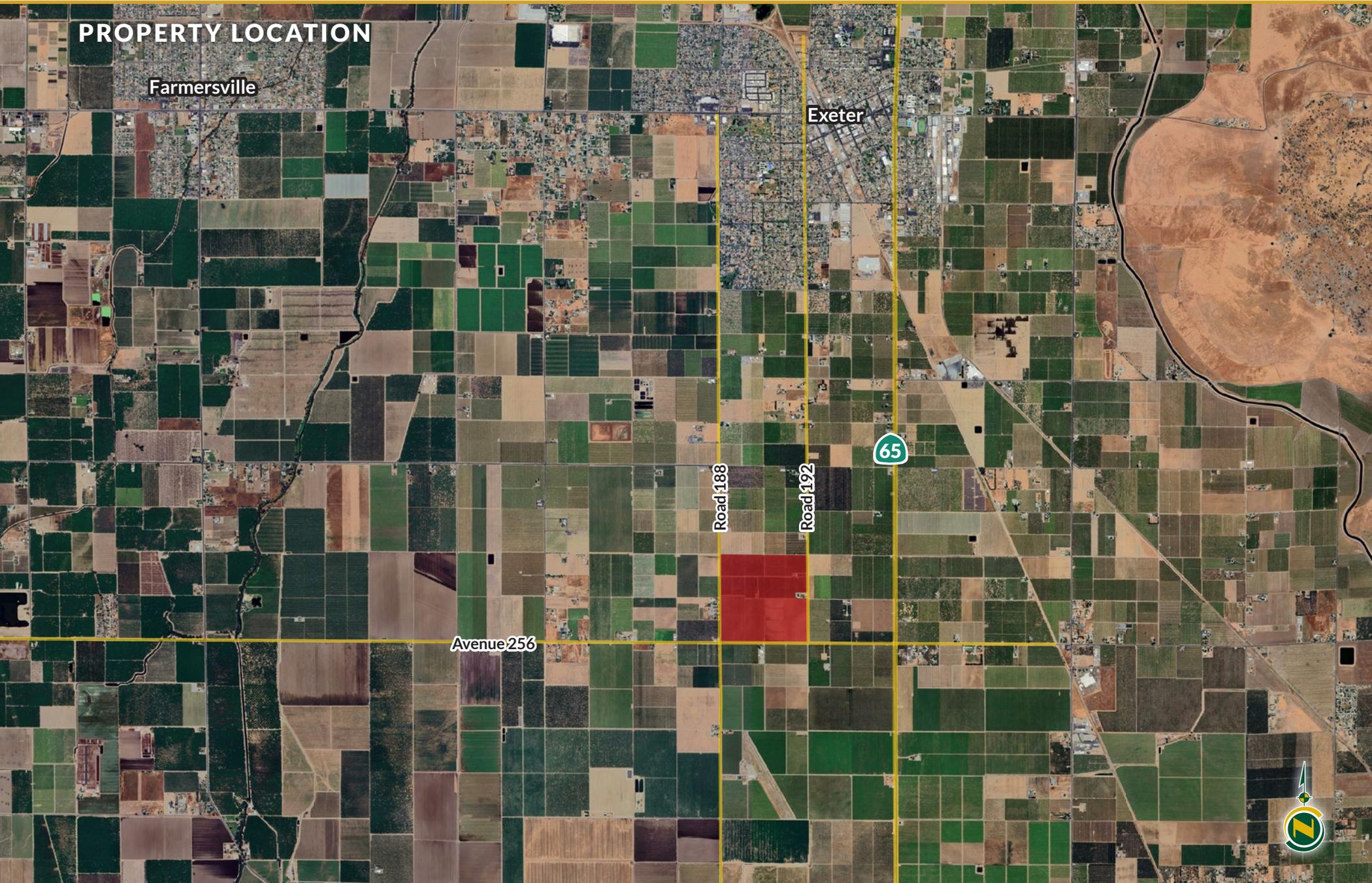
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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a well-located almond ranch with two sources of irrigation water. The property features mature plantings and open land ready to develop or to be used for groundwater banking.

LOCATION

The property is located on the north side of Avenue 256 between Road 188 and Road 192. The site address is 25899 Road 192, Exeter, California.

LEGAL

Tulare County APN: 153-170-016.

ZONING

AE-20.

PLANTINGS

- 45± acres Nonpareil and Bennett Hickman almonds planted in 2019.
- 25± acres Nonpareil and Bennett Hickman almonds planted in 2020.
- 38± acres Nonpareil and Bennett Hickman almonds planted in 2021.
- 40± acres of open land.

The remaining acreage consists of a homesite and farm roads.

SOILS

- Exeter loam, 0 to 2 percent slopes.

BUILDINGS

There is a 2,000± square foot single family residence located on the east side of the property and a mobile home and shop building. The mobile home and shop are to be leased back to the seller through the end of 2024. The residence is currently rented. Buyer to assume the lease for the home.

WATER

Irrigation water is provided by Exeter Irrigation District and one 50±HP turbine Ag pump and well. The trees are irrigated by a micro sprinkler irrigation system. There is also a domestic pump and well for the residence.

PRICE/TERMS

The asking price is \$4,550,000. Buyer and Seller to negotiate a leaseback for the mobile home, and shop building for the seller through the end of 2024.

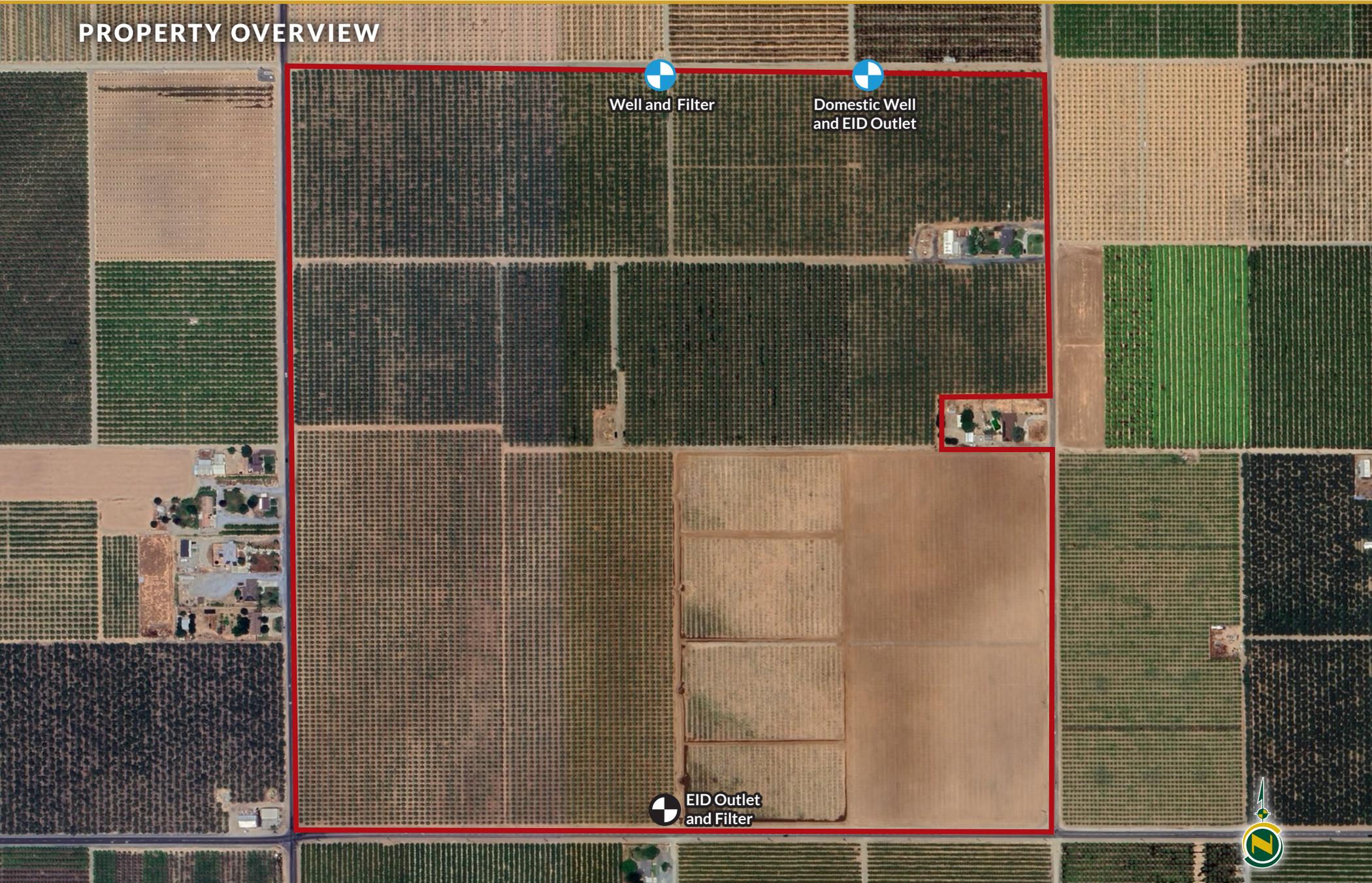


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PROPERTY OVERVIEW

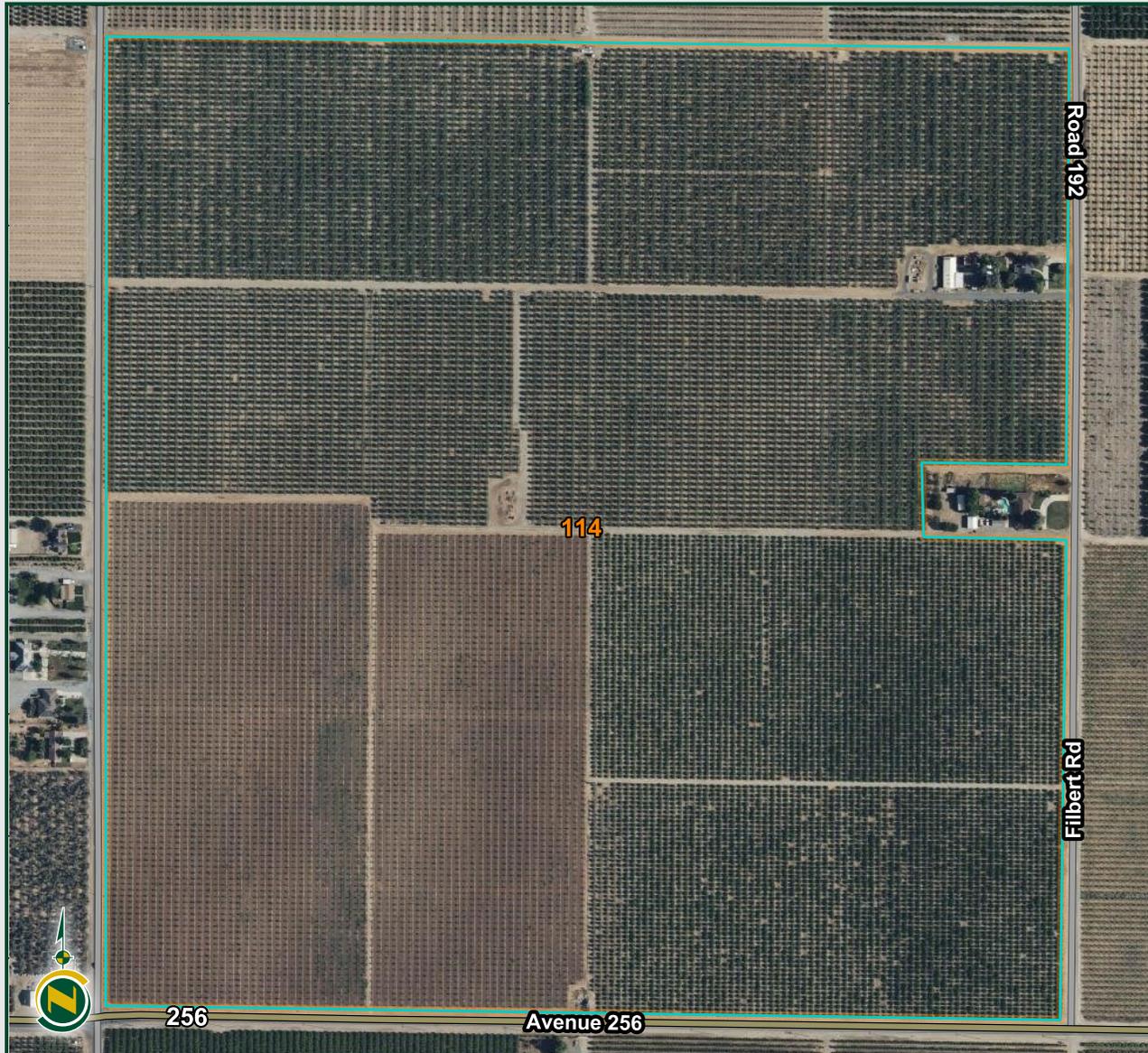


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SOILS MAP



California Revised Storie Index (CA)

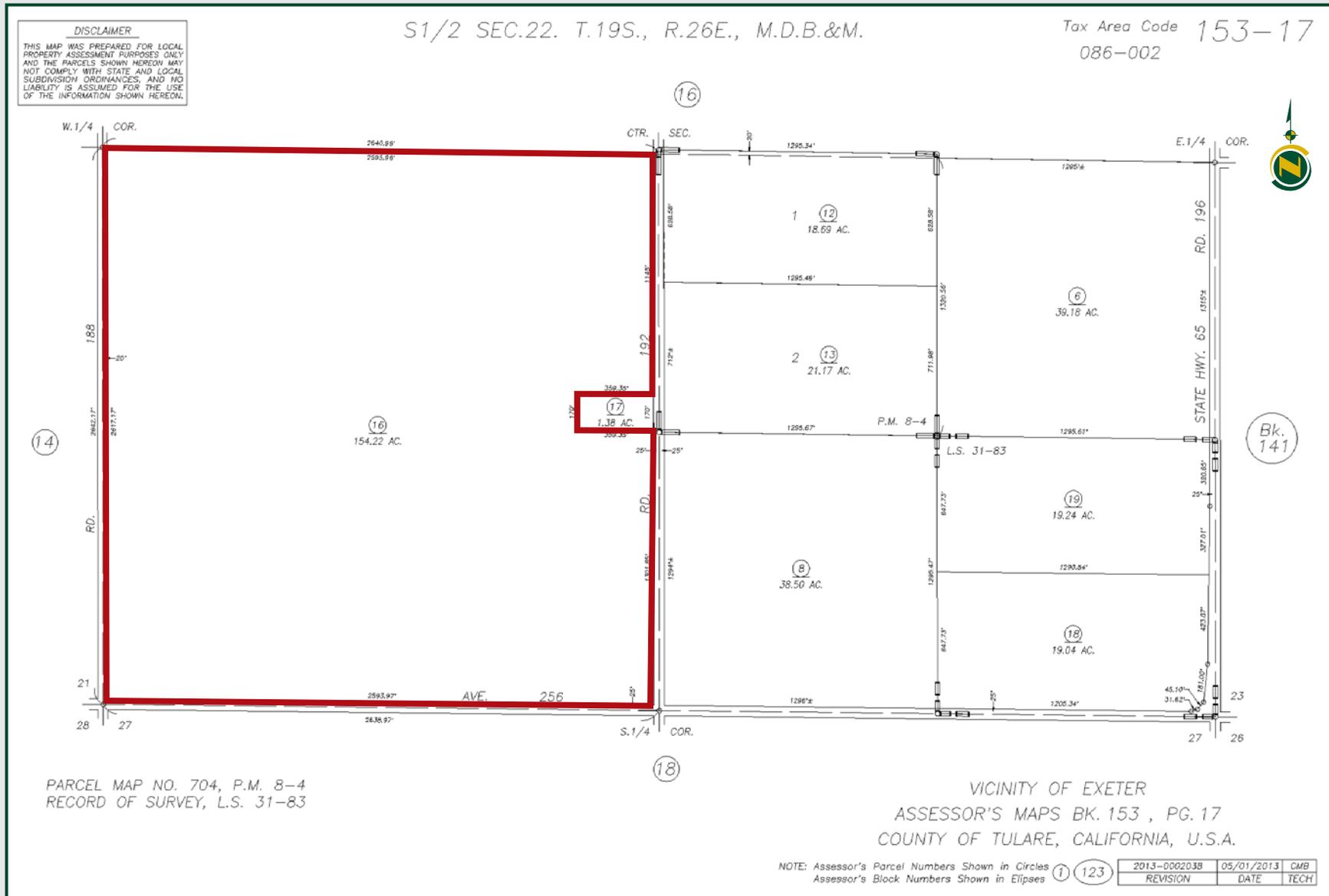
Map unit symbol	Map unit name	Rating	Percent AOI
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	100.0%

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PARCEL MAP

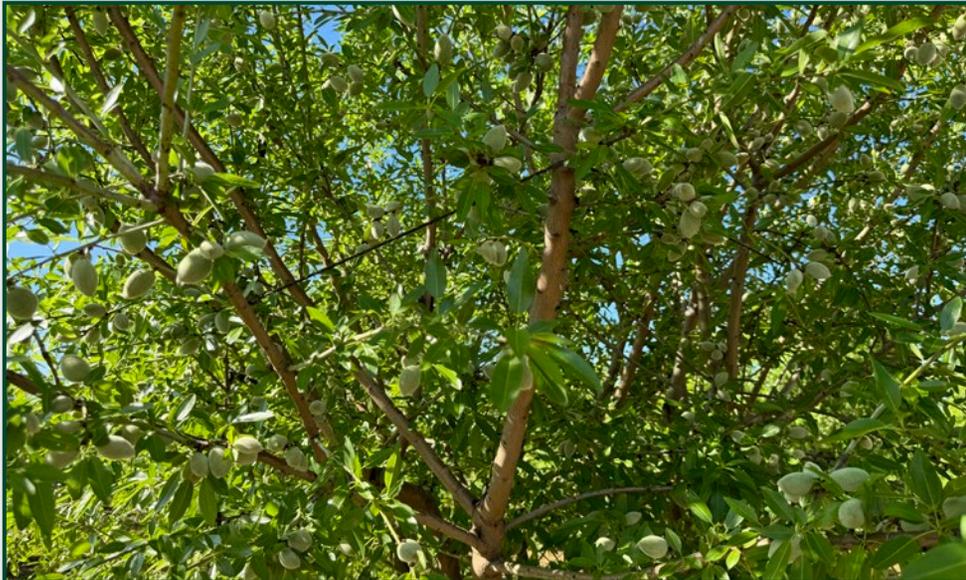


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PROPERTY PHOTOS



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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.