

SAUCELITO ID PISTACHIOS

Tulare County, California

131.80± Acres

\$3,200,000
(\$24,279/Acre)

PRICE REDUCED

- Income Producing Trees
- Excellent Soils
- Two Sources of Water



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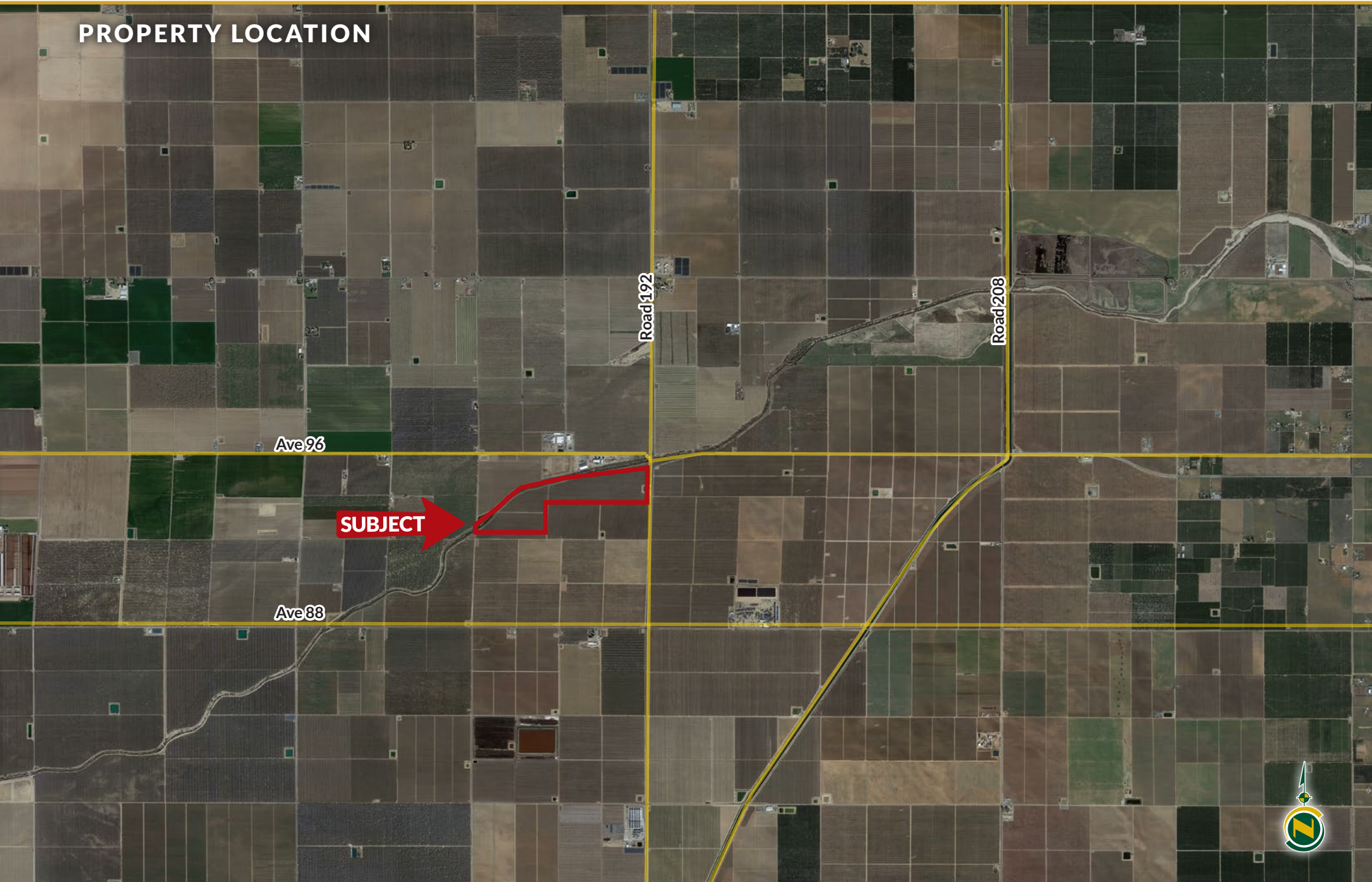


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Tulare County, CA



PROPERTY LOCATION



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Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a good producing mature pistachio orchard with excellent soils and two sources of irrigation water.

LOCATION

The property is located on the west side of Road 192 between Avenue 96 and Avenue 88 in southern Tulare County.

LEGAL

Tulare County APN 319-100-018

ZONING

AE-40

PLANTINGS

The property is planted to approximately 112± acres of Kerman Pistachios on Pioneer Gold rootstock. The trees were planted in 1995 and 1997 on a 20' x 16' spacing.

WATER

Irrigation water is provided by Saucelito Irrigation District and ag well with a 100HP electric turbine pump. The property has an irrigation reservoir to store both well and district water. The orchard is irrigated by a double line drip system and single line fanjet system. The ranch can be irrigated in two sets. The property is within the Eastern Tule GSA.

SOILS

Flamen loam, 0 to 2% slopes. Grade 1 Excellent.
Nord fine sandy loam, 0 to 2% slopes. Grade 1 Excellent.

PRICE/TERMS

\$3,200,000 cash.



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PROPERTY OVERVIEW

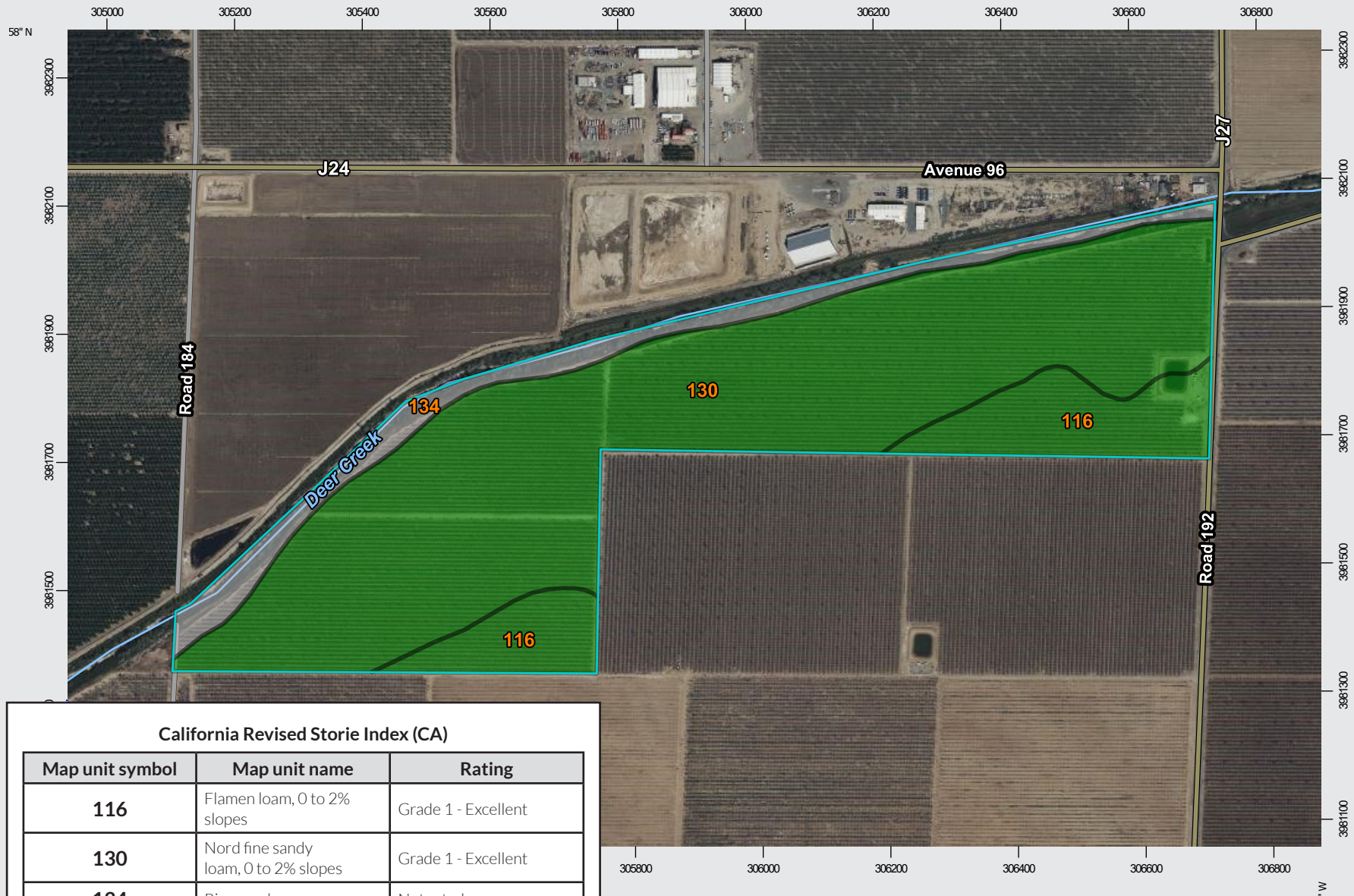


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SOILS MAP



California Revised Storie Index (CA)

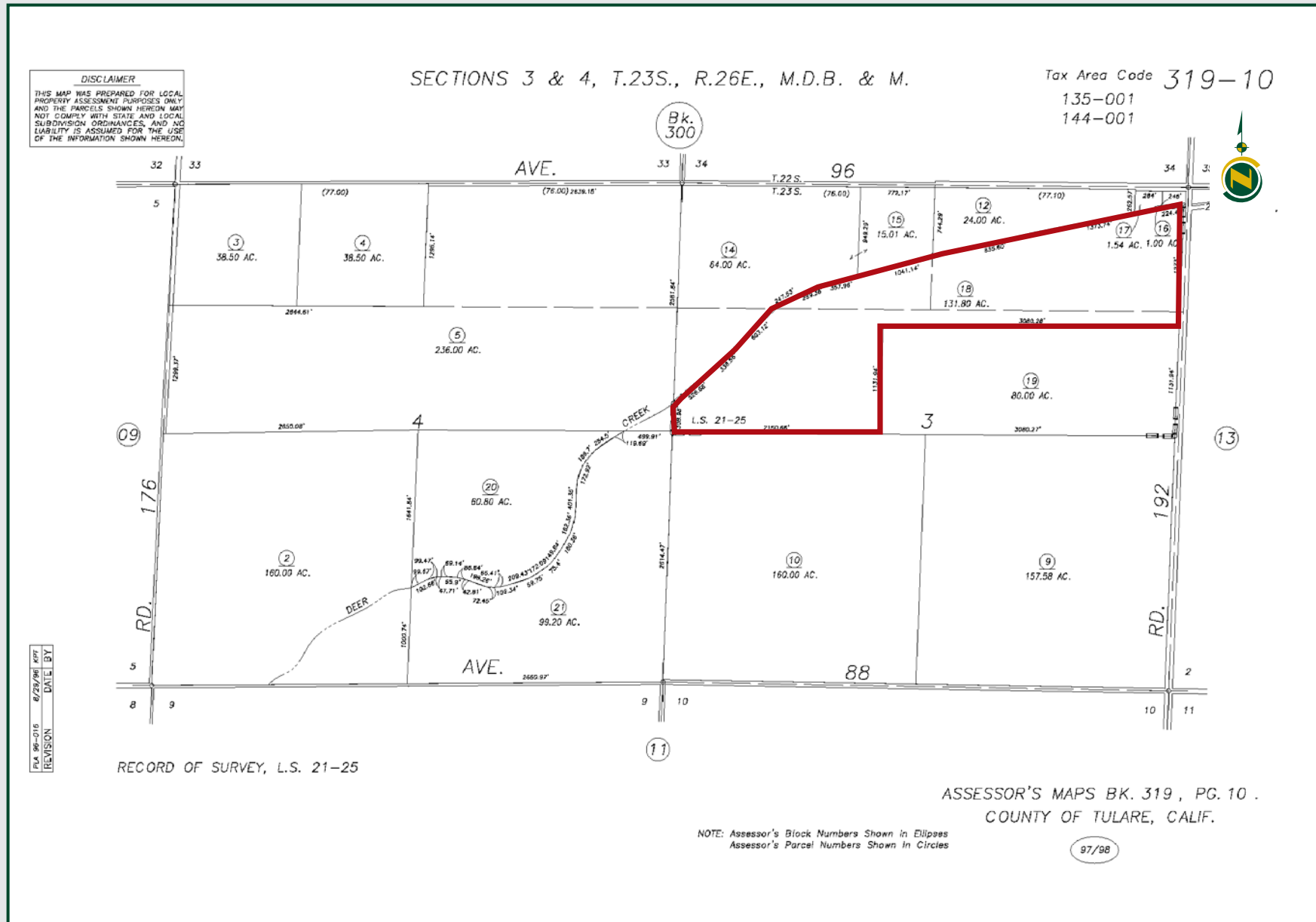
Map unit symbol	Map unit name	Rating
116	Flamen loam, 0 to 2% slopes	Grade 1 - Excellent
130	Nord fine sandy loam, 0 to 2% slopes	Grade 1 - Excellent
134	Riverwash	Not rated

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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.