



Tulare County - Ave 72 Almonds

278.82 Acres

Pixley Irrigation District

Timothy Murray | 559 901 5670 | tmurray@murrayagre.com | Lic 02154938 | www.murrayagre.com





— DISCLAIMERS

Sustainable Groundwater Management Act:

The Sustainable Groundwater Management Act (SGMA), passed in 2014, mandates that groundwater basins achieve sustainability by 2040 and requires the implementation of Groundwater Sustainability Plans (GSPs) by 2020. These plans may limit groundwater pumping. Buyers and tenants in real estate transactions should consult with relevant professionals such as water attorneys, hydrologists, geologists, or civil engineers for guidance.

For more information, visit the SGMA portal at <https://sgma.water.ca.gov/portal/> or the California Department of Water Resources at <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management> or the Pixley Irrigation District GSA resources at: <https://ltrid.org/sgma-pixley-gsa/>



DISCLAIMERS

Offering

The information presented herein, or subsequently provided by the Broker, has been obtained directly from the seller or other third parties and has not been independently verified by the Broker. While it is believed to be reliable, it is not guaranteed by the seller, Broker, or their agents. Prospective purchasers are strongly advised to conduct their own due diligence to verify the accuracy of all provided information and to assess the property's suitability for their intended purposes before entering into any contract to purchase all or part of the subject property.





The Opportunity

Developed in coordination with Mariani Nut company this **278.82 gross acre** producing almond planting located the corner of Ave 72 and Road 140 in Pixley, CA. The farm is **net planted 255+/- acres** to nonpareil and supraeil. The property surface water is provided by [Pixley Irrigation District](#).

255 +/- acres of net planted almonds

- 127.5 +/- acres Nonpareil
- 127.5 +/- acres Supareil

Deer Creek runs through the entire property

Two (2) Ag Wells

Offering Price: \$4,879,350 | \$17,500 per acre

Water & GSA: The property receives surface water from Pixley Irrigation District & is in the Lower Tule River GSA. There are 2 Ag wells on the property.

Soil: The property is comprised of Class I & II soils and are rated Excellent and Good in the CA Revised Storie Index.



LOCATION

Regional Map

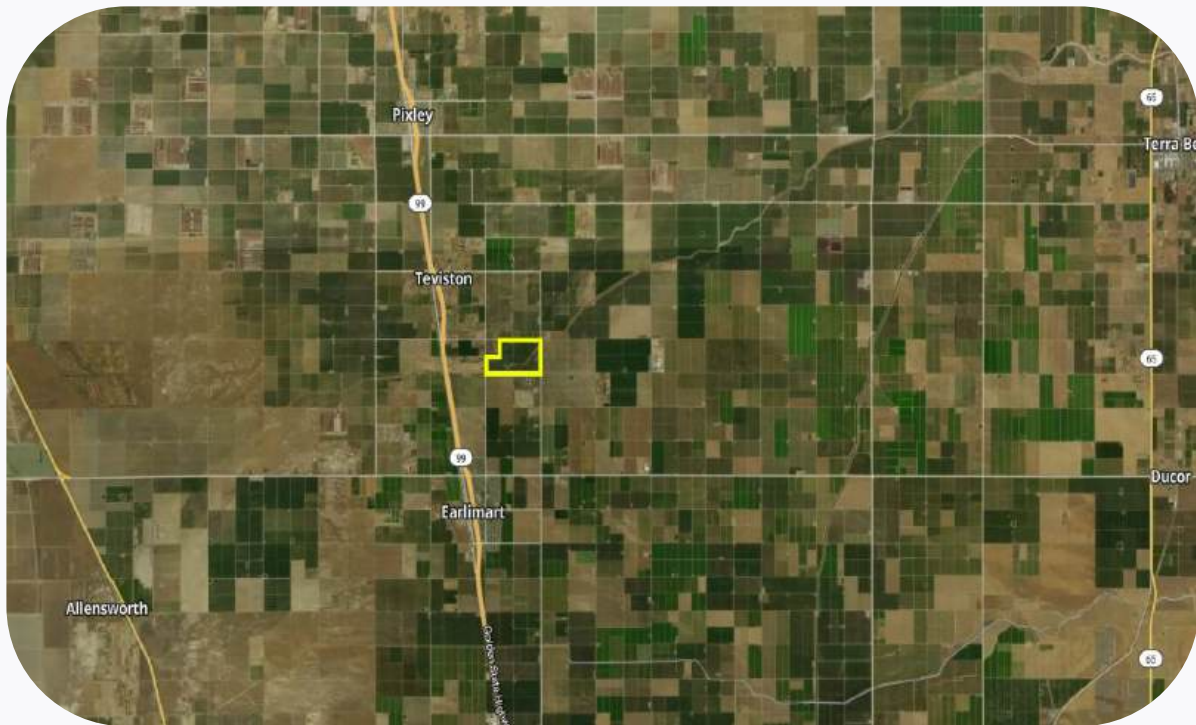
Tulare County

Located the end of Road 140

&

intersection of Ave 72

in between Road 136
and Road 144





— LOCATION

Ranch Map

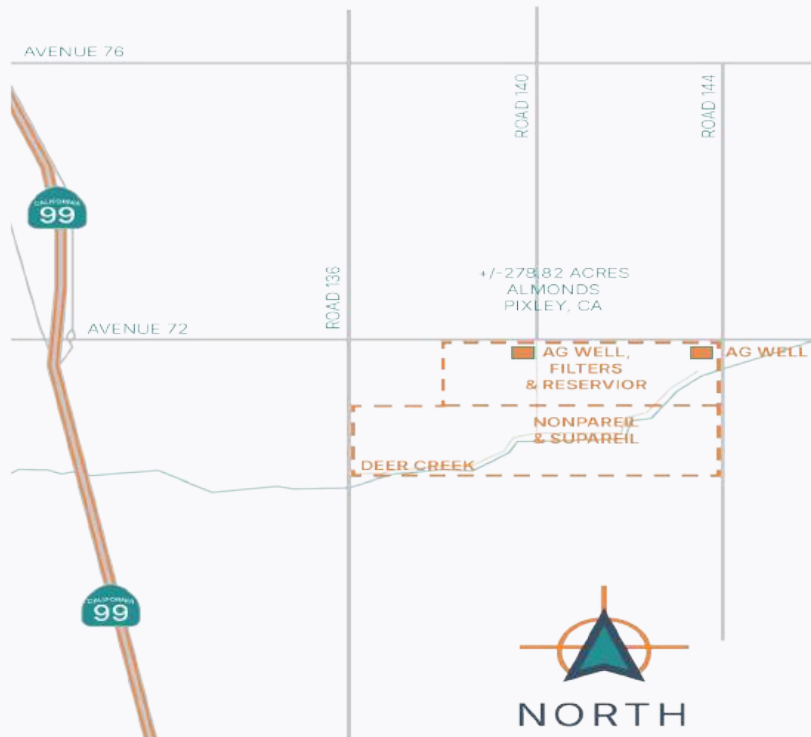
Tulare County

Located the end of Road 140

&

intersection of Ave 72

in between Road 136
and Road 144





Pixley Irrigation District

Overview

The **district covers** over **69,500 acres** and has over **67 miles of canals and rivers**.

The **water supply** for the Pixley Irrigation District is drawn from **31,200 acre-feet** from the Cross Valley Canal.

The Pixley Irrigation District has a long history of working with its neighbors in good times and in bad, and is known for its progressive nature in all facets of its business.



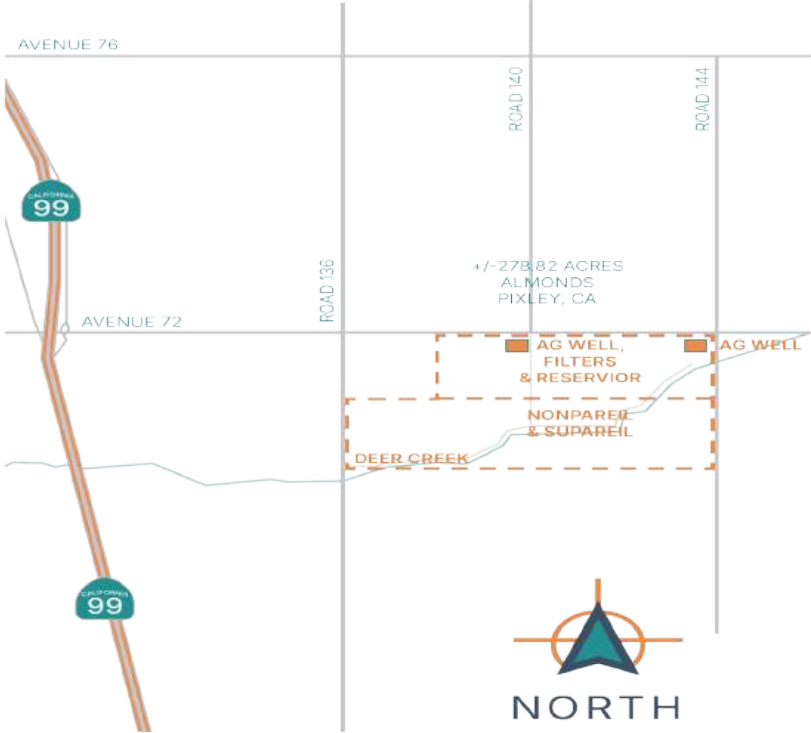
RANCH MAP

Tulare County

— LOCATION

Ave 72

Acres	Variety	Rootstock	Spacing	YR Planted
127.5	Nonpareil	Nemaguard	21 × 16	2015
127.5	Supareil	Nemaguard	21 × 20	2015





Yield Information

Three years historical yield per acre.

Acres	Variety	YR Planted	2022	2023	2024
127.5	Nonpareil	2015	1,333	1,349	3,004
127.5	Supareil	2015	1,154	1,372	1,038

The 2025 harvest has not been run through the processor at this time. Mariani Nuts is the almond processor. Processor reports are available upon request.



Water & Irrigation

The ranch is within Pixley Irrigation District & Lower Tule GSA

- **Two (2) Ag Wells**
 - One drilled in 2019
 - New Pump installed in 2020
- Single-line Micro-sprinkler irrigation system
- Reservoir
- Gated Sand Media Filtration





Soil Information — [Detailed Soil Map Link](#)

Soil Code	Soil Description	% of Field	Acres	Drainage Class	California Revised Storie Index
101	Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	44%	122.7	Well drained	Grade 1- Excellent
124	Hanford sandy loam, 0 to 2 percent slopes	42%	118.2	Well drained	Grade 1- Excellent
134	Riverwash	8%	22.6		N/A
138	Tujunga loamy sand, 0 to 2 percent slopes	5%	13.9	Somewhat excessively drained	Grade 1- Good
112	Dumps	1%	1.7		N/A

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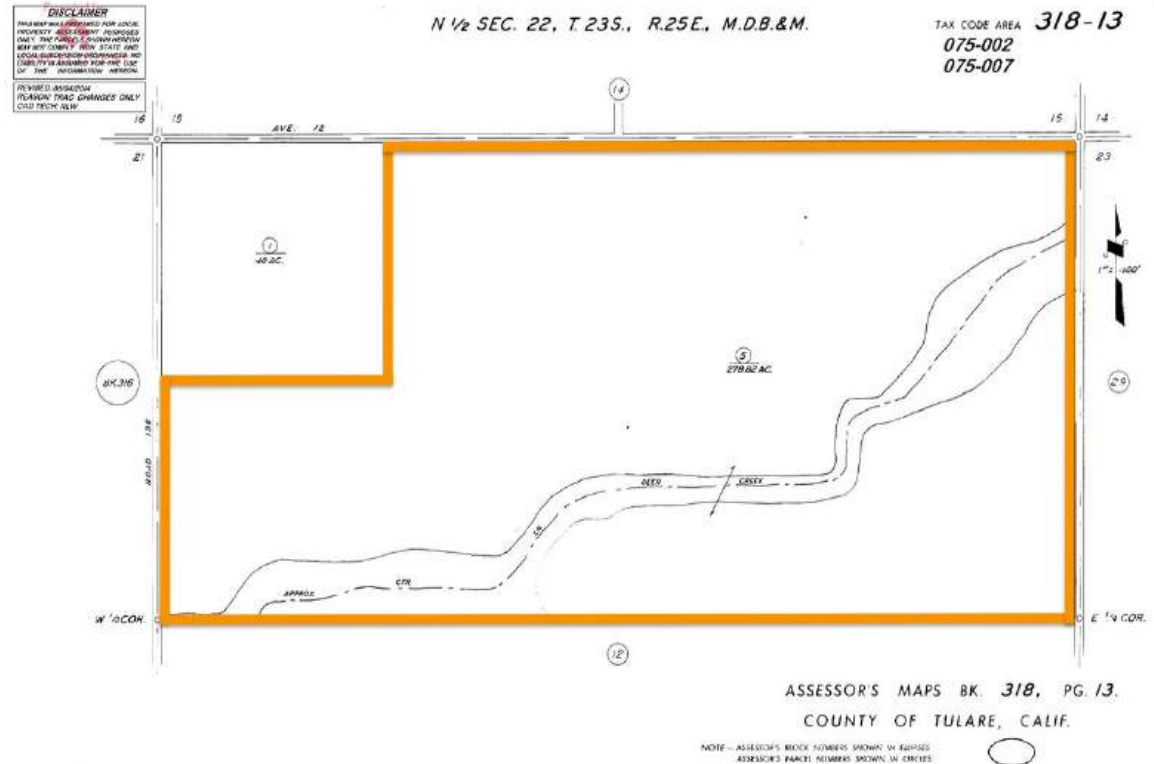


LOCATION

Legal: Tulare County APN

- 318-130-005

Total: 278.82 gross acres



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Tax Information -2024

Gross Acres	Tulare Co. APN	1st Tax Installment	2nd Tax Installment	Williamson Act
278.82	318-130-005	\$50,610.68	\$50,610.68	Yes
Total: 278.82				



Property Photos



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Broker 02154938



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tmurray@murrayagre.com



www.murrayagre.com