

**FOR SALE**



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# Pixley I.D. Pistachios



**67.25± Acres**  
**Tulare County, California**

- (1) Ag submersible pump & well
- (1) Domestic pump & well
- Predominately Class 1 soils

**Exclusively Presented By:**  
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CA BRE #00020875



# Pixley I.D. Pistachios

67.25± Assessed Acres

\$1,983,875

**LOCATION:**

The subject property is located on the south side of Ave. 112 and on the east and west sides of Road 144, approximately 2 miles northeast of Pixley, CA. Physical address: 10992 Road 144, Pixley, CA 93256.

**LEGAL:**

Tulare County APN's: 300-250-042; 300-230-002, 004 & 005. Located in a portions of Sections 26 and 27, T22S, R25E, M.D.B.&M.

**ZONING:**

AE-40, Agricultural Exclusive.

**PLANTINGS:**

<u>Acres</u>	<u>Planted</u>	<u>Varieties</u>
66±	2017	Gold Hills with Randy Pollinators

All on UCB-1 rootstock.

**WATER:**

(1) New ag submersible pump and well.  
(1) Domestic pump and well.  
Single line drip irrigation, filter stations.  
Subject property is located within Pixley Irrigation District, but does not have a district outlet.

**SOILS:**

Predominately Class 1, excellent soils.  
See soils map.

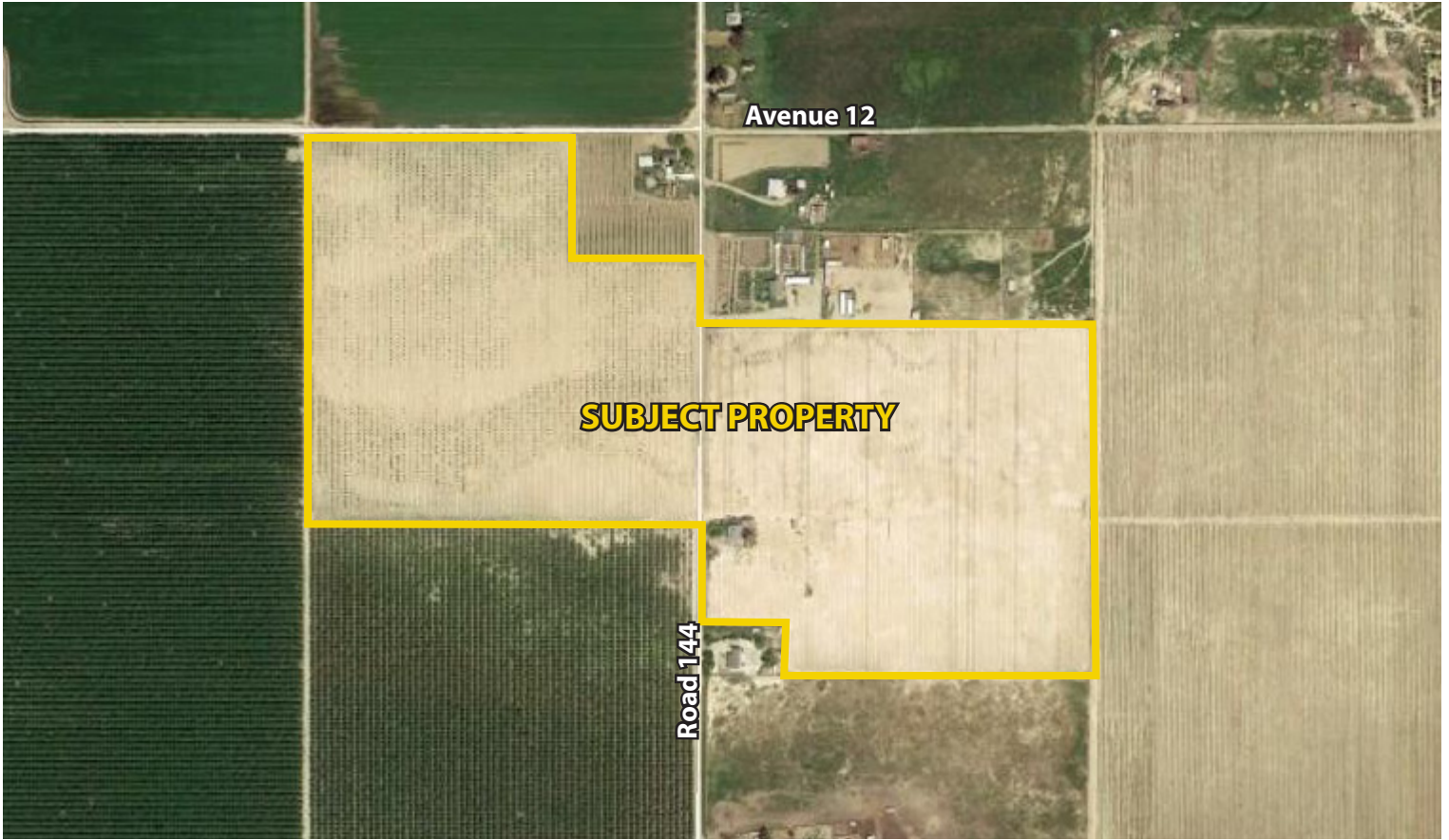
**BUILDINGS/  
IMPROVEMENTS:**

1,513± sq. ft., 3 bedroom, 2 bath home.

**PRICE/TERMS:**

\$1,983,875 cash to Seller at close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2018 crop.

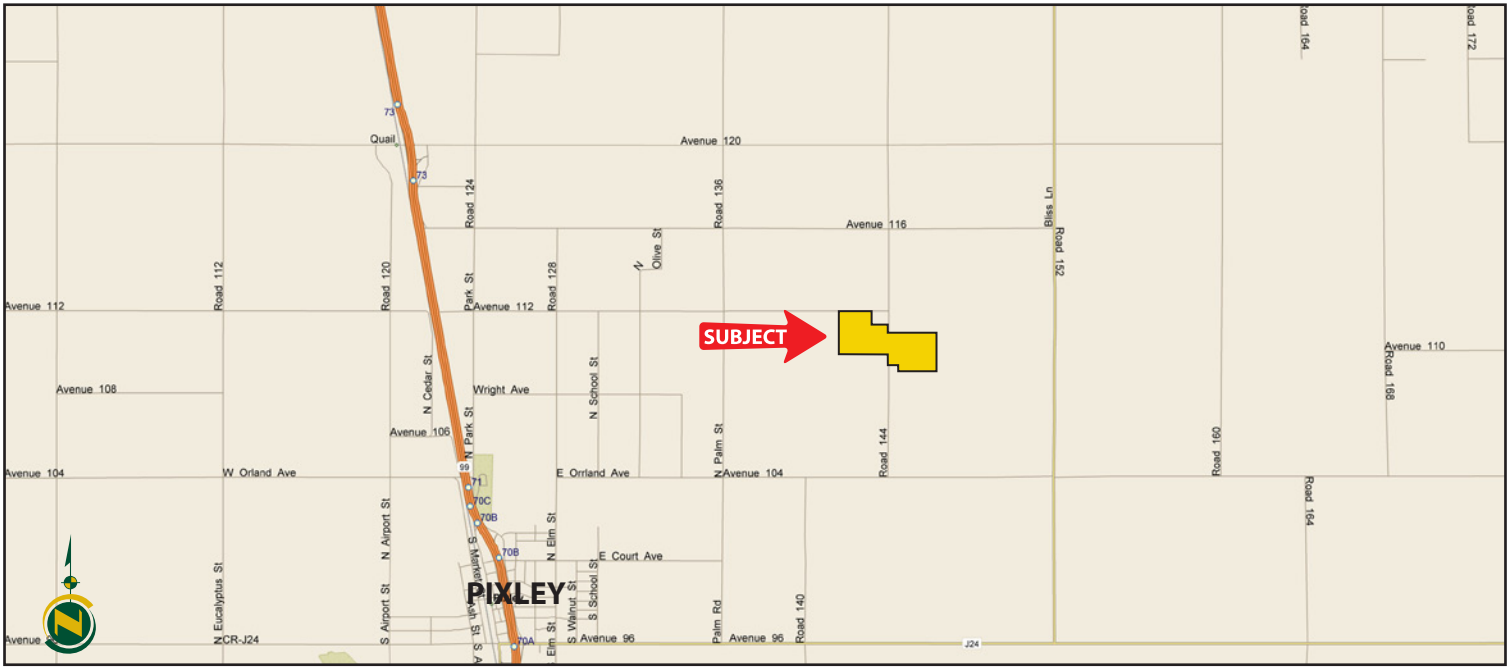
# AERIAL MAP



# PROPERTY PHOTOS



# LOCATION MAP



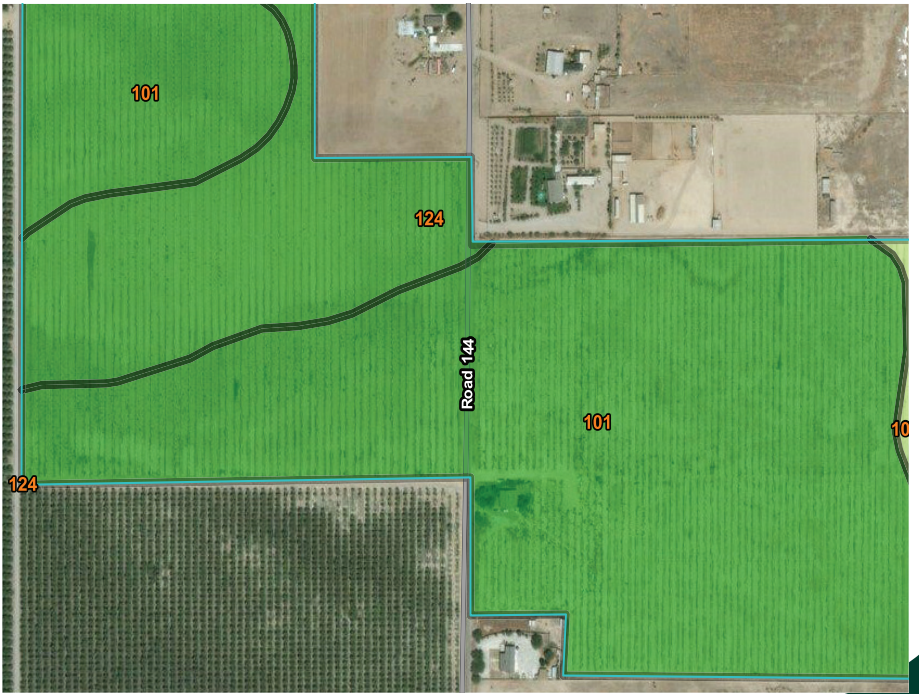
# REGIONAL MAP

## SOILS LEGEND

**101 = Akers-Akers,  
saline-Sodic, complex  
0 to 2% slopes  
Grade 1, Excellent**

**124 = Hanford sandy loam  
0 to 2% slopes  
Grade 2, Good**

**109 = Crosscreek-Kai  
0 to 2% slopes  
Grade 2, Good**



*We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.*

**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

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