

SALYER LAND COMPANY

Kings and Tulare Counties, California



1,849.47± Assessed Acres

- F & J Blocks
- Chandler Ranch
- Dairy Avenue Ranch

EXCLUSIVELY PRESENTED BY:
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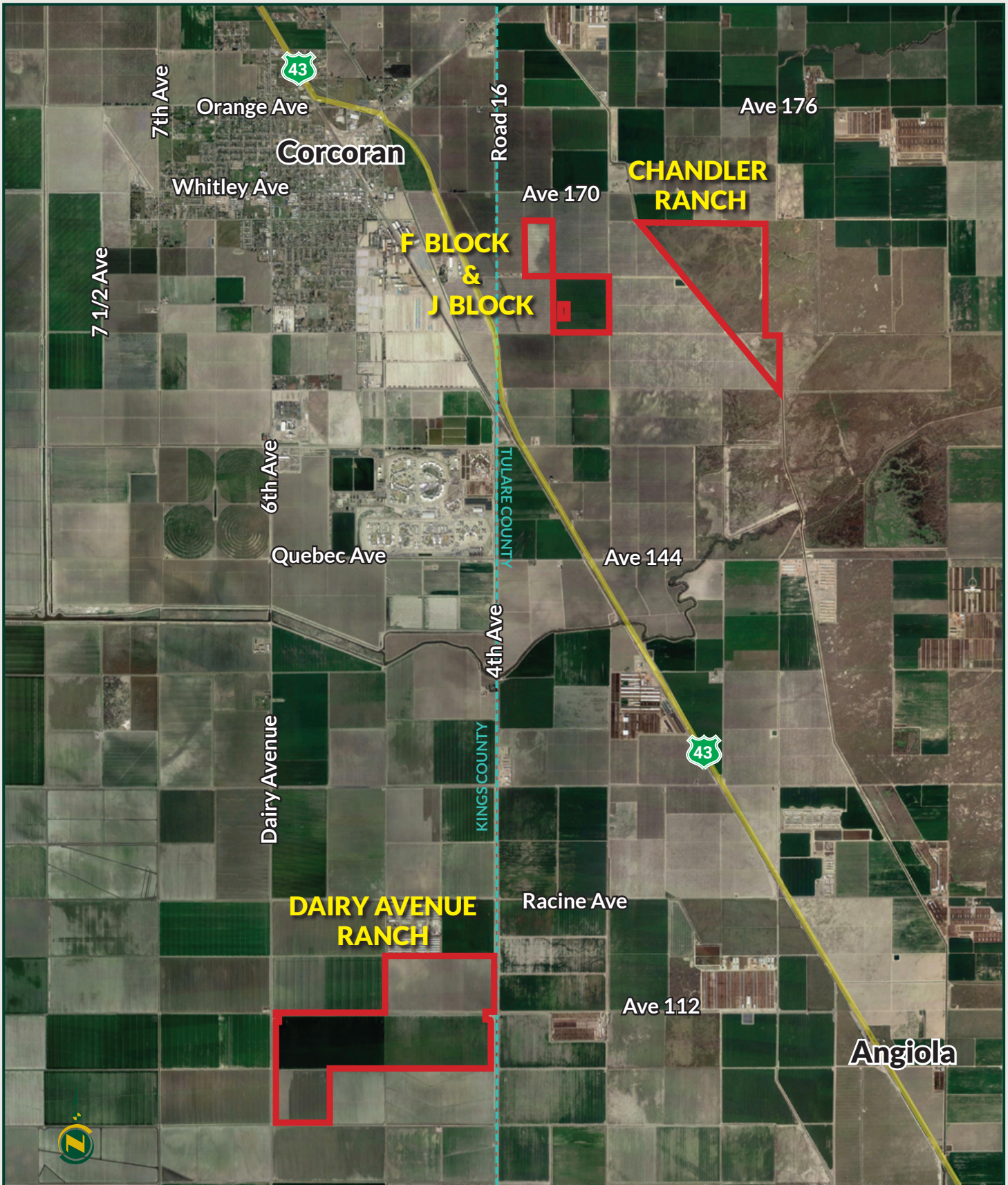
DRE #00020875

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PROPERTY AERIAL



PROPERTY DETAILS

Property consists of 3 non-contiguous ranches totaling 1,849.47± acres currently planted to row crops. All ranches are in the general vicinity of Corcoran, California and lie within Kings and Tulare Counties. Following are soils and APN maps of all ranches. Properties are surrounded by permanent planting. Ranches may be sold together or separately.

Ranch	Acres ±	Price/Acre	Asking Price
F&J Blocks	234.61	\$12,000	\$2,815,320
Chandler	504.33	\$17,000	\$8,573,610
Dairy Avenue	1,110.53	\$17,000	\$18,879,010
	1,849.47		\$30,267,940

F&J BLOCK - 234.61± Acres Total (F Block: 154.71± Acres and J Block: 79.90± acres)

LOCATION:

F Block: Southeast corner of Avenue 164 and Road 24.

J Block: East of Hwy. 43 south of Whitley Avenue. Property is approximately 1.5± miles east of the city of Corcoran.

LEGAL:

Tulare County APN's:

F Block: 200-240-003 (39.93± acres); 200-240-004 (49.91± acres); 200-240-005 (29.94± acres); 200-240-006 (19.96± acres); 200-240-008 (14.97± acres)

J Block: 200-270-002 (79.90± acres)

Both Blocks lie within the boundaries of the Williamson Act Contract.

WATER:

F Block: (3) water wells

Well #23 - 1,200± GPM

Well #34 - 1,300± GPM (drilled in 2012)

Well #24 - 700± GPM

Property also has 2 non-operational wells

Irrigation for J Block comes from wells on F Block.

USE:

Both Blocks are presently planted to cotton. Land may be suitable for permanent crops.

PRICE/TERMS:

\$2,815,320 cash at close of escrow or terms acceptable to seller.

Both Blocks are leased to Paul Nunes through December 31, 2019.

CHANDLER RANCH - 504.33± Acres

LOCATION:

Approximately 3 miles southeast of the city of Corcoran, east of Hwy. 43.

LEGAL:

Tulare County APN's: 200-170-008 (231.95± acres); 200-180-007 (64.24± acres); 200-250-009 (39.96± acres); 200-260-025 (168.18± acres).

The property lies within the boundaries of the Williamson Act Contract.

WATER:

Self-contained water well field on northern portion. Southern tip is in Lower Tule Irrigation District.

(4) working wells. Water wells recharged since November, 2016.

Chandler #2: 450 ft. depth, 100 HP, 993± GPM (2016)

Chandler #3: 250 ft. depth, 40 HP, 250± GPM (2016)

Chandler #6: 450 ft. depth, 125 HP, 416± GPM (216)

Chandler #7: 270 ft. depth, 75 HP, 850± GPM (2016)

There are 3 additional non-operational wells on the property.

USE:

Property is currently undeveloped/organic.

PRICE/TERMS:

\$8,573,610 cash at close of escrow or terms acceptable to seller.

DAIRY AVENUE RANCH - 1,110.53± Acres

LOCATION:

Approximately 6 miles southwest of the city of Corcoran on the east side of Dairy Avenue (6th Avenue).

LEGAL:

Kings County APN's: 044-200-009 (322.64± acres); 044-210-014 (481.44± acres); 044-210-016 (306.45± acres).

The property lies within the boundaries of the Williamson Act Contract.

WATER:

Corcoran Irrigation District.

USE:

Property is currently planted to cotton, corn, alfalfa and wheat.

This is very good ground with permanent crops to the south and east.

PRICE/TERMS:

\$18,879,010 cash at close of escrow or terms acceptable to seller.

Property is leased to Paul Nunes through December 31, 2019.

SOIL MAP - F&J BLOCKS

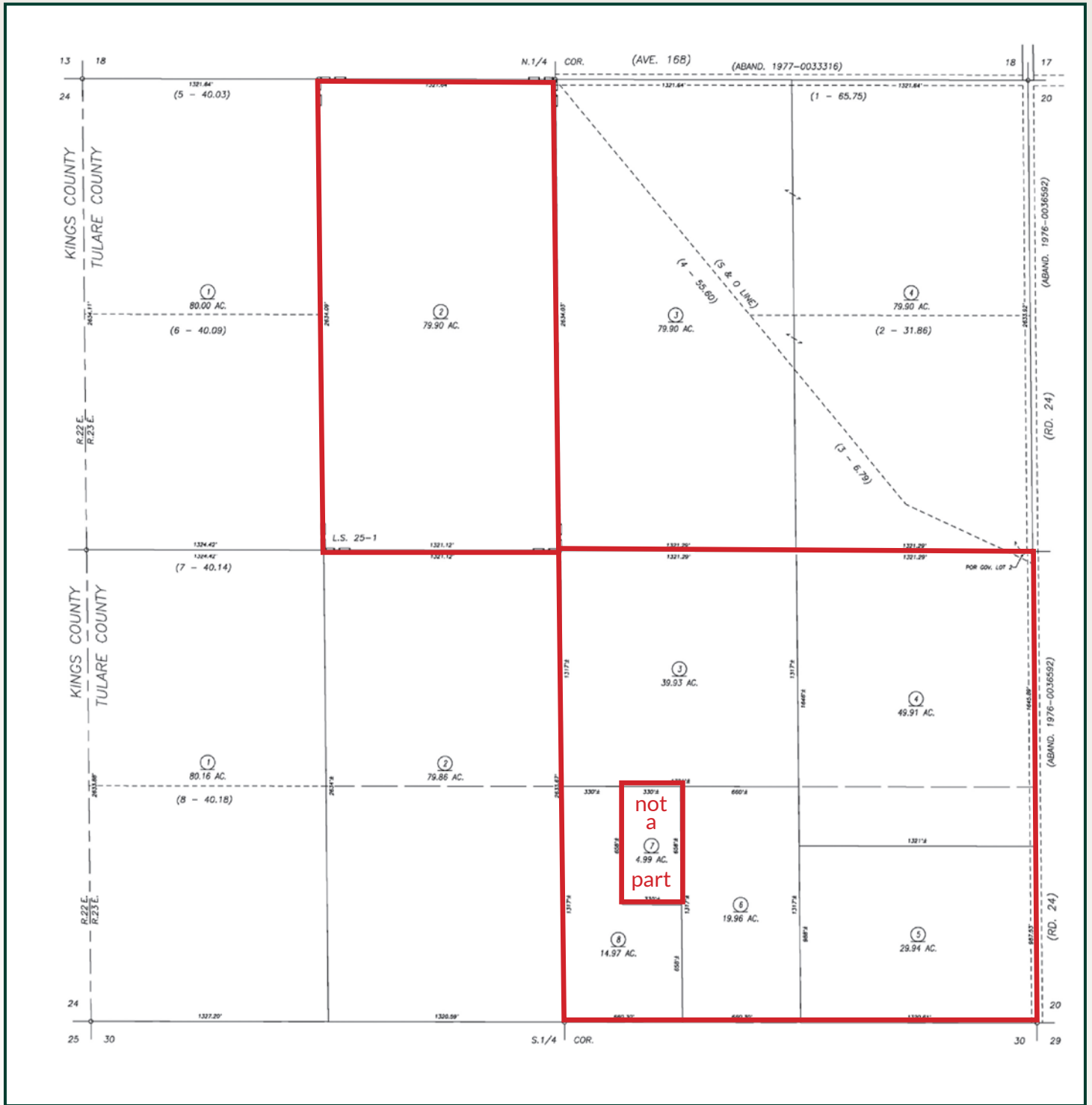


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ASSESSOR'S PARCEL MAP - F&J BLOCKS (234.61± ACRES)

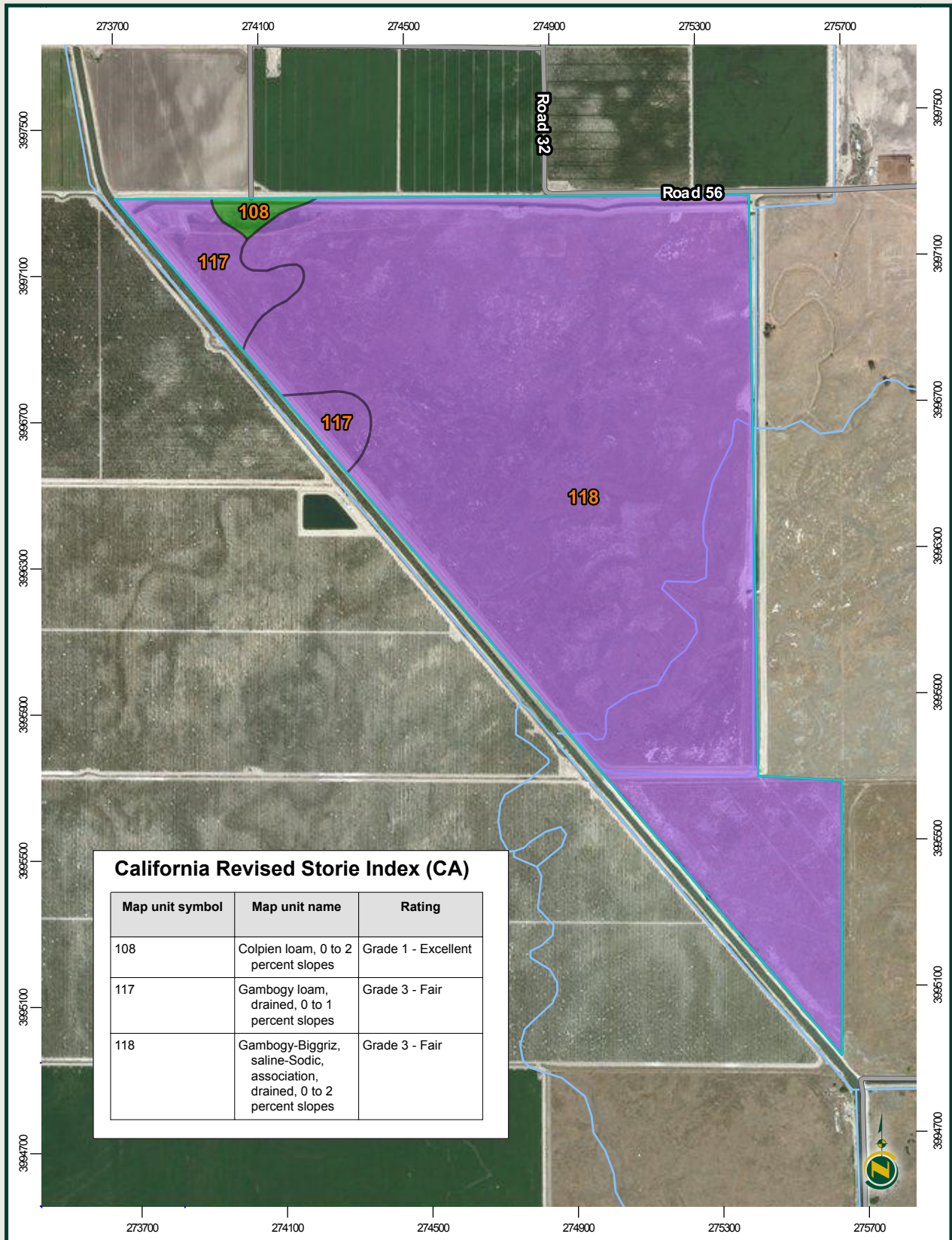


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SOIL MAP - CHANDLER RANCH

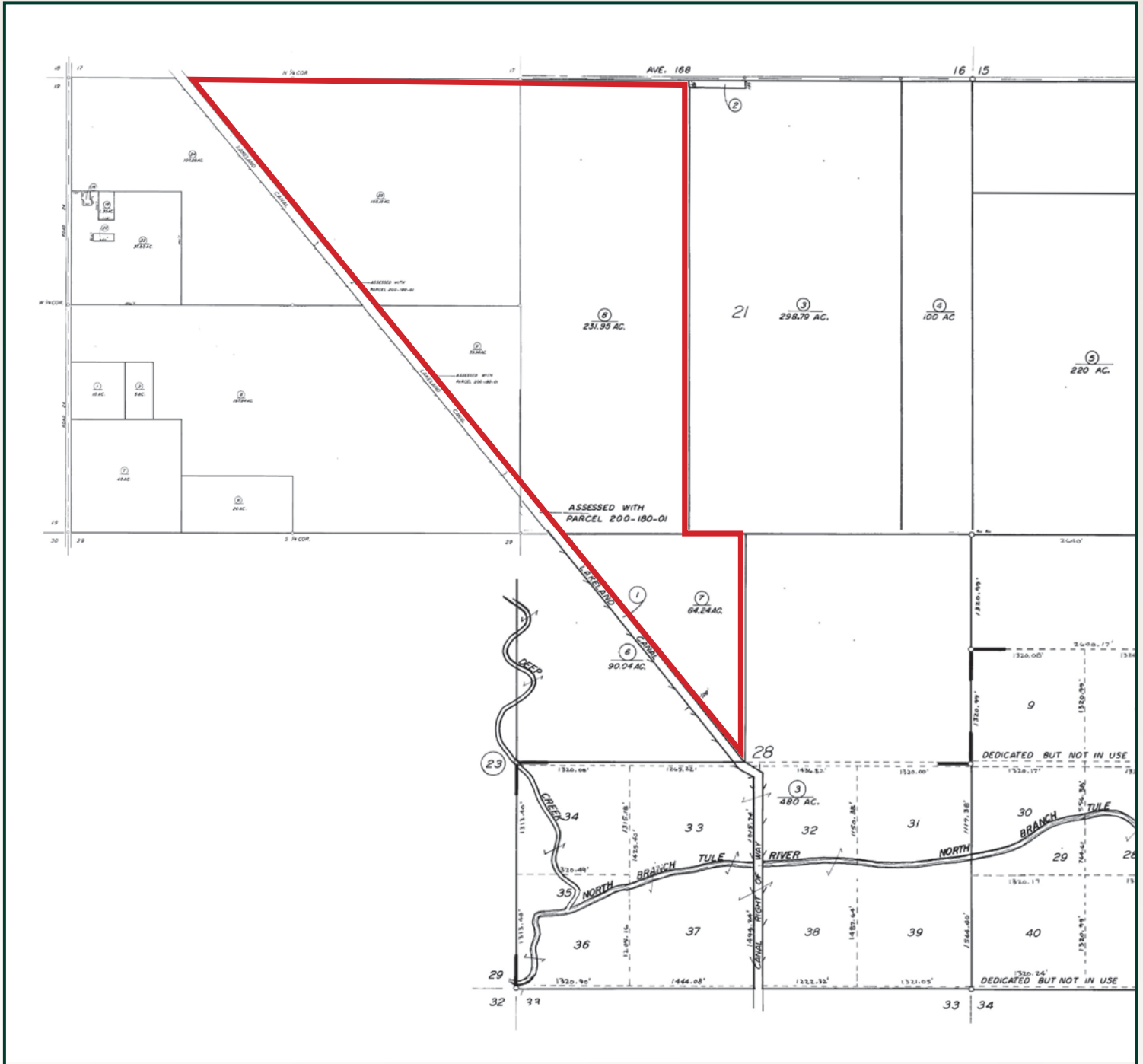


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ASSESSOR'S PARCEL MAP - CHANDLER RANCH (504.33± ACRES)

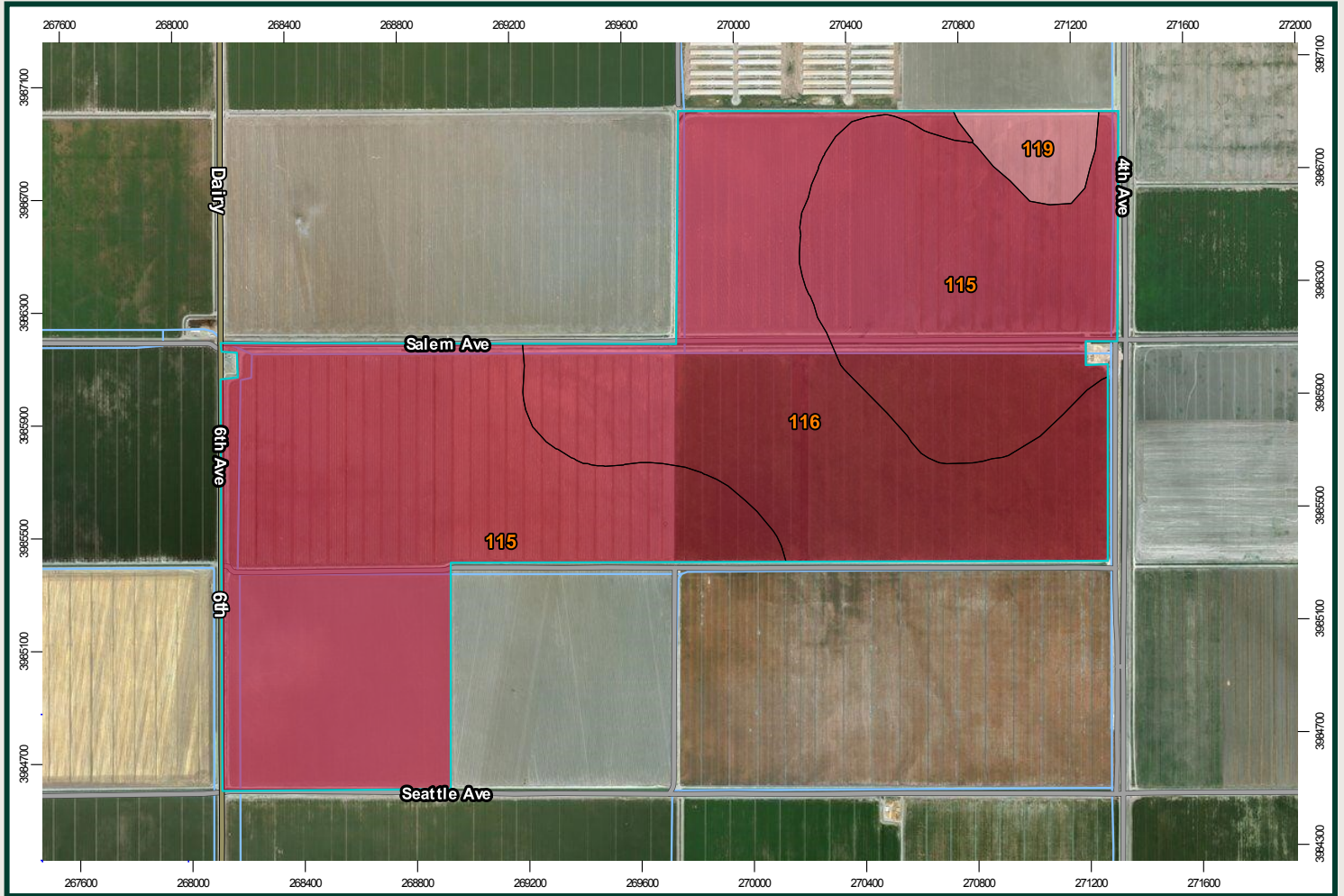


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SOIL MAP - DAIRY AVE RANCH

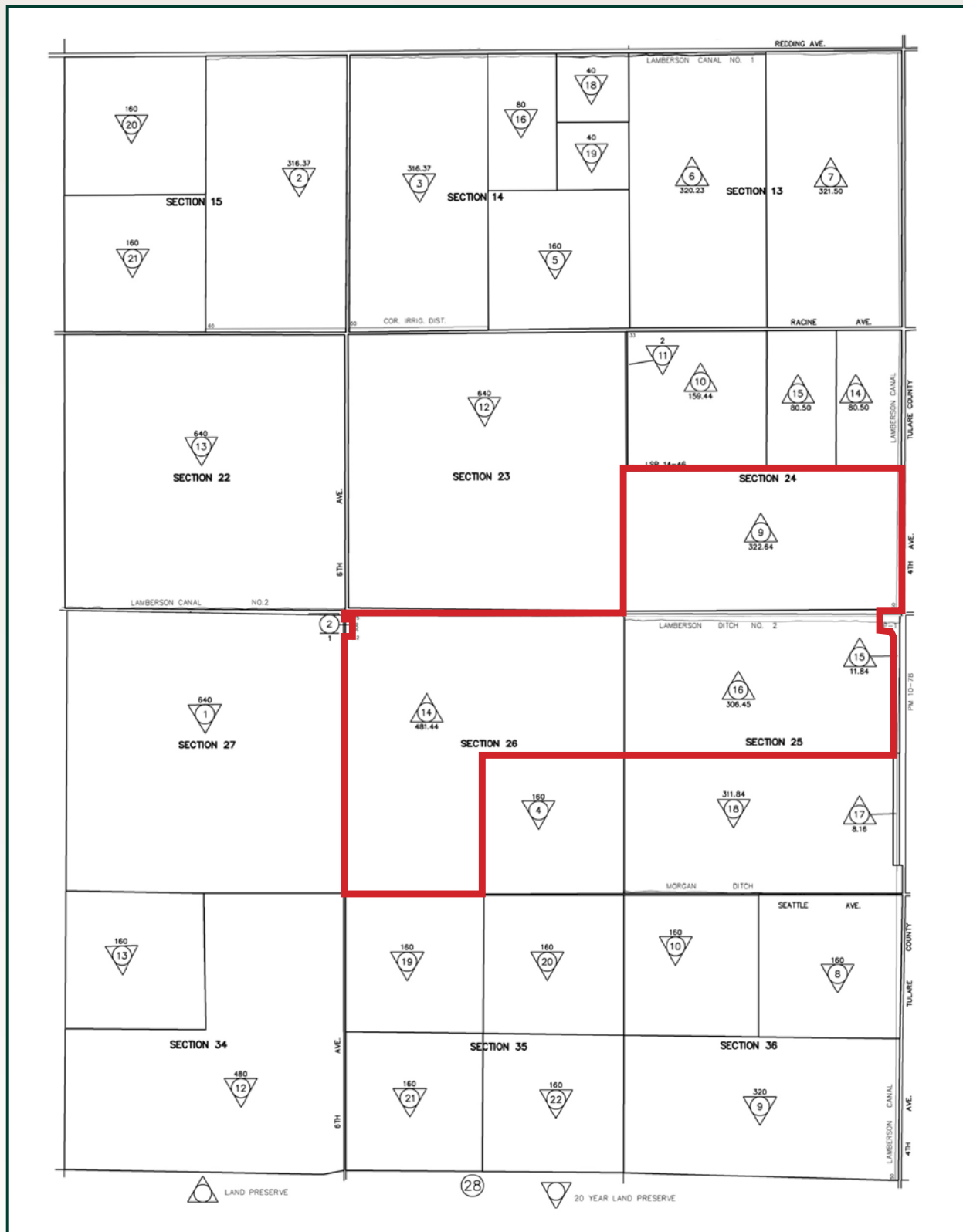


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
115	Gepford clay, partially drained	Grade 6 - Nonagricultural
116	Gepford clay, sandy substratum, partially drained	Grade 6 - Nonagricultural
119	Grangeville sandy loam, saline-alkali	Grade 5 - Very Poor

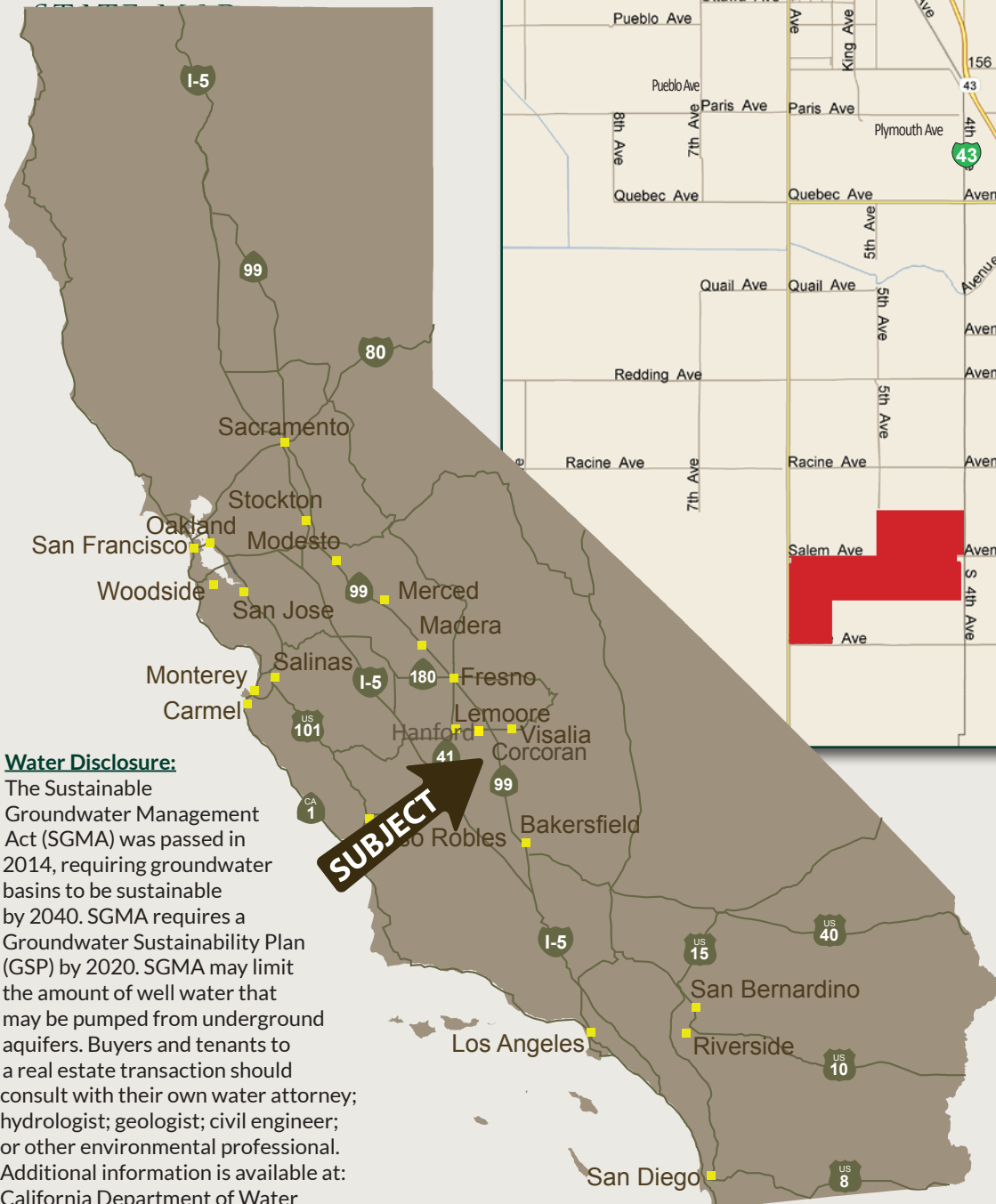
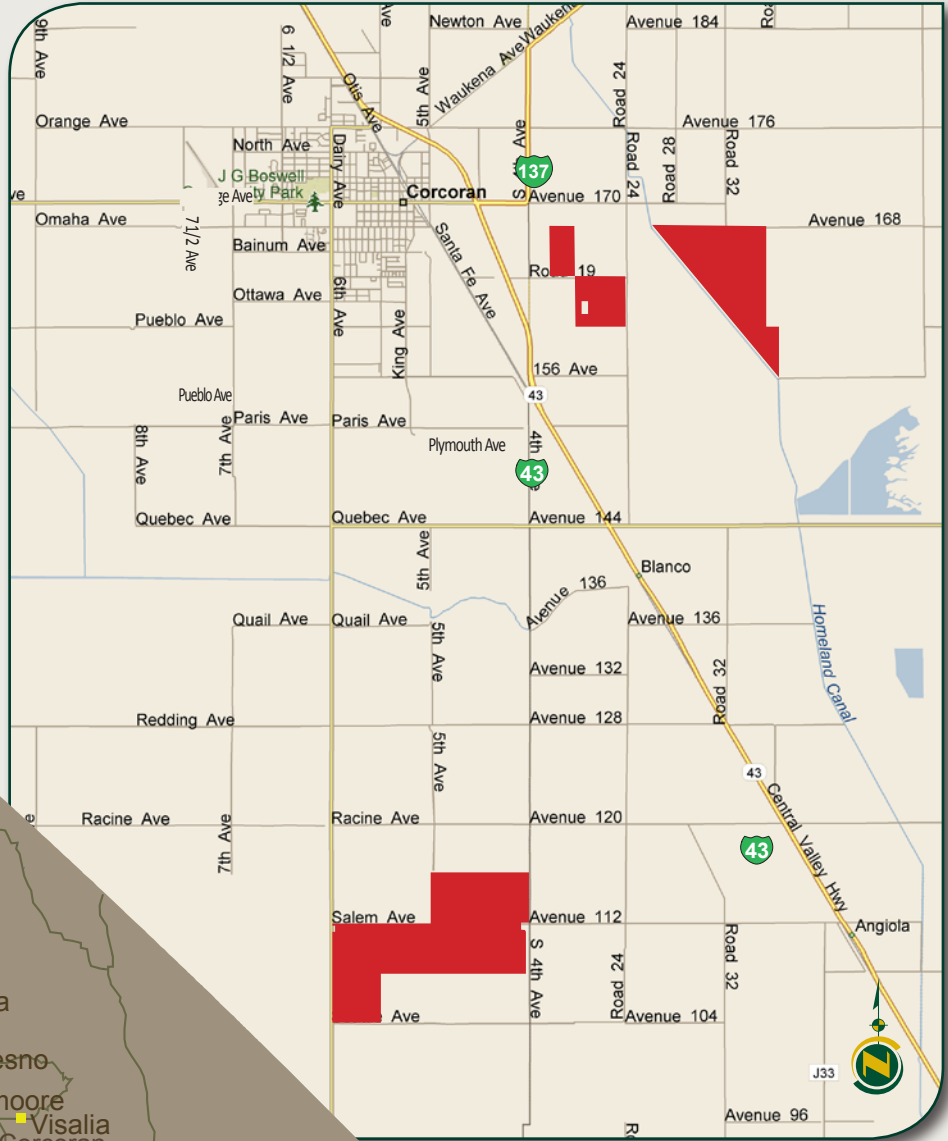


ASSESSOR'S PARCEL MAP - DAIRY AVE RANCH (1,110.53± ACRES)



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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

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