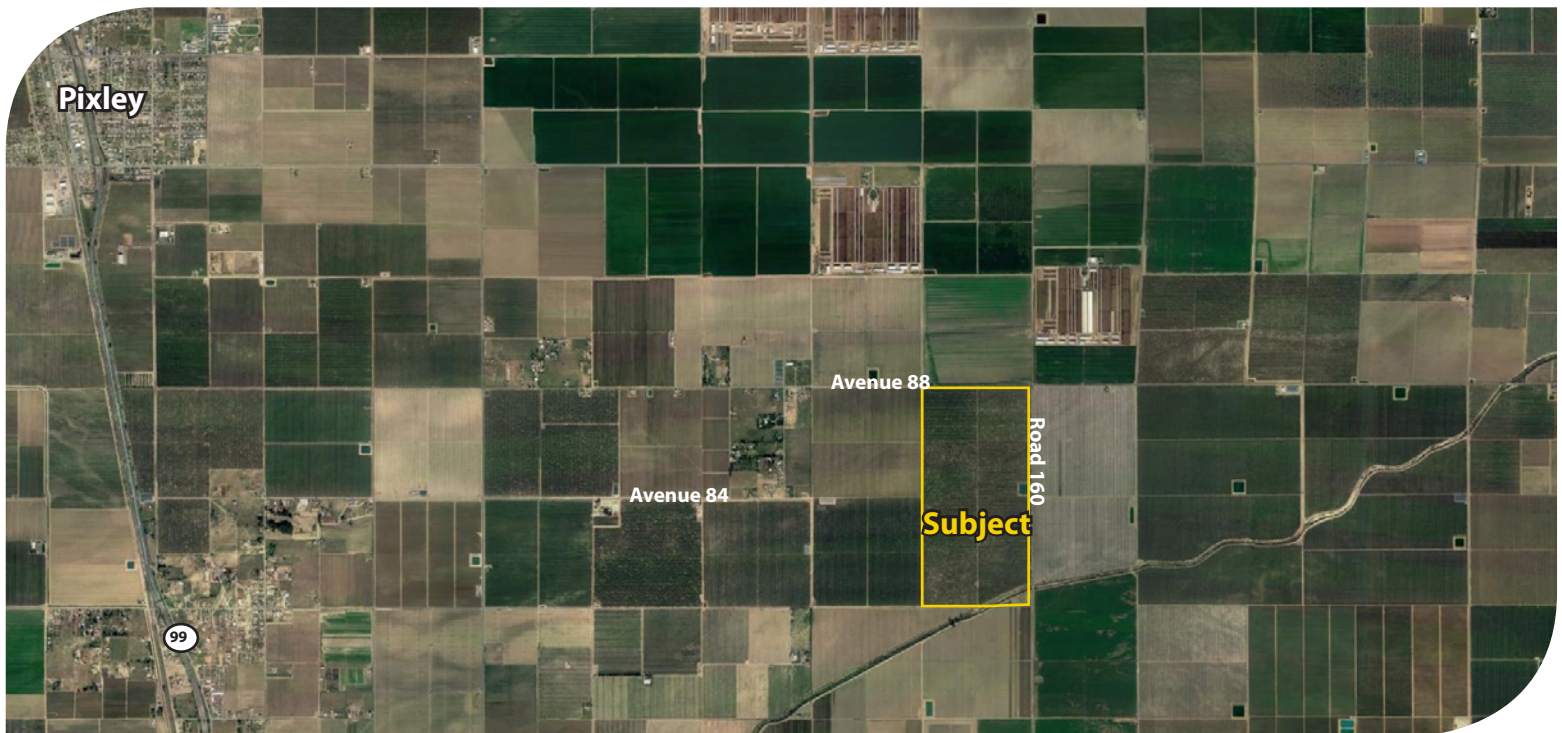


FOR SALE



**PEARSON
REALTY**
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Road 160 Ranch



315.84± Acres
Tulare County, California

- Pixley Irrigation District
- (3) Irrigation pumps and wells
- Grade 1 soils

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Road 160 Ranch

315.84± Assessed Acres

\$3,316,320

(\$10,500/ac.)

LOCATION:

The SWC of Avenue 88 and Road 160. Located approximately 2 1/2 miles southeast of the City of Pixley.

LAND USE:

Open land formerly planted to almonds.

LEGAL:

Tulare County APN's: 318-250-002 and 318-260-003.
The E 1/2 of Section 12, T23S, R25E, M.D.B.&M.

ZONING:

Agriculture Exclusive, 40 acres minimum parcel size. The property is subject to the Williamson Act.

WATER:

Pixley Irrigation District, though the property does not receive surface water.

(2) 200 HP irrigation pumps and wells.

(1) 100 HP irrigation pump and well.

(1) 174 HP booster pump with diesel engine.

The irrigation system includes a reservoir with a sand media filter station, gypsum tower and fertigation tanks.

NOTE: The property is classified as excess land for Bureau of Reclamation purposes.

**GROUNDWATER
SUSTAINABILITY
AGENCY:**

Lower Tule River/Pixley GSA (pending). For more information on their groundwater sustainability plan, call Eric Lemos, the District Manger of Pixley Irrigation District at (559) 686-4716.

SOILS:

Akers-Akers, saline-Sodic, 0-2% slopes

Hanford sandy loam, 0-2% slopes

Riverwash

BUILDINGS:

None.

PRICE/TERMS:

\$3,316,320 all cash at the close of escrow.

PROPERTY PHOTO



SOILS MAP

SOILS LEGEND

**124 = Hanford sandy loam,
0-2% slopes
Grade 1**

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

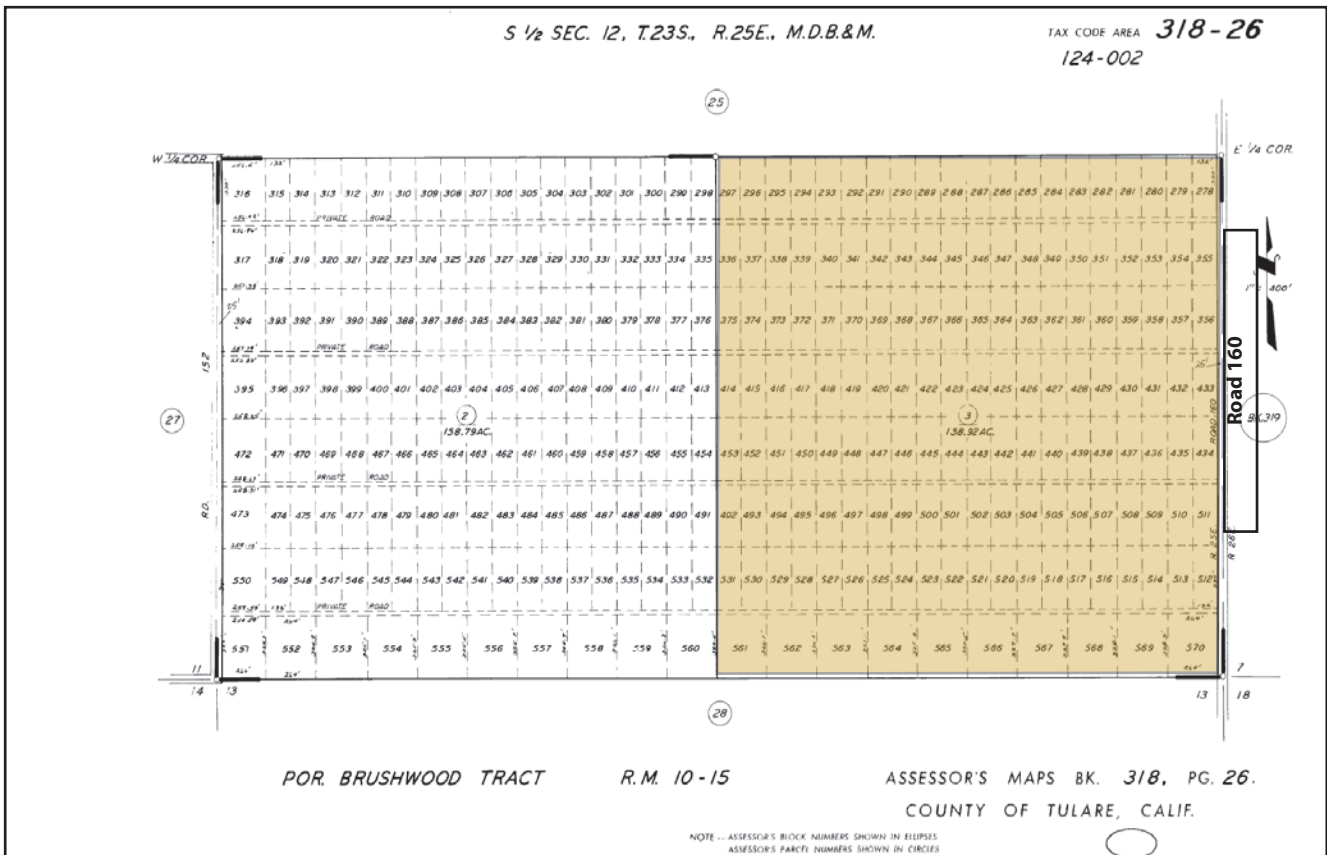
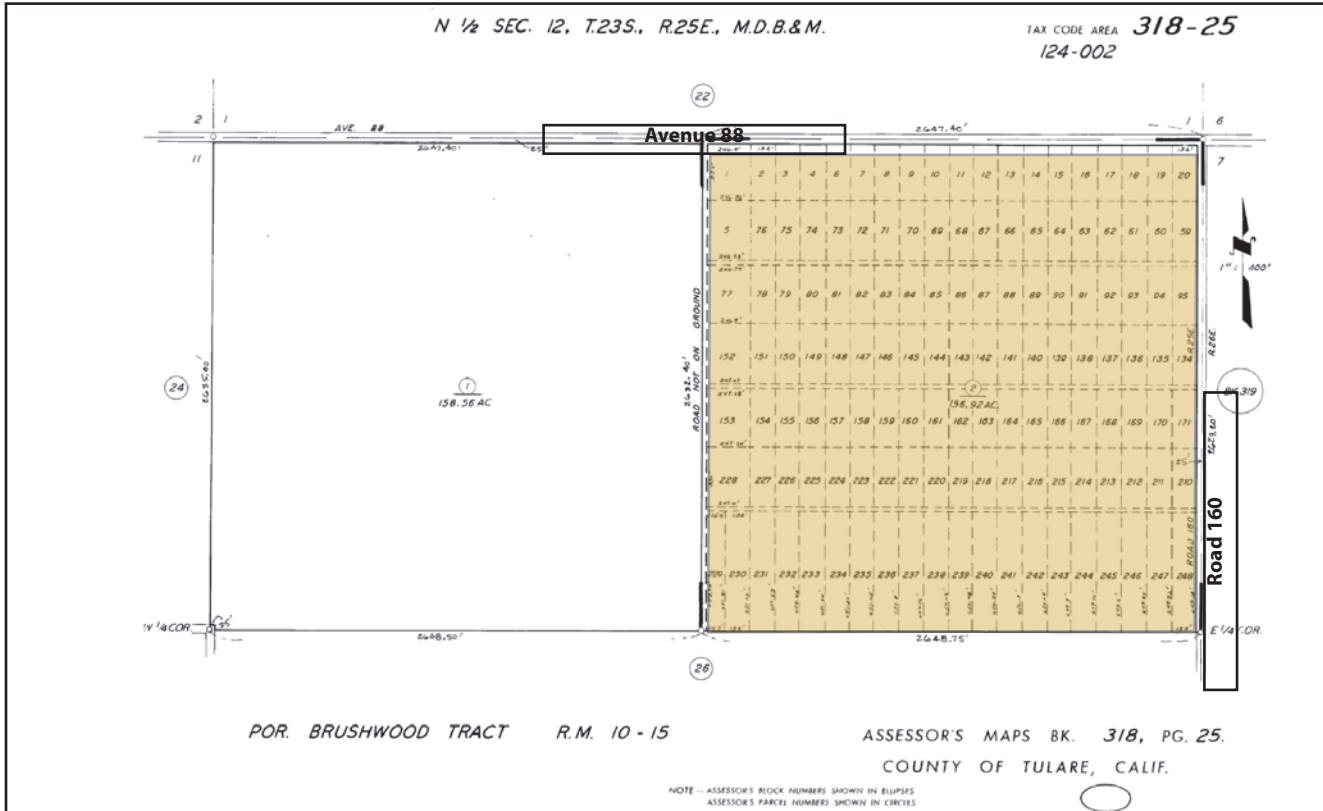
134 = Riverwash



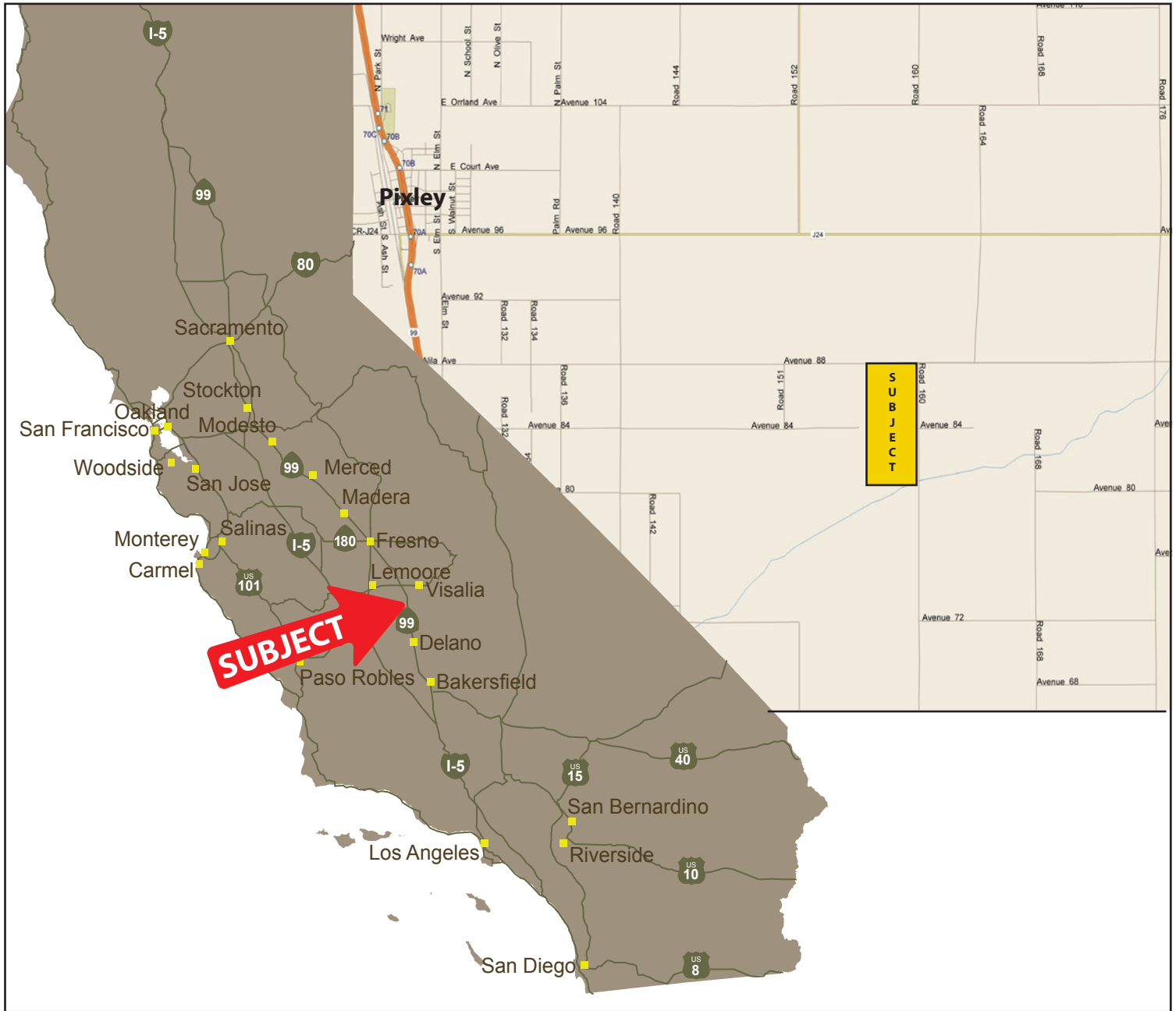
Road 160 Ranch - Property Photos



Road 160 Ranch - Assessor's Parcel Maps



LOCATION MAP



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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