

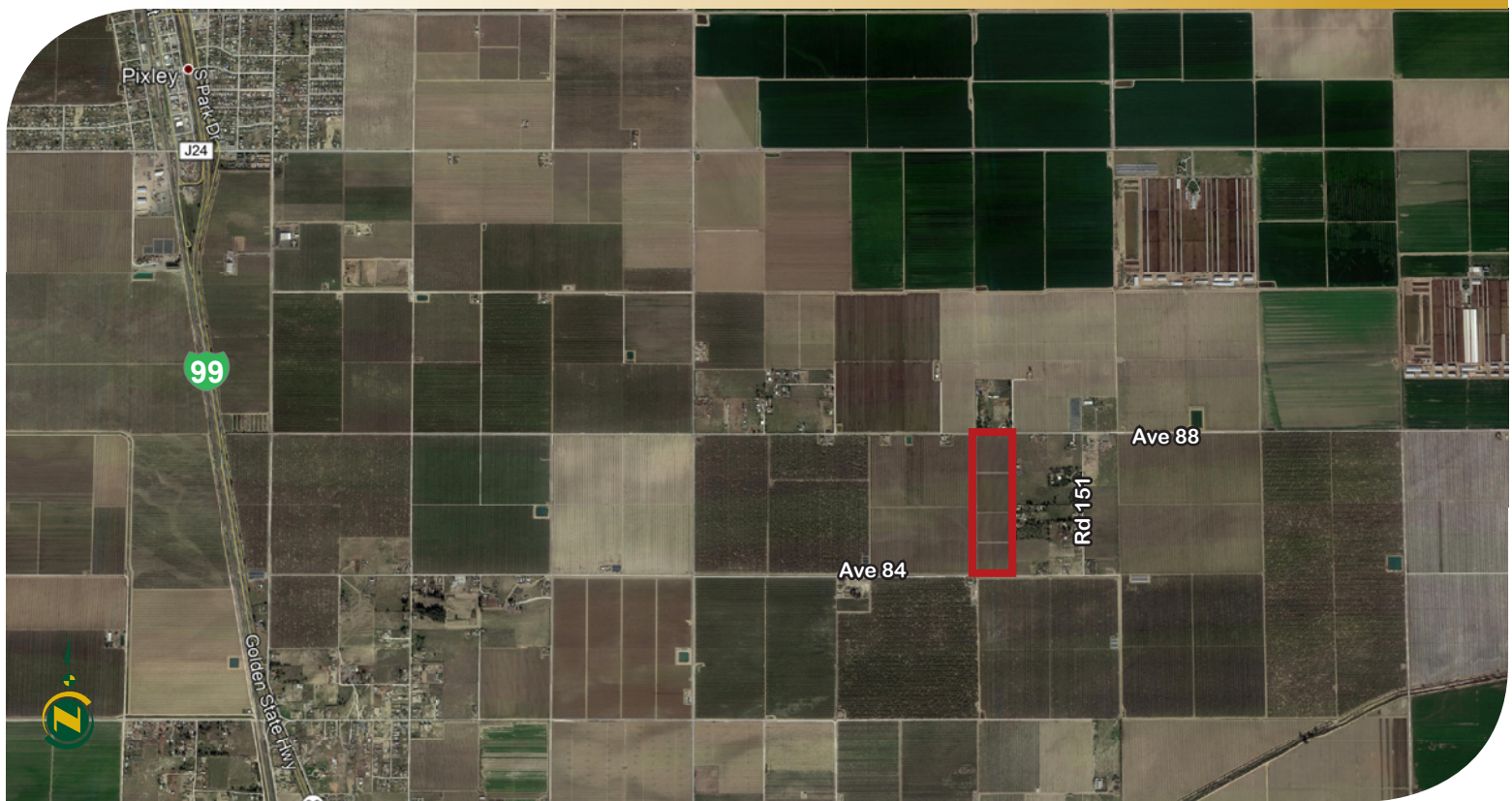
# FOR SALE



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## Pixley Irrigation District Table Grapes - Ranch 88



**40± Acres**  
**Tulare County, California**

- Access to District and Well Water
- Grade 1 - Excellent Soils
- Quality Table Grapes
- Tax Benefits

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



# Pixley Irrigation District Table Grapes - Ranch 88

**40± Acres**

**\$880,000**  
(\$22,000±/ac)

## DESCRIPTION:

This 40± acre opportunity is located just east of Pixley, CA. The land is being farmed to table grapes with V-Gable Trellis. This unique investment opportunity offers quality table grapes, income, tax benefits, access to district water and well water, and grade-1 excellent soils.

## LOCATION:

On the south side of Avenue 88, 1/4 mile west of Road 151, east of Pixley, CA. Approximately 50± miles north of Bakersfield, 159± miles north of Los Angeles and 190± miles south of Stockton.

## LEGAL:

The land is zoned AE-40 by the County of Tulare. The property is not enrolled in the Williamson Act. Approx. legal: Portion of the W ½ of NE ¼ of Section 11, Township 23S, Range 25E, MDB&M. Tulare County, California. APN's: 318-240-005 and 021.

## PLANTINGS:

### RANCH 88

Assessed Acres±	Planted Acres±	Variety	Root Stock	Spacing	Plant Year	District	Trellis	2018 Yield	2019 Yield
40±	38.06±	Autumn King	dormant (Benchgraft Freedom)	5x10	2011	PID	V-Gable	2,730	1,926

## SOILS:

60.70±% (124) Hanford Sandy Loam, Ca Rev Storie Index rated Grade 1-Excellent.  
39.30±% (101) Akers-Akers, saline-Sodic, Ca Rev Storie Index rated Grade 1-Excellent.

## WATER:

The land is located in Pixley Irrigation District (PID), and has access to district water from Harris Ditch turnout #110 along Avenue 84. In 2019 water was available at \$165/AF. PID's land based assessment charge is \$14.00±/acre in 2020. The farm has an Ag well equipped with a 50HP submersible pump. Pump test provided by Seller dated 4-3-19 indicated 248GPM. The property is irrigated with the well by drip irrigation and a spin clean filter. The irrigation system is not connected to the district water.

## PRICE/TERMS:

\$880,000 cash at close of escrow, plus reimbursement of farming costs toward the 2020 crop.



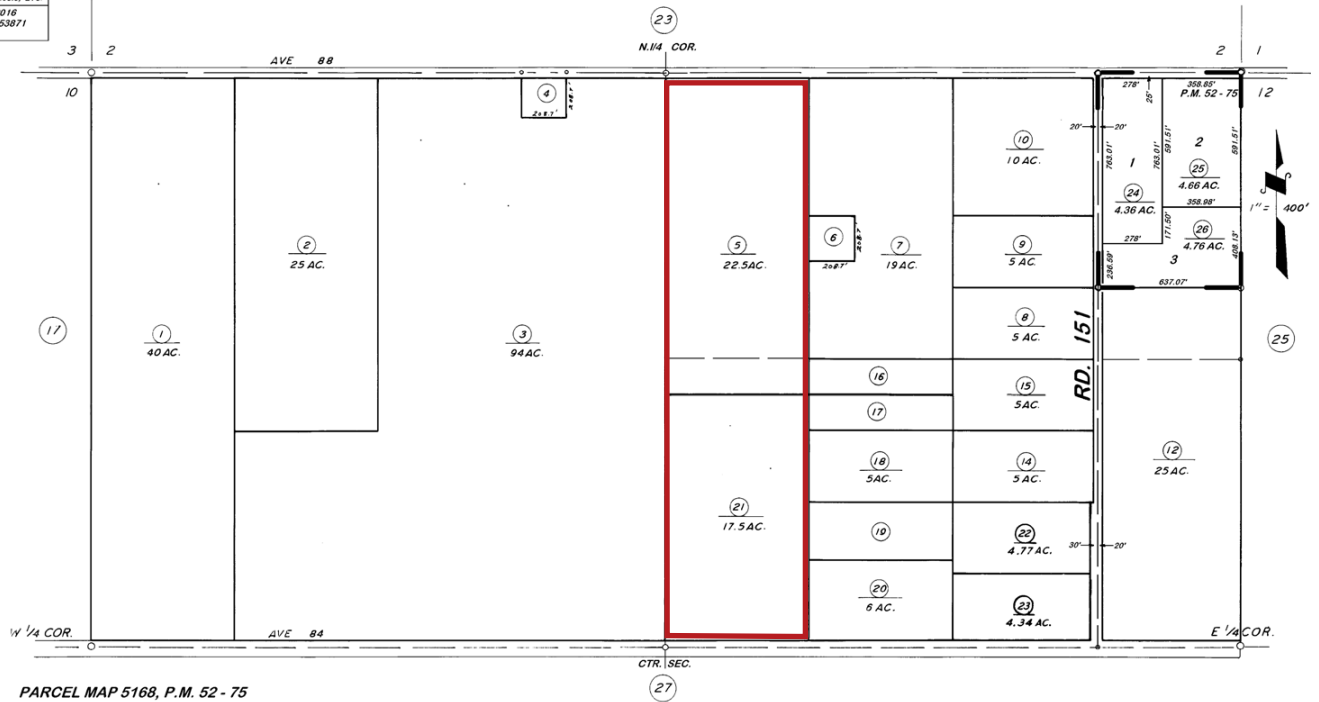


# ASSESSOR'S PARCEL MAP

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL  
PROPERTY ASSESSMENT PURPOSES  
ONLY. THE PARCELS SHOWN HEREON  
MAY NOT COMPLY WITH STATE AND  
LOCAL SUBDIVISION ORDINANCES. NO  
LIABILITY IS ASSUMED FOR THE USE  
OF THE INFORMATION HEREON.  
P & T CODE SEC. 327, 408.5, ETC.  
REVISED: 10/19/2016  
REASON: 2016-0053871  
CAD TECH: GL

N 1/2 SEC. 11, T.23S., R.25E., M.D.B.&M.

TAX CODE AREA **318-24**  
**124-002**



**VICINITY OF PIXLEY**  
**ASSESSOR'S MAPS BK. 318, PG. 24.**  
**COUNTY OF TULARE, CALIF.**

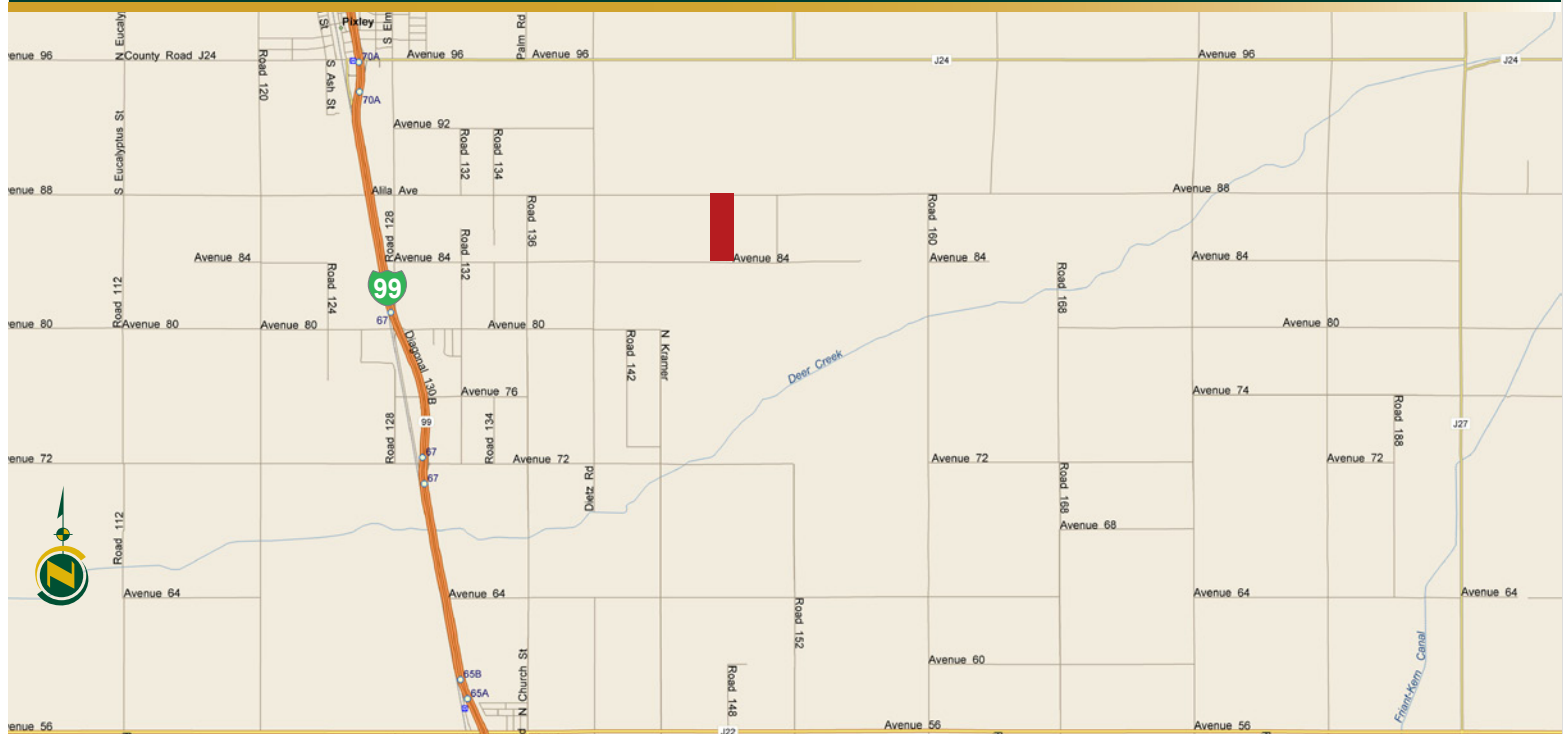
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

## SOIL AND FARM MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
101	Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	Grade 1 - Excellent	Akers (60%) Akers, saline-sodic (25%)	39.3%
124	Hanford sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hanford (85%)	60.7%

## LOCATION MAP



## REGIONAL 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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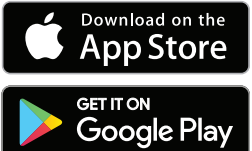
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