

PORTERVILLE AREA WALNUTS AND ALMONDS

72.83± Acres
Tulare County, California

\$1,820,750
(\$25,000/Acre)

PRICE REDUCED

- 11 Shares Hubbs and Minor Ditch Stock
- Porterville I.D. and Wells
- Good Farming Location



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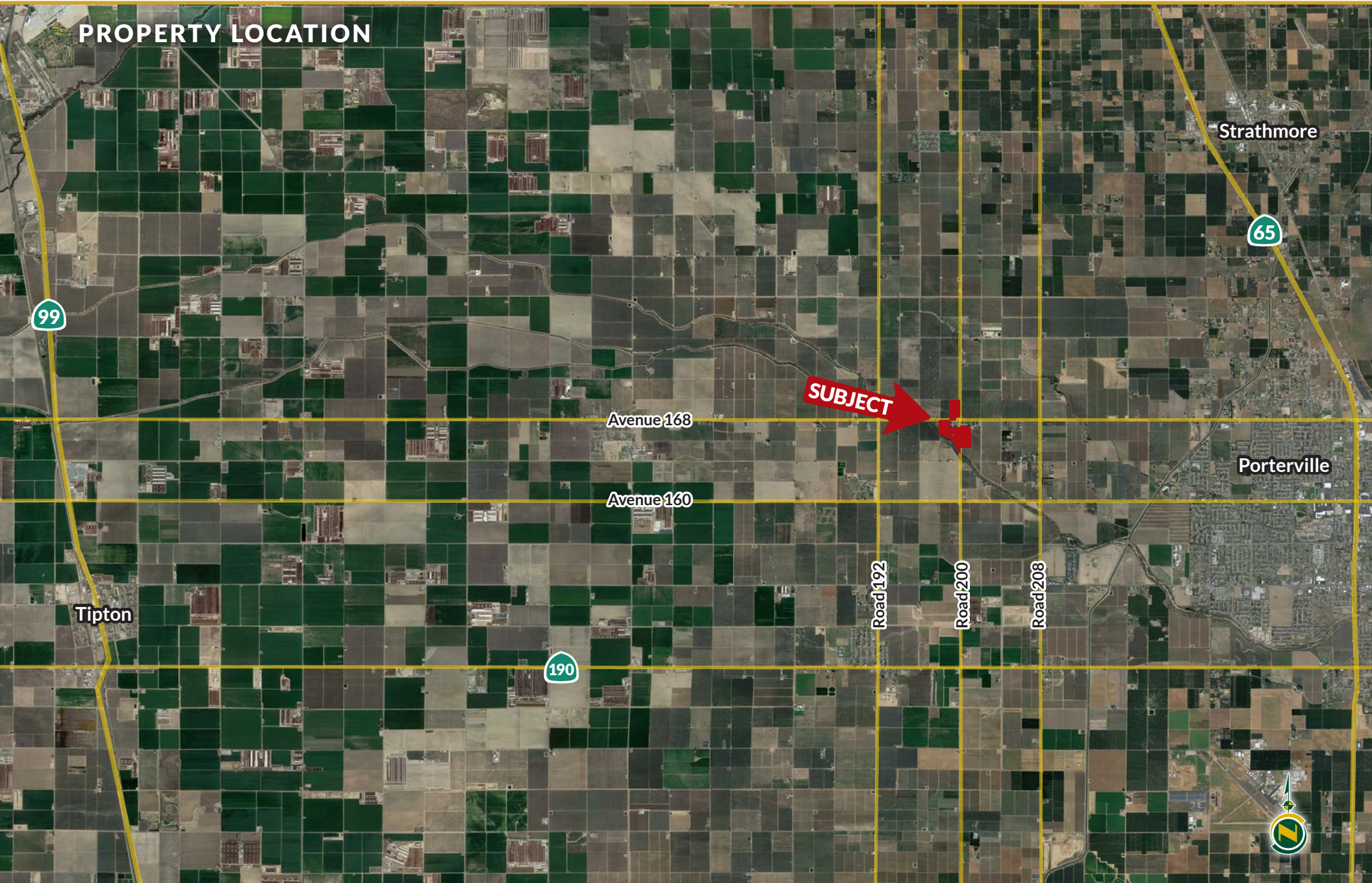


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This offering is 72.83± acres of mature walnuts, almonds and open ground, 65± acres is farmable.

LOCATION

The property is located on the north and south side of Avenue 168 , approximately ¼ mile west of Road 204 , just on the western boundaries of the City of Porterville.

LEGAL

Tulare County APN's: 236-130-072, 236-130-077, 236-250-027 and parcel 236-070-039 is in the Williamson Act.

ZONING

AE-20

PLANTINGS

- 28± acres open ground
- 17.29± acres Chandler variety walnuts
- 20± acres Nonpareil/Aldrich - Wood Colony

WATER

- 3 Ag Wells - 2 are working plus 1 Ag well not utilized and in unknown condition.
- PID - Porterville Irrigation District.
- 11 SHARES OF (HMDC) HUBBS AND MINOR DITCH COMPANY STOCK. Work will need to be done to the ditch stock turn out for water to be delivered to the acreage.
- The property is in the Eastern Tule GSA.
- Almonds are irrigated by sprinklers. Walnuts are flood irrigated.

SOILS - California Revised Storie Index (CA)

- 64.9% Flamen loam, 0 to 2 percent slopes. Grade 1 - Excellent
- 20.2% Tagus loam, 0 to 2 percent slopes, Grade 1 - Excellent
- 11.0% Yetter sandy loam, 0 to 2 percent slopes, Grade 1 - Excellent
- 3.9% Riverwash

PRICE/TERMS

The asking price \$1,820,750.

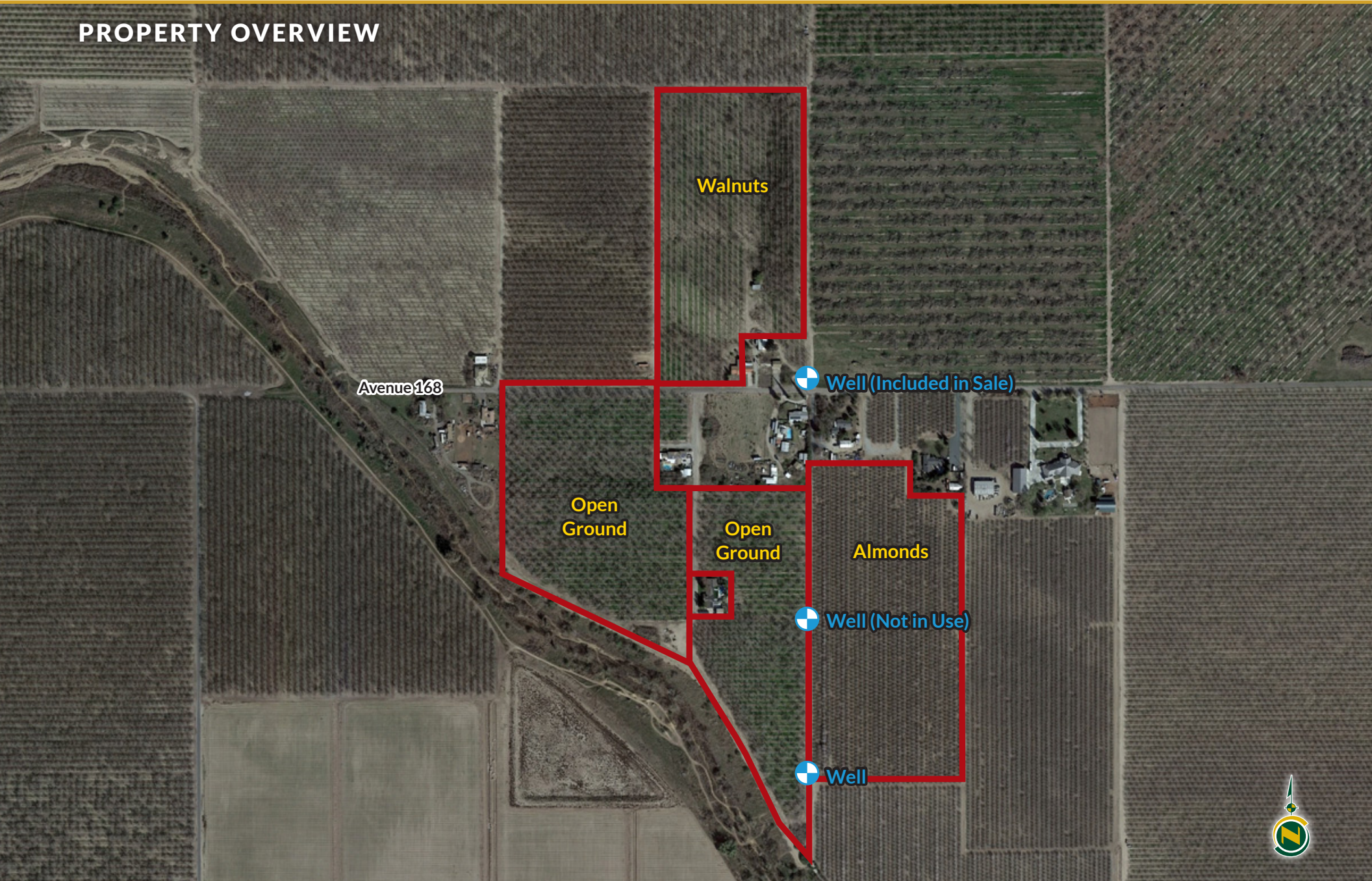


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PROPERTY OVERVIEW

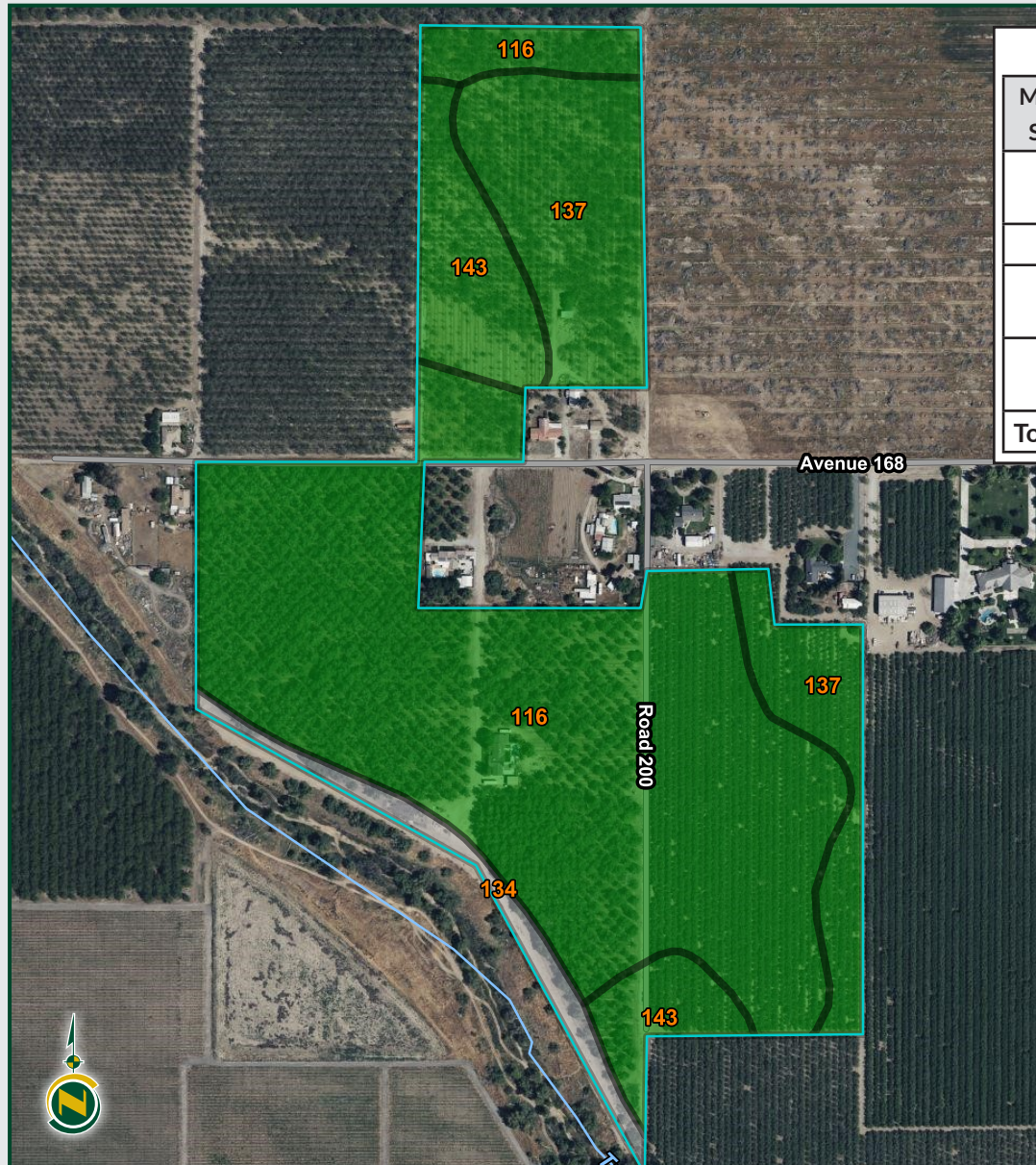


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SOILS MAP



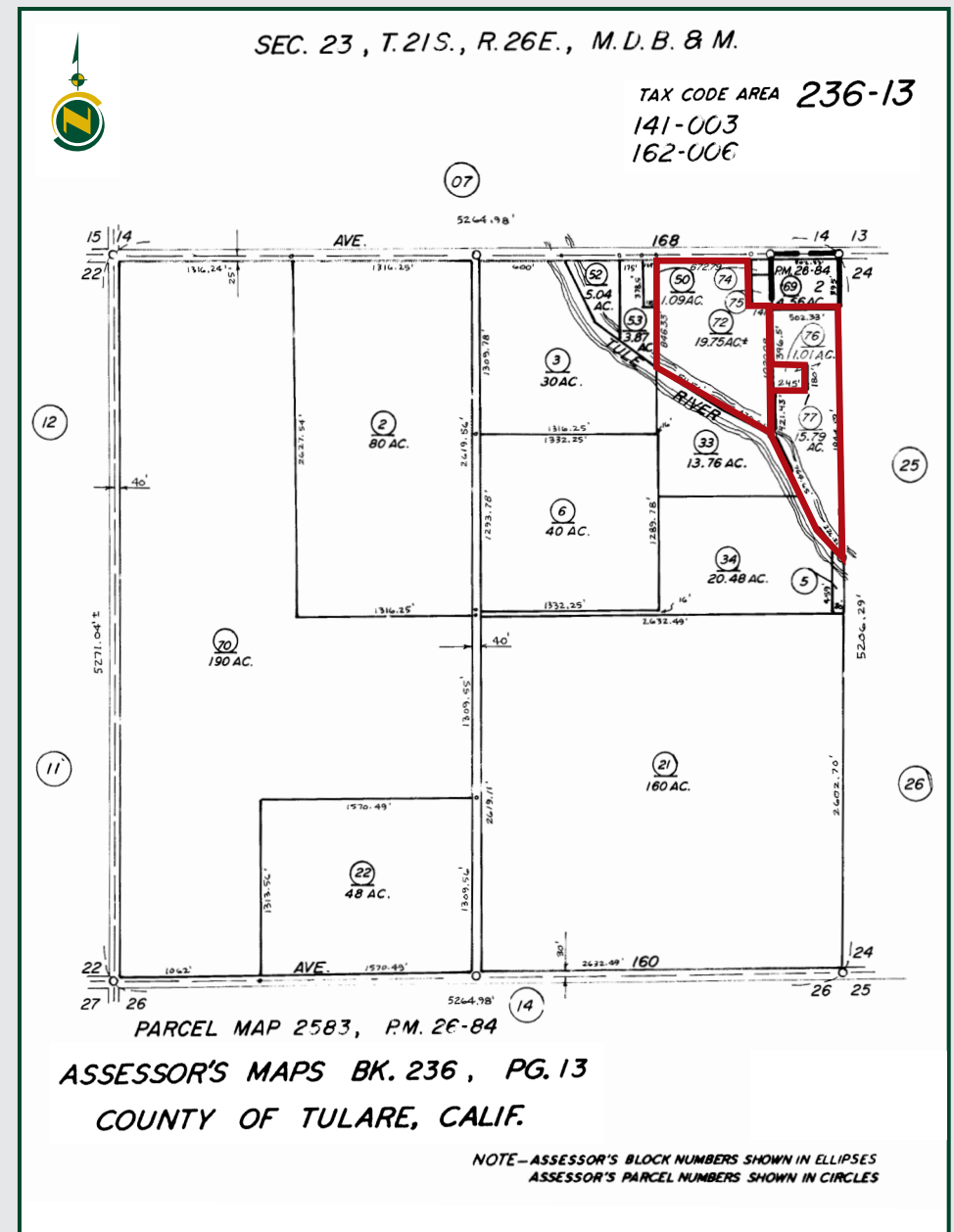
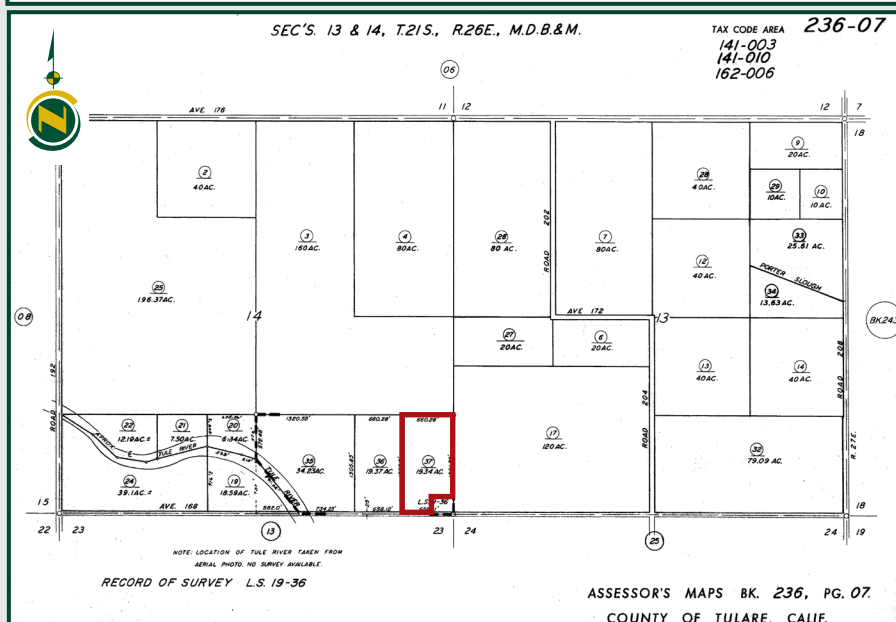
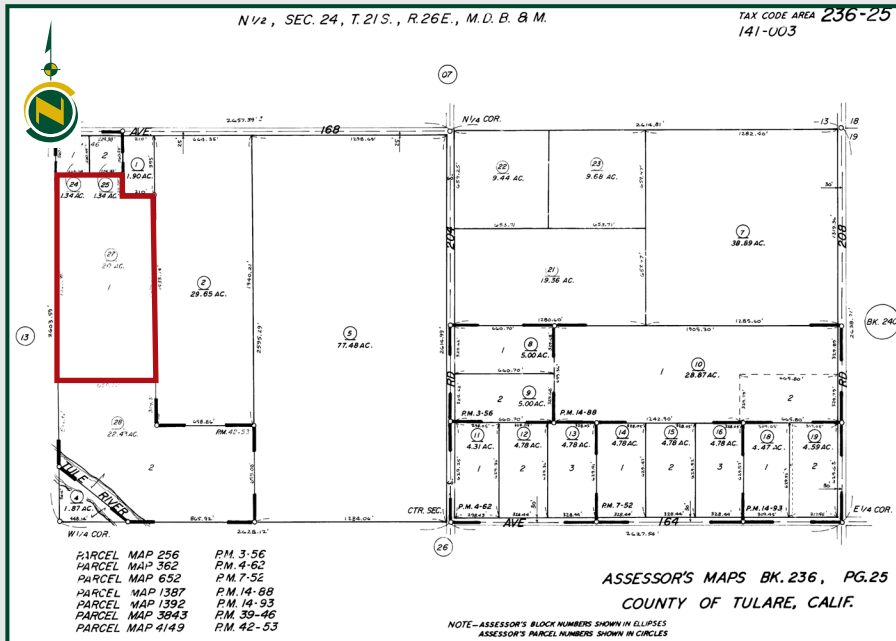
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent of AOI
116	Flamen loam, 0 to 2 percent slopes	Grade 1 - Excellent	64.9%
134	Riverwash	Not Rated	3.9%
137	Tagus loam, 0 to 2 percent slopes	Grade 1 - Excellent	20.2%
143	Yettem sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	11.0%
Total			100.0%

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PARCEL MAP



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PROPERTY PHOTOS



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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
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.