

PORTERVILLE

PISTACHIOS, LEMONS, AND OPEN GROUND

289.58± Acres
Tulare County, CA

\$5,357,230
(\$18,505/Acre)



- 165.80± acres of Younger Producing Pistachios
- ¾ Mile of Deer Creek Frontage, North/South Sides
- Secluded Farm House and Shop



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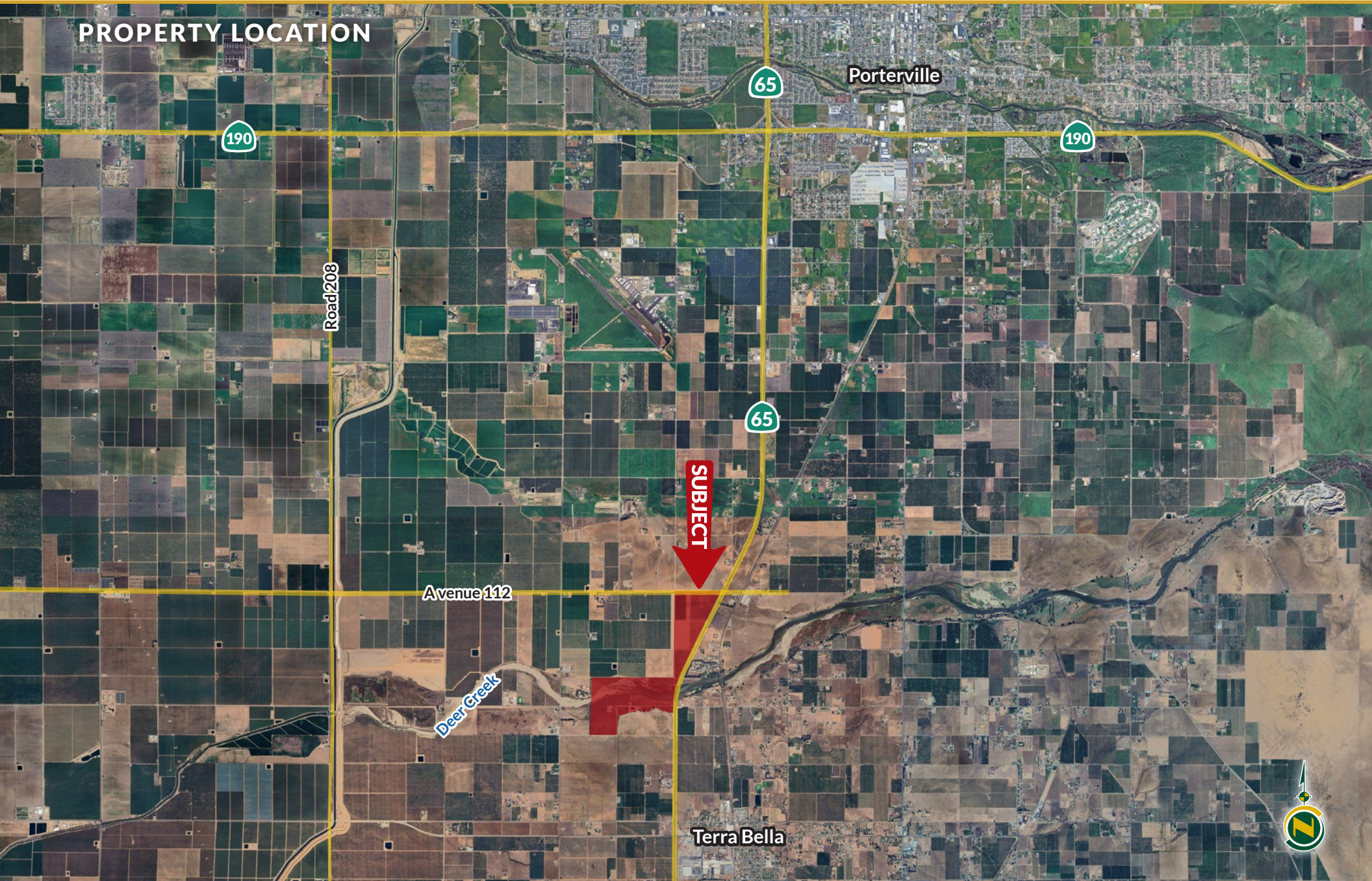
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This property consisting of 289.58± acres is planted mostly to pistachios, 15± lemons and approximately 109± acres open ground. The land is planted on both sides of Deer Creek adjacent to Highway 65, 3± miles south of Porterville, California.

LOCATION

The property is located at the southwest corner of Avenue 112 and Highway 65. This northern parcel runs south along the west side of Highway 65 to Deer Creek. The Southern portion of the ranch is on the south side of Deer Creek and is accessed by the frontage road (Road 232). Road 232 is accessed from Avenue 95 and Highway 65 in Terra Bella, 1± mile south of the owner's gate.

LEGAL

289.85± acres APN# 302-450-001, 302-340-001 and 002, 302-161-017 and 016, 302-230-005 and 072. Located in Section 27,28 and 33 of Township 22S, Range 27E, M.D.B & M. All parcels are within the Williamson Act except 302-230-072.

ZONING

Zoning AE-10 and AE-40.

PLANTINGS

Acres:	Variety:	Crop:	Age:	Spacing:	Rootstock:
78.20±	Golden Hills	Pistachio	2015	19 x 17	UCB-1
87.60±	Kerman	Pistachio	2004/11	19 x 17	Pioneer Gold/UCB-1
15.00±	Lisbon	Lemons	2013	18 x 8	C-35

PRODUCTION

Available upon request.

SOILS

See attached soil map.

WATER

There are 3 wells total; 2 with natural gas motors, 1 well that is not in use. Well #1 is 1,150 ft. deep with bowls set at 660 ft. has a 4 tank sand media filtration system, producing approximately 750 gpm. This Well is located at the large reservoir. At this reservoir is also an Acid injection system. Well #2 is 800 ft. deep with bowls set at 600 ft. producing approximately 400 gpm. This Well has a two tank sand media filter system. The domestic well is 400 ft. deep with an 8 inch line connected to the 1,000 gallon pressure tank. The trees are irrigated by a micro fan jet sprinkler system with one block, approx. 30 acres that has a dual line drip system. The property is within the Eastern Tule GSA.

BUILDINGS

An older farmhouse in good condition that has mostly been remodeled. The west wing is still needing some work. House is approximately 2,240 sq. ft. with 2 bedrooms and 1 bathroom, a garage/shop of approximately 1,200 sq. ft.

PRICE/TERMS

\$5,357,230 (\$18,505 per/acre) All cash due at close of escrow. Buyer to reimburse the seller for cultural costs towards the 2025 crop.



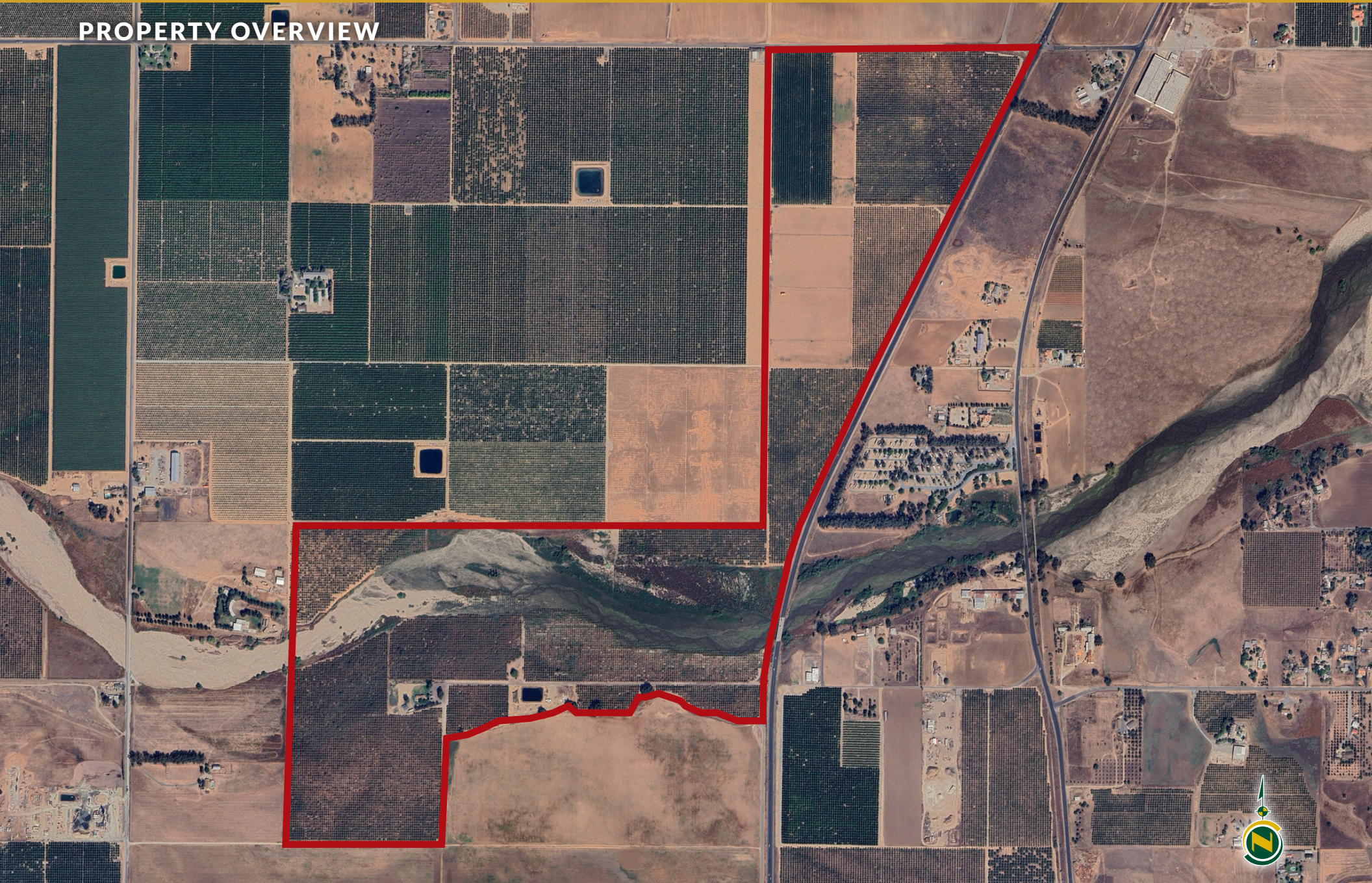
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PROPERTY OVERVIEW



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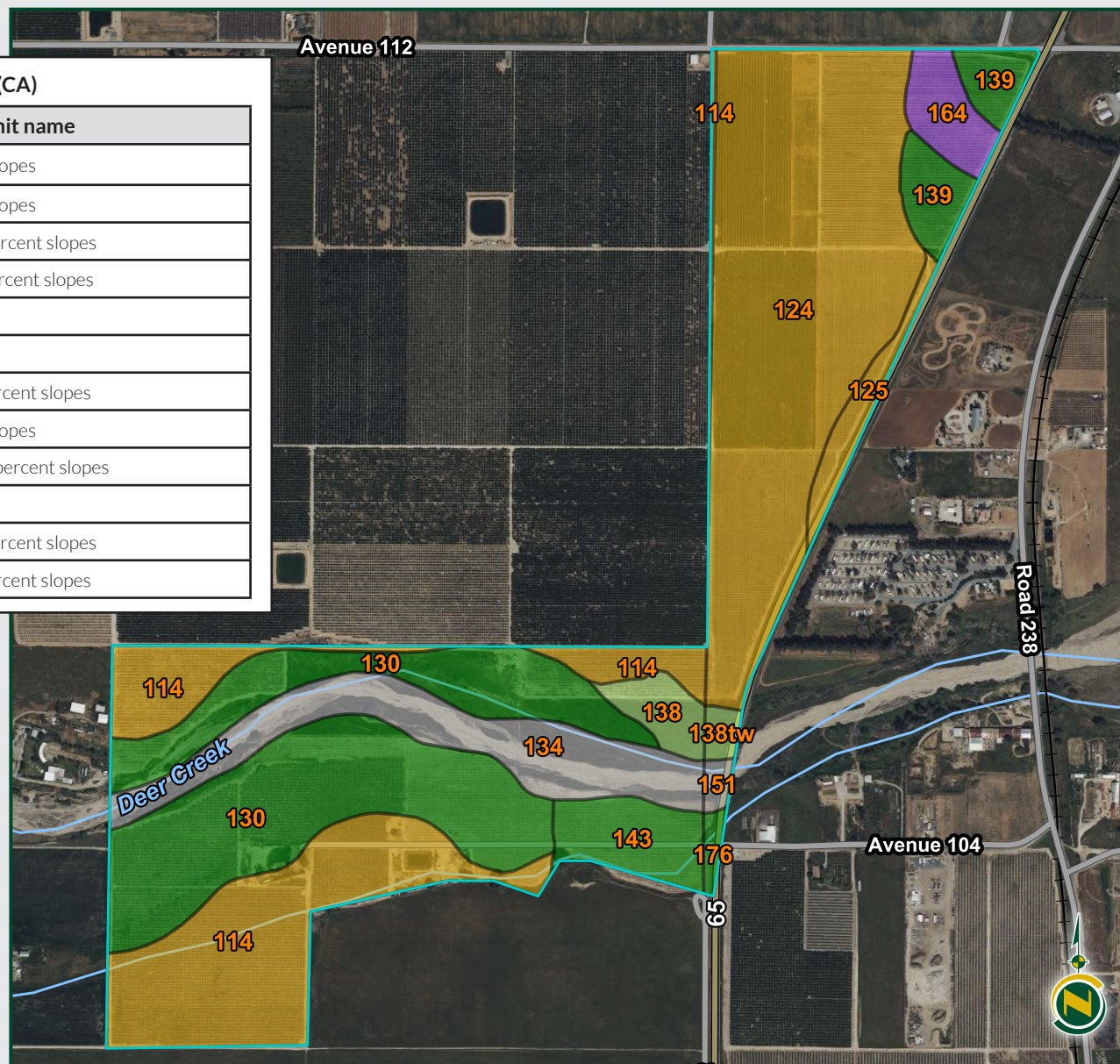
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SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name
124	Exeter loam, 0 to 2 percent slopes
125	Exeter loam, 2 to 9 percent slopes
138tw	Tujunga loamy sand, 0 to 2 percent slopes
139	Honcut sandy loam, 0 to 2 percent slopes
151	Riverwash
164	Tujunga sand
176	Yettem sandy loam, 0 to 2 percent slopes
114	Exeter loam, 0 to 2 percent slopes
130	Nord fine sandy loam, 0 to 2 percent slopes
134	Riverwash
138	Tujunga loamy sand, 0 to 2 percent slopes
143	Yettem sandy loam, 0 to 2 percent slopes

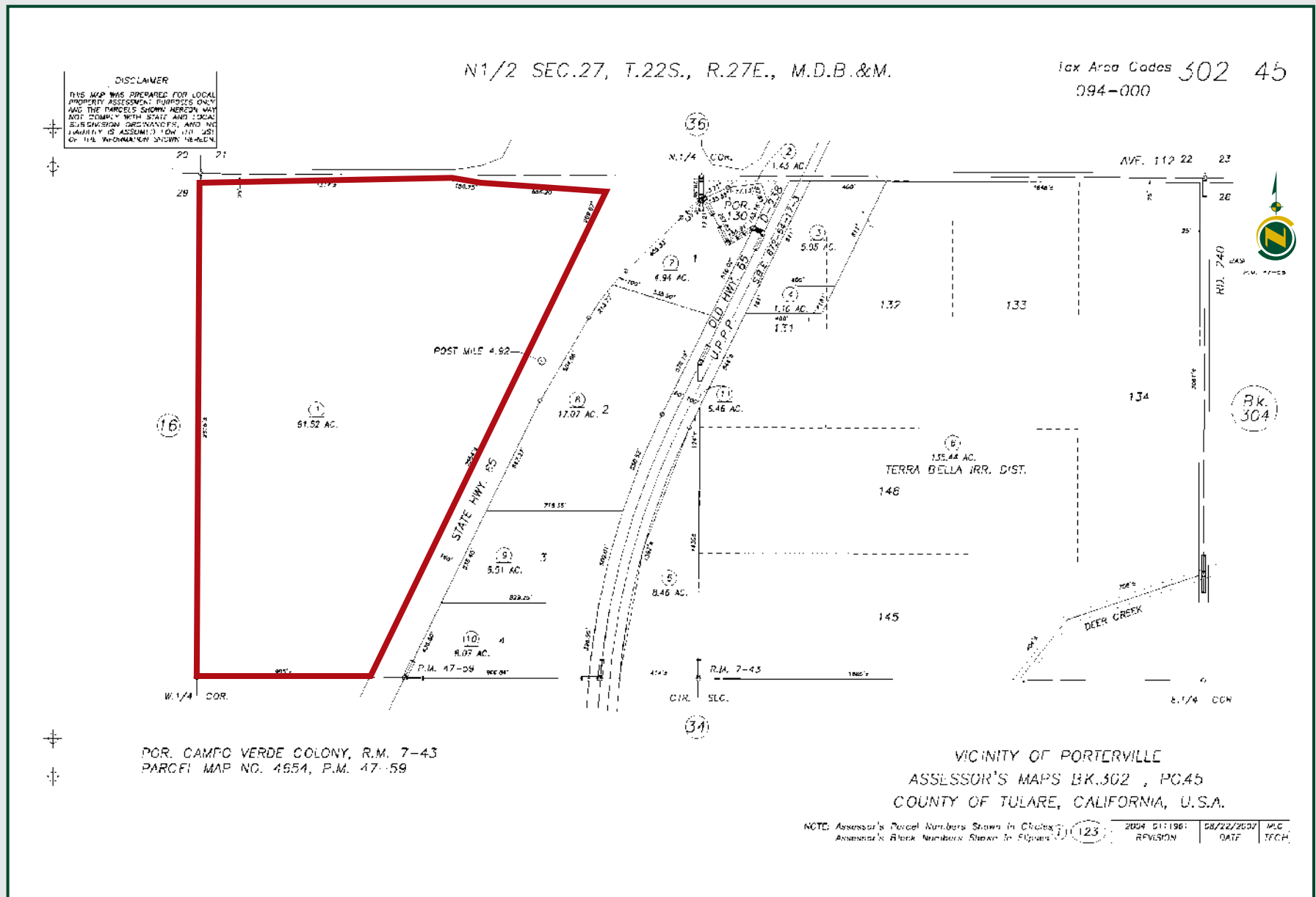


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PARCEL MAP: 302-450-001

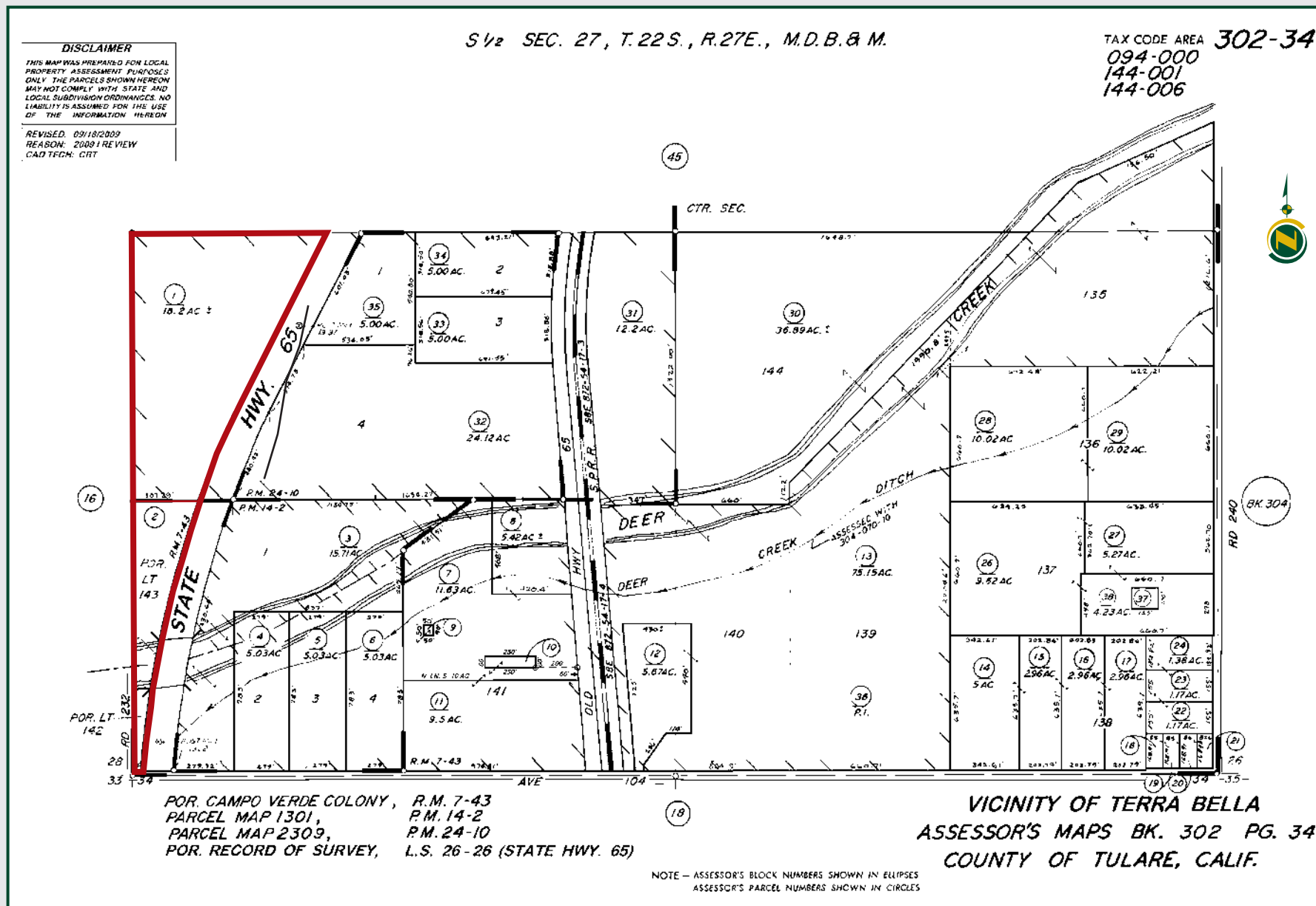


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PARCEL MAP: 302-340-001 AND 002

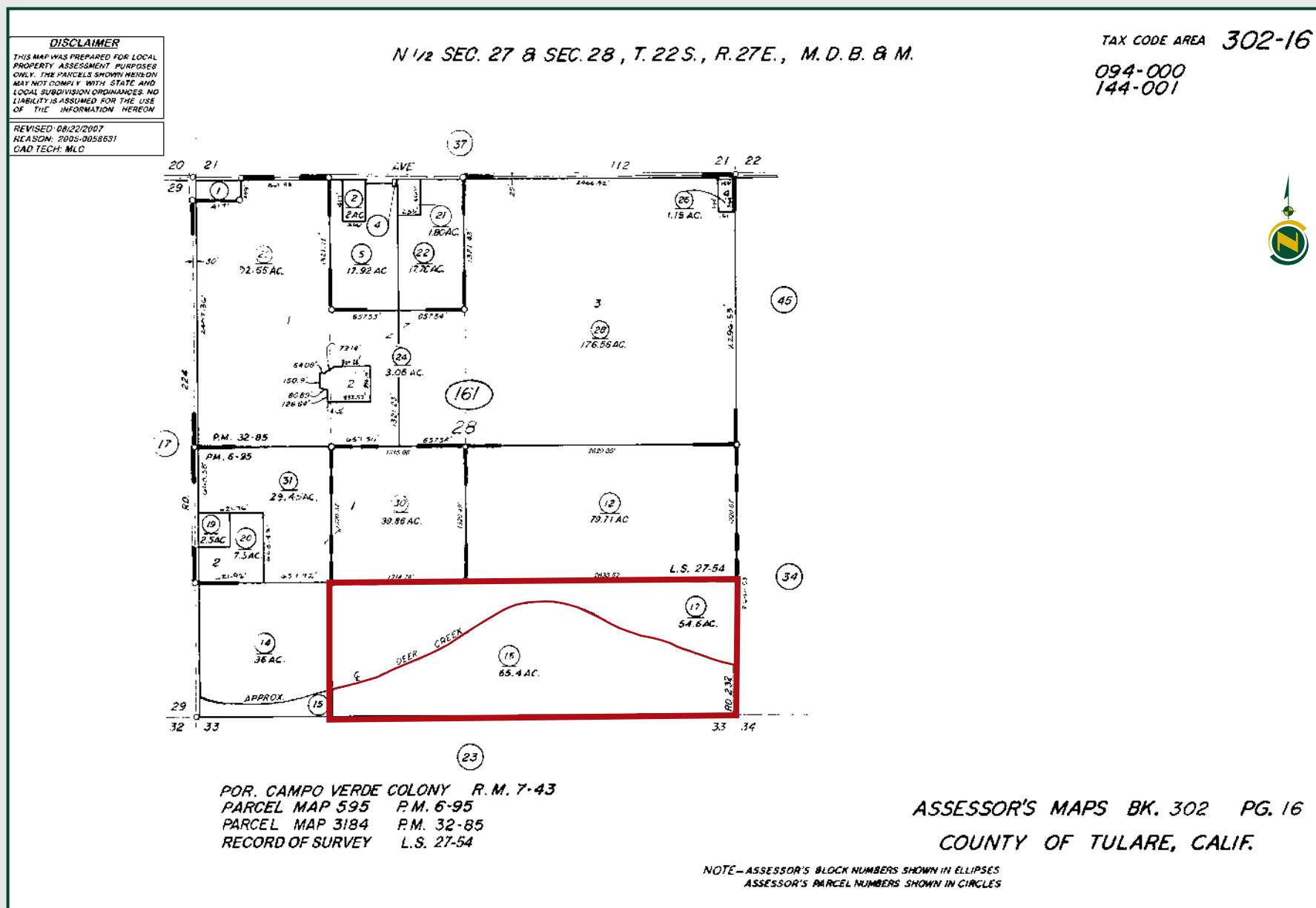


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PARCEL MAP: 302-161-016 AND 017



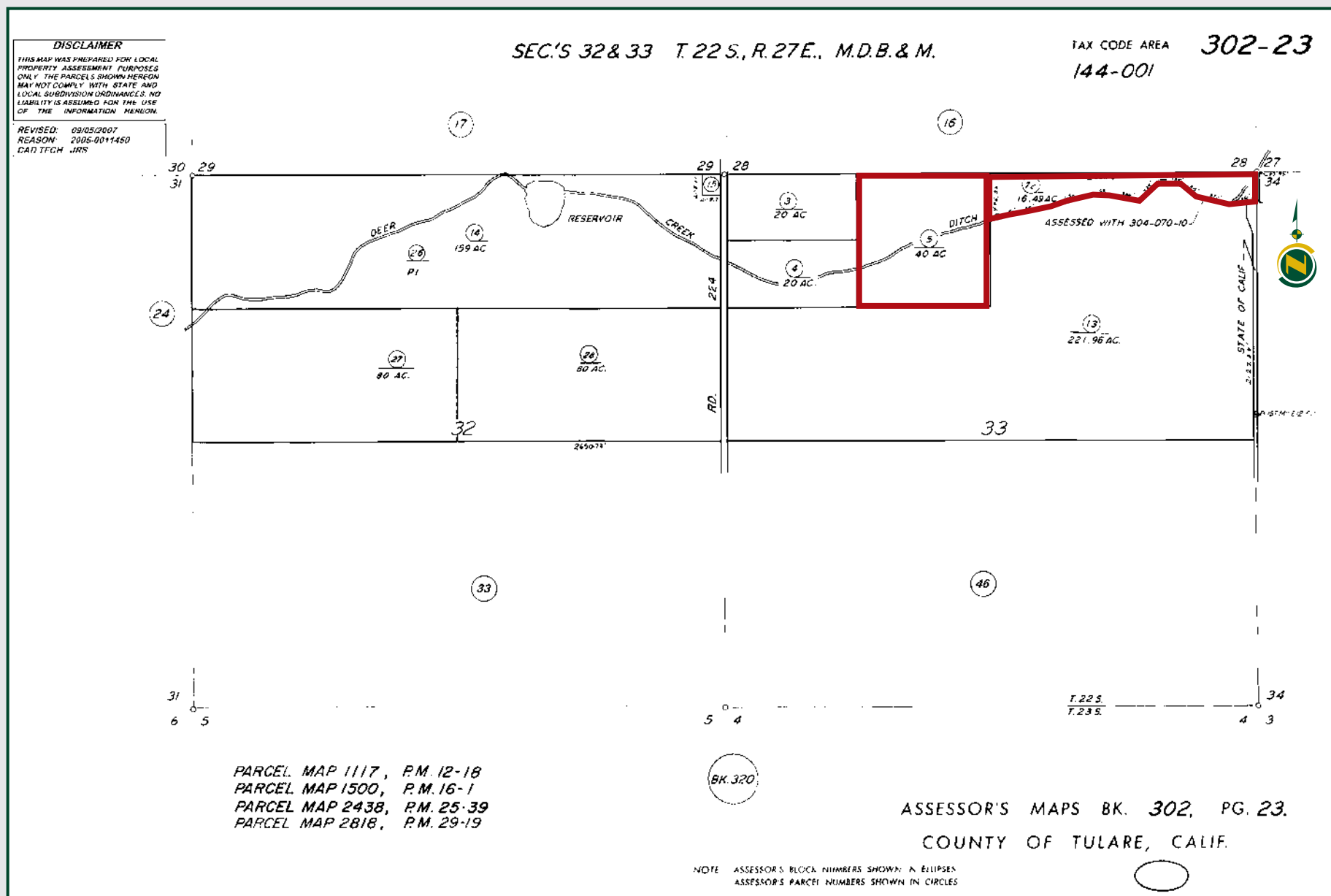
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PARCEL MAP: 302-230-005 AND 072



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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.