57.38±
ASSESSED ACRES

ALPAUGH ID PISTACHIOS NORTH RANCH

TULARE COUNTY, CALIFORNIA

$573,800
($10,000/ACRE)



EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES

PEARSON REALTY

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
Bakersfield , CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

107 YEARS
A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875

PROPERTY HIGHLIGHTS:

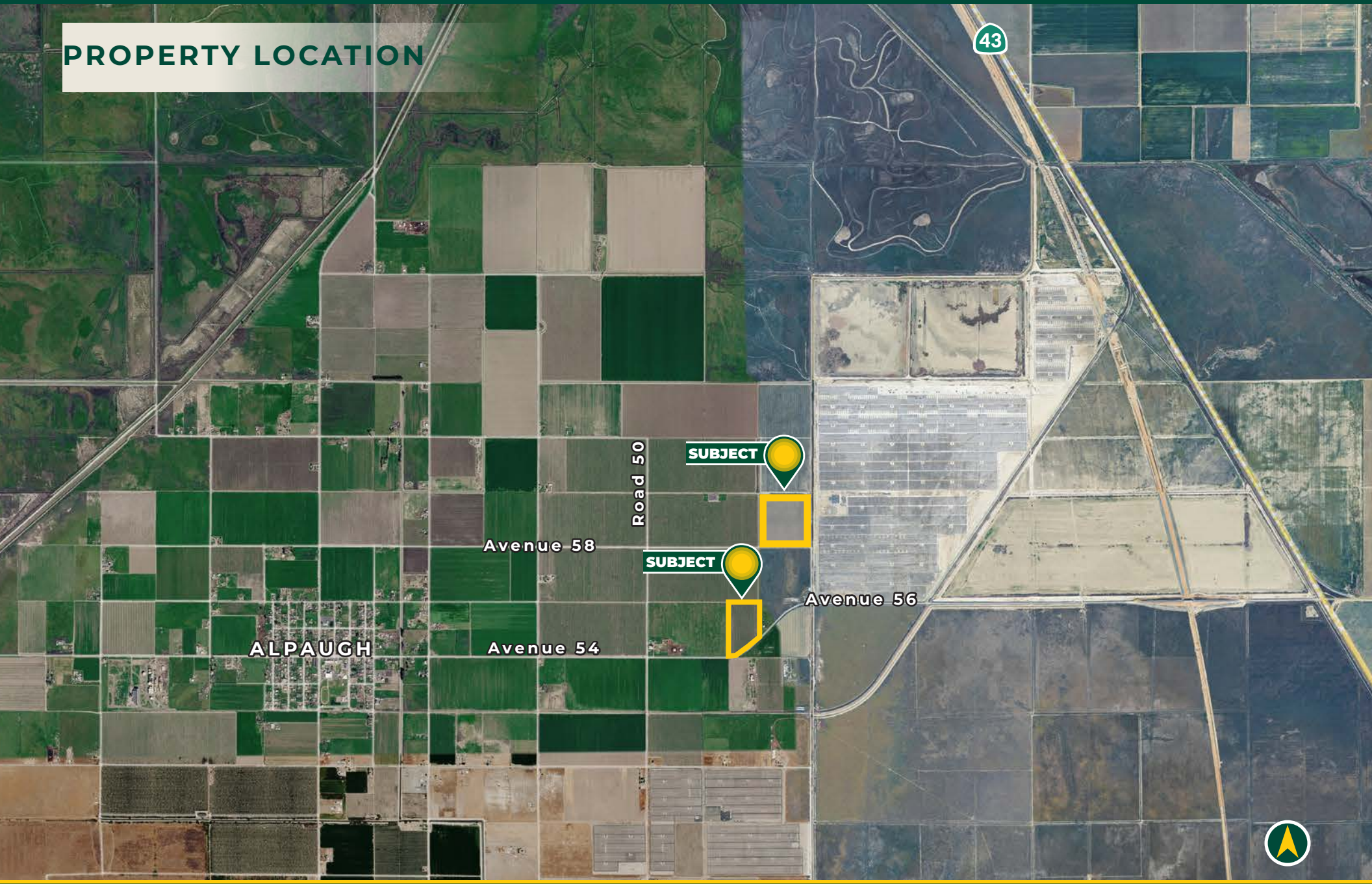
- ALPAUGH IRRIGATION DISTRICT
- KERMAN PISTACHIOS
- TAX BENEFITS

ALPAUGH ID PISTACHIOS NORTH RANCH
TULARE COUNTY, CA

57.38± ACRES

$573,800
($10,000 / ACRE)

PROPERTY LOCATION



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

PROPERTY INFORMATION

DESCRIPTION
Available for sale is a 57.38± acre property planted to Kerman pistachios. The property features irrigation water from Alpaugh Irrigation District and producing trees.

LOCATION
The property is located on north side of Avenue 54, between Road 56 and Road 46, just east of Alpaugh, California.

LEGAL
Tulare County APNs: 311-100-007 and 311-090-013.

ZONING
AE-40

PLANTINGS
The property is fully planted to 10-year-old Kerman pistachios.

WATER
Irrigation water is supplied by Alpaugh Irrigation District.

SOILS
Nahrub silt loam, overwashed, 0 to 1 percent slopes

PRICE/TERMS
The asking price is $573,800.



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES

PEARSON REALTY

OFFICES SERVING
THE CENTRAL VALLEY

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
Bakersfield , CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

PEARSON COMPANIES



PEARSON REALTY | NEWMARK PEARSON COMMERCIAL | ZEEB PEARSON COMMERCIAL | RETAIL CALIFORNIA PEARSON COMMERCIAL