

79.37±
ASSESSED ACRES

SAUCELITO ID YOUNG PISTACHIOS

TULARE COUNTY, CALIFORNIA

\$2,540,000
(\$32,002±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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PROPERTY HIGHLIGHTS:

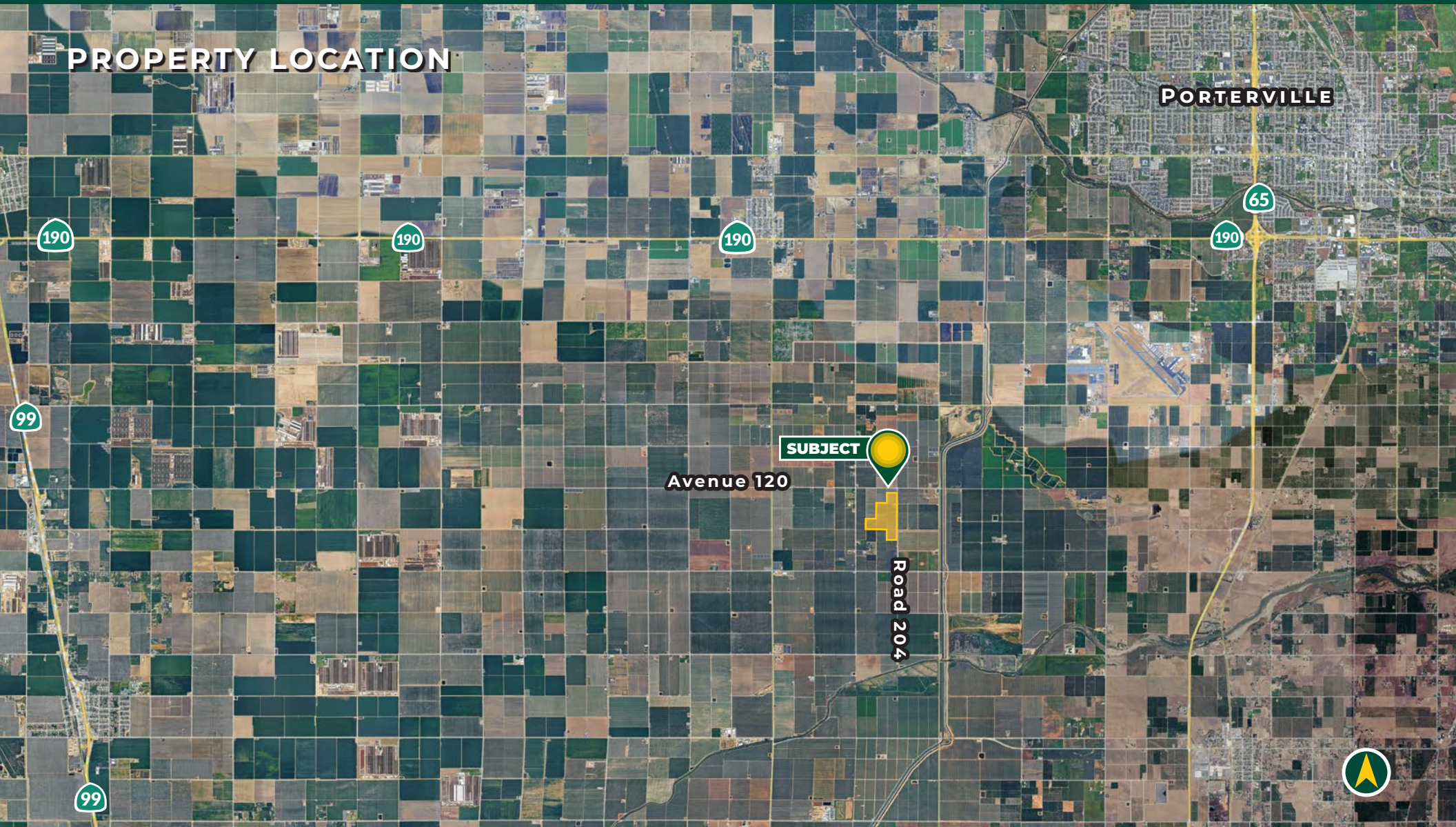
- SAUCELITO ID
- YOUNG PLANTINGS
- EXCELLENT GROWING REGION

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a young pistachio planting located in Tulare County. This property features a desirable pistachio variety and two sources of irrigation water.

LOCATION

The ranch is located on the west side of Road 204 and south of Avenue 120, southwest of Porterville, California.

LEGAL

Tulare County APNs: 302-290-007, 008.

ZONING

The property is zoned AE-20.

SOILS

Exeter loam 0 to 2 percent slopes.

BUILDINGS

There is one small rental home on the property.

PLANTINGS

The property is fully planted to 4th leaf Golden Hills pistachios on UCB-1 rootstock with 19'x16' spacing.

WATER

Irrigation water is provided by Saucelito Irrigation District and one Ag well with a 40±hp electric turbine pump. There is also an onsite reservoir with pump and sand media filter system. The property is located in the Saucelito Irrigation District GSA. The property is located within the subsidence zone boundary.

PRICE/TERMS

The asking price is \$2,540,000.



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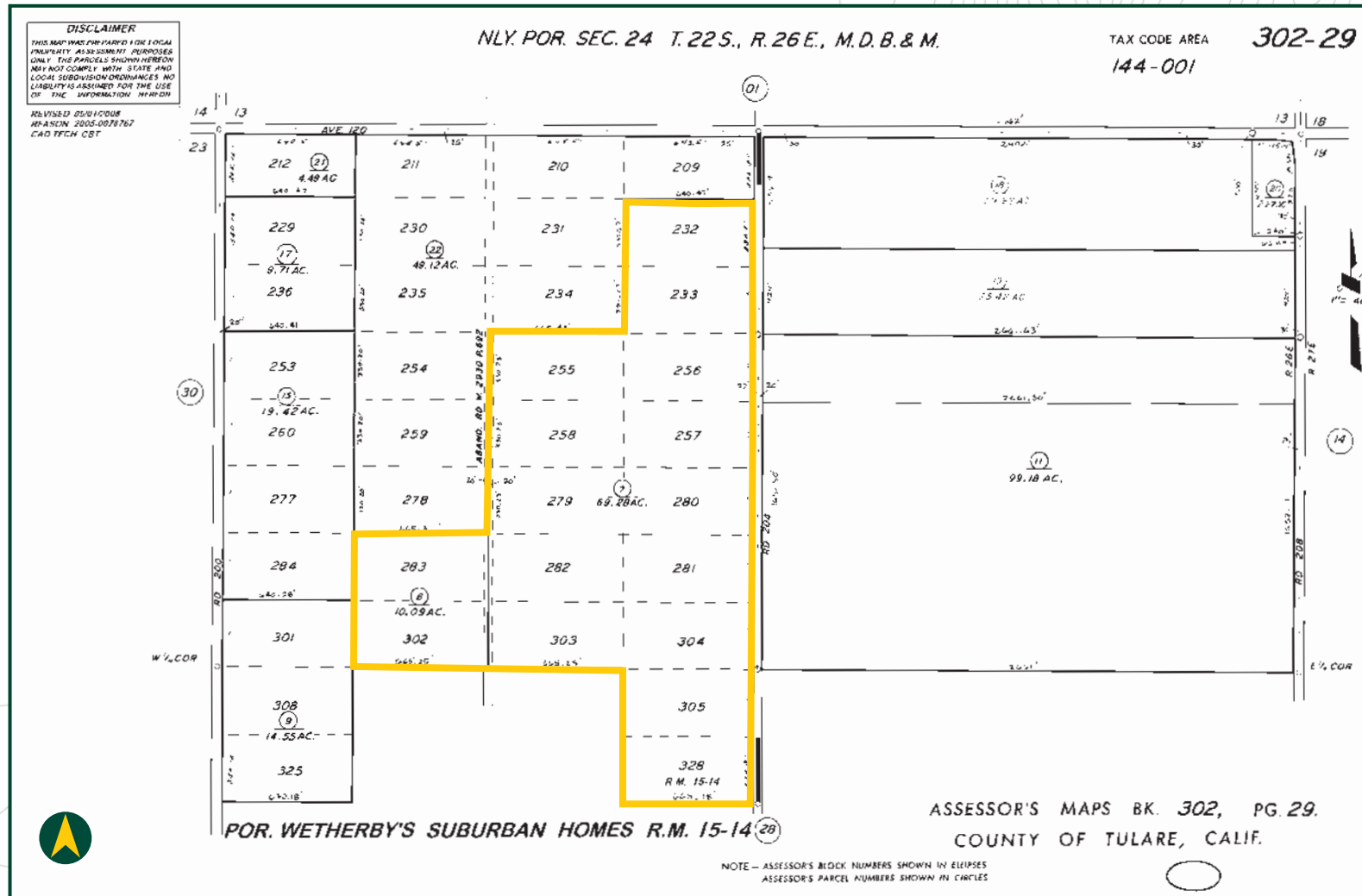
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PARCEL MAP



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