40.00±
ASSESSED ACRES

ALPAUGH ID PISTACHIOS SOUTH RANCH

TULARE COUNTY, CALIFORNIA

$400,000
($10,000/ACRE)

EXCLUSIVELY PRESENTED BY:
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PROPERTY HIGHLIGHTS:

- ALPAUGH IRRIGATION DISTRICT
- KERMAN PISTACHIOS
- TAX BENEFITS

ALPAUGH ID PISTACHIOS SOUTH RANCH
TULARE COUNTY, CA

40.00± ACRES

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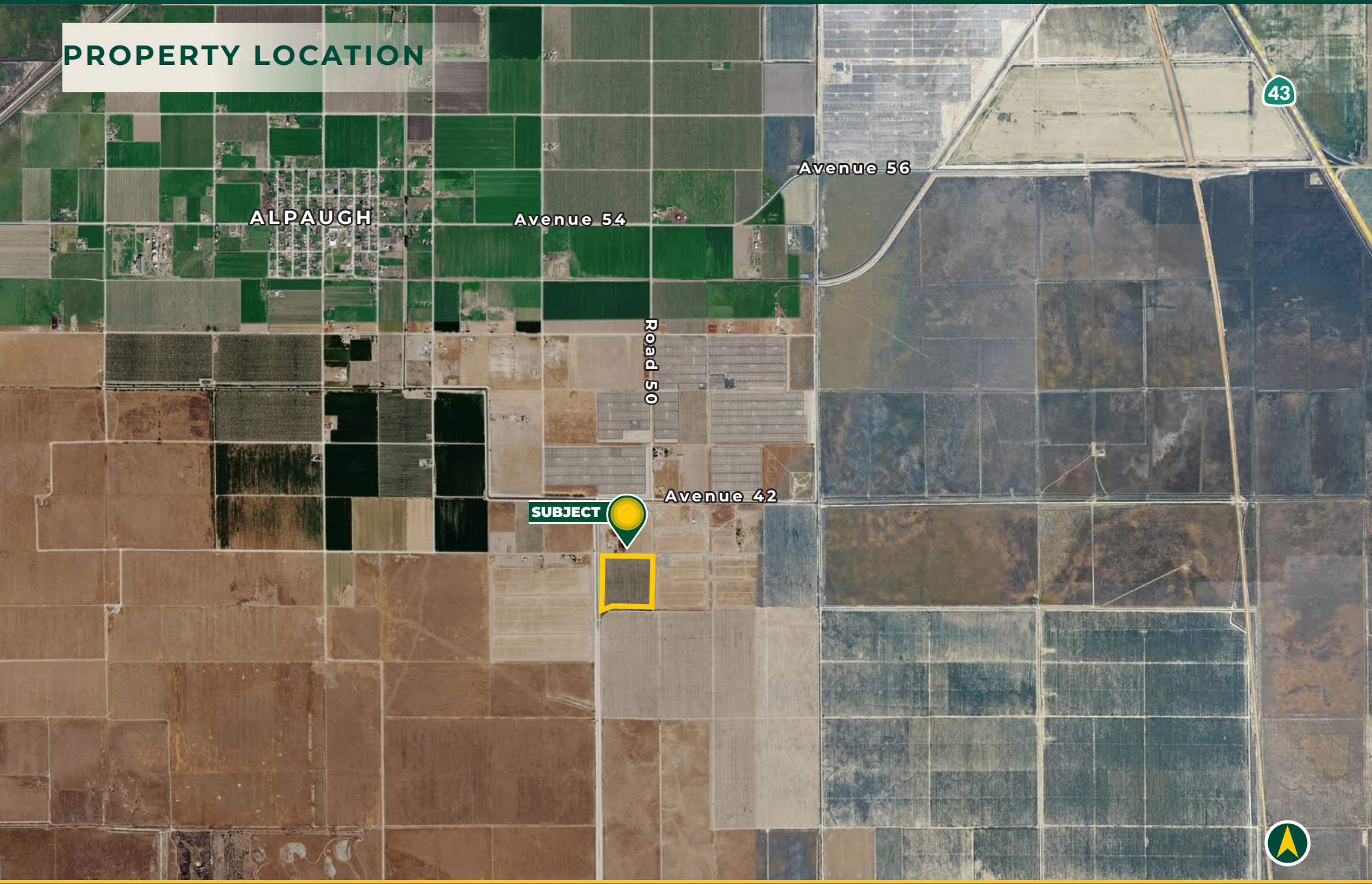
PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
Available for sale is a 40± acre Kerman pistachio ranch that features 10 year old pistachio trees and irrigation water supplied by Alpaugh Irrigation District.

LOCATION
The property is located on the southeast corner of Avenue 42 and Canal, just southeast of Alpaugh, California.

LEGAL
Tulare County APN: 330-130-009

ZONING
AE-80

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 $400,000.

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