

FOR SALE



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Pixley I.D. Almonds



**78.49± Assessed Acres
Tulare County, California**

- Grade 1 soils
- Three almond varieties
- (1) pump & well, (1) lift pump, filter station

**Exclusively Presented By:
Pearson Realty**



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CA BRE #00020875



Pixley I.D. Almonds

78.49± Assessed Acres

\$2,550,925

LOCATION:

Subject property is located on the southwest corner of Avenue 112 and Road 104, approximately 3 miles northwest of Pixley, CA.
Physical address: 10351 Avenue 112, Pixley, CA 93256.

LEGAL:

Tulare County APN: 293-140-03. Located in a portion of Section 26, T22S, R24E, M.D.B.&M.

ZONING:

AE-40, Agricultural Exclusive.
Property is enrolled in the Williamson Act Land Preserve.

PLANTINGS:

<u>Acres</u>	<u>Planted</u>	<u>Varieties</u>
77±	2016	Nonpareil (50%) Monterey (25%) Wood Colony (25%)
Hanson Hybrid rootstock		

WATER:

(1) 150 HP pump and well
(1) Lift pump
Dual line drip irrigation, filter station
Subject property is located within the Pixley Irrigation District and receives surface water, when available.

SOILS:

100% Class 1, Excellent soils
See soils map

**BUILDINGS/
IMPROVEMENTS:**

None.

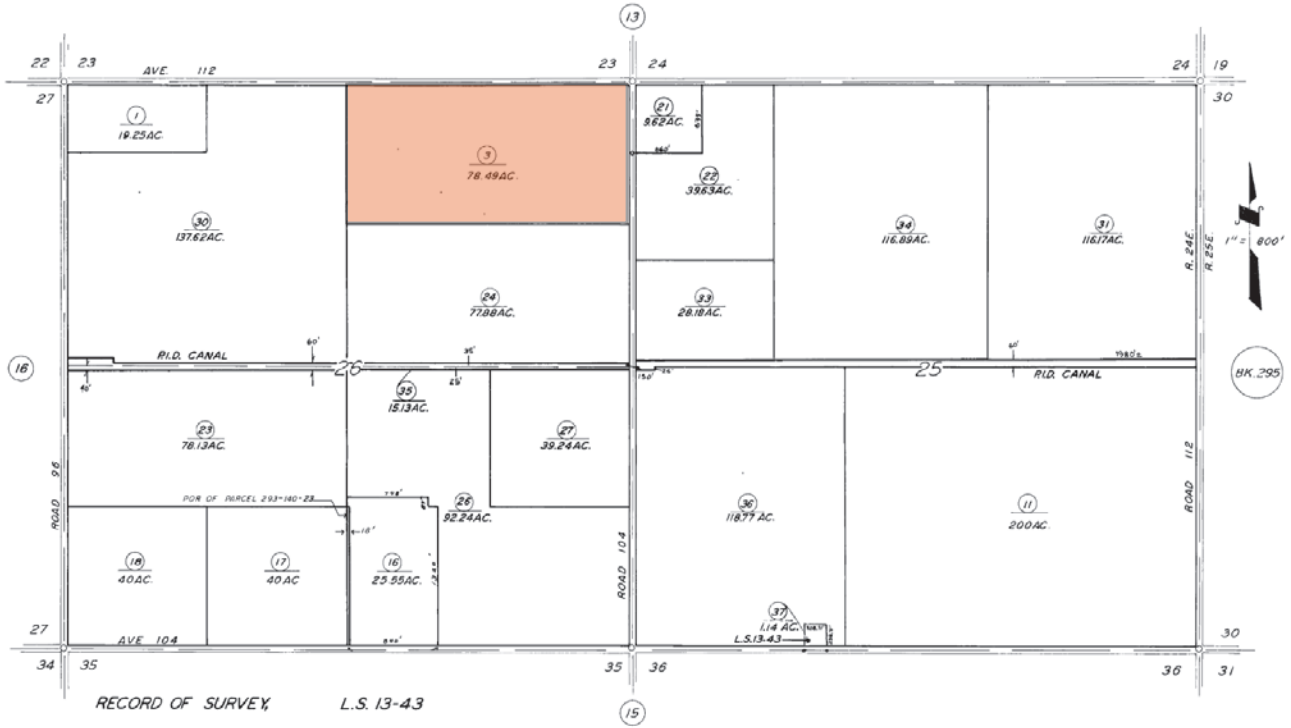
PRICE/TERMS:

\$2,550,925 cash to Seller at close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2018 crop.

ASSESSOR'S PARCEL MAP

SEC'S. 25 & 26, T.22S., R.24E., M.D.B.&M.

TAX CODE AREA **293-14**
124-001



ASSESSOR'S MAPS BK. 293, PG. 14.
COUNTY OF TULARE, CALIF.

SOILS MAP

SOILS LEGEND

137 = Tagus loam
0-2% slopes
Grade 1, Excellent

108 = Colpien loam
0-2% slopes
Grade 1, Excellent



LOCATION MAP



PROPERTY PHOTOS



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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