

MITCHELL RANCH

Tulare County, California

156.42± Acres

\$3,519,450

(\$22,500/Acre)



- 8th Leaf Producing Pistachios
- Atwell Island Irrigation District
- 40 HP Pump & Well



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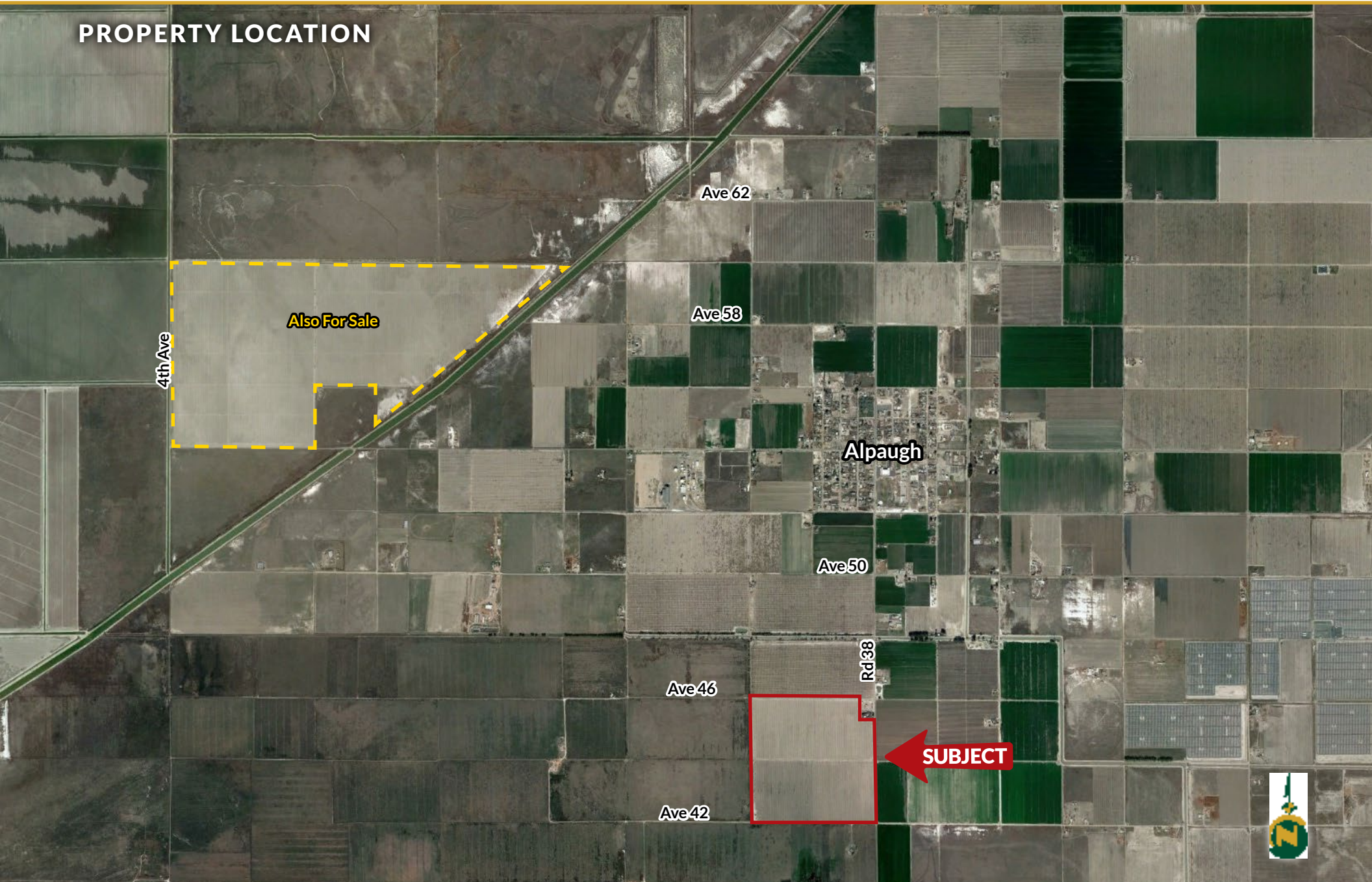


MITCHELL RANCH

156.42± Acres
Tulare County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

156.42± acres of 8th leaf pistachios located south of Alpaugh, California. The sellers have another 542± acre property listed for sale just northwest of the property called the Virginia Ranch.

LOCATION

The subject property is located on the southwest corner of Avenue 46 and Road 38. Property Address: 4595 Rd. 38, Alpaugh, CA 93201.

LEGAL

A portion of Tulare County APN: 330-100-006. Legal description available upon request. Located in a portion of Section 4, Township 24S, Range 23E, M.D.B.&M.

ZONING

Zone AE-40 (Agricultural Exclusive – 40 acres minimum parcel size)
The property is located within the Williamson Act.

PLANTINGS

The property was planted in 2016 to Golden Hills variety pistachios north and south on UCB1 rootstock.
The 2021 production history was 1,017± lbs./acre and the 2022 was 524± lbs./acre based on 151± planted acres.

WATER

The property is in the Atwell Island Irrigation District and is currently supplied water from Alpaugh Irrigation District. There is a 40 HP pump & well that was drilled in 2018 and set up to run natural gas. Surface water is delivered through the filtration system into dual drip lines on each row.

SOILS

Posocharnet silt loam, Grade 3

BUILDINGS

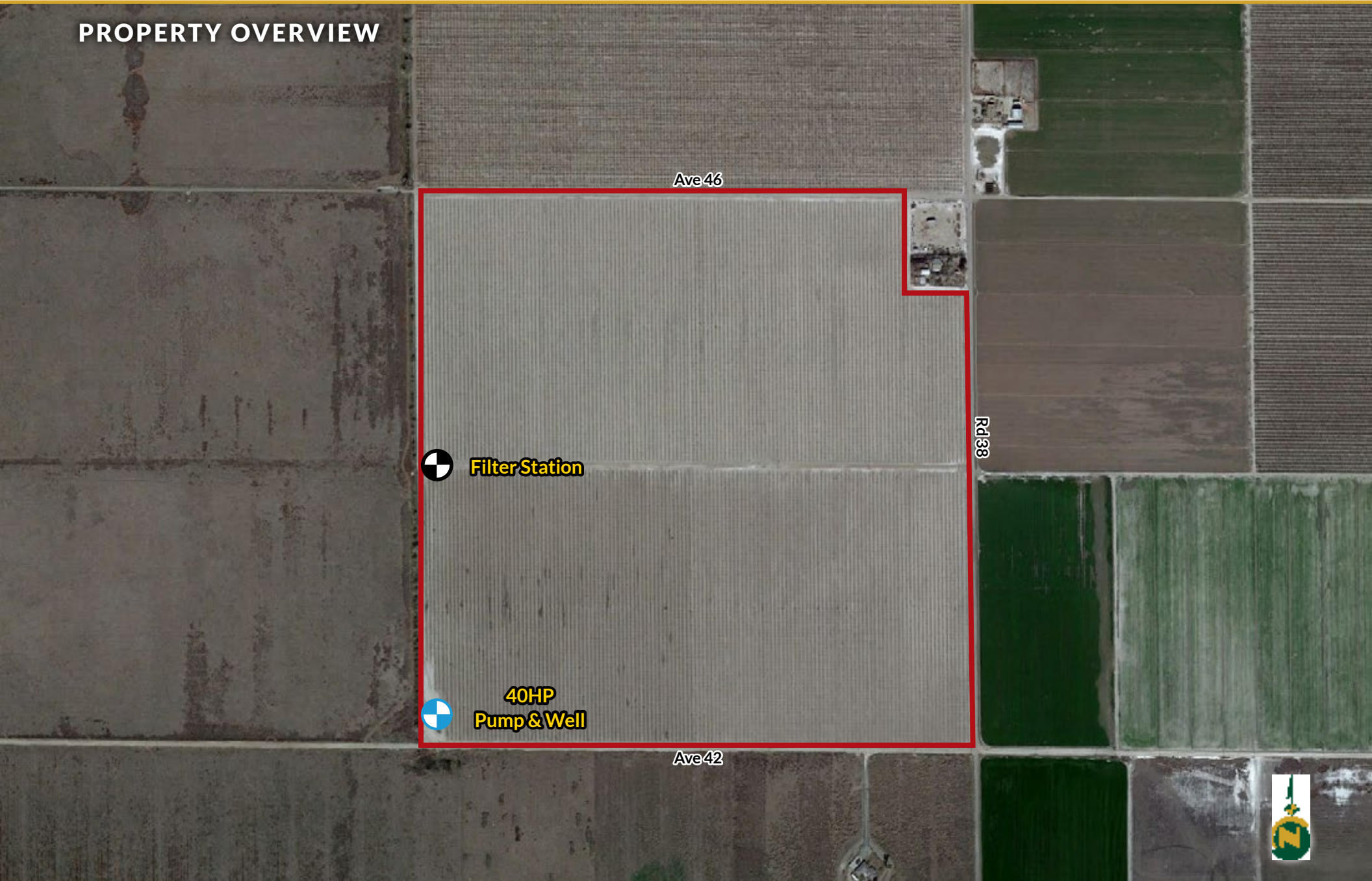
None.

TERMS

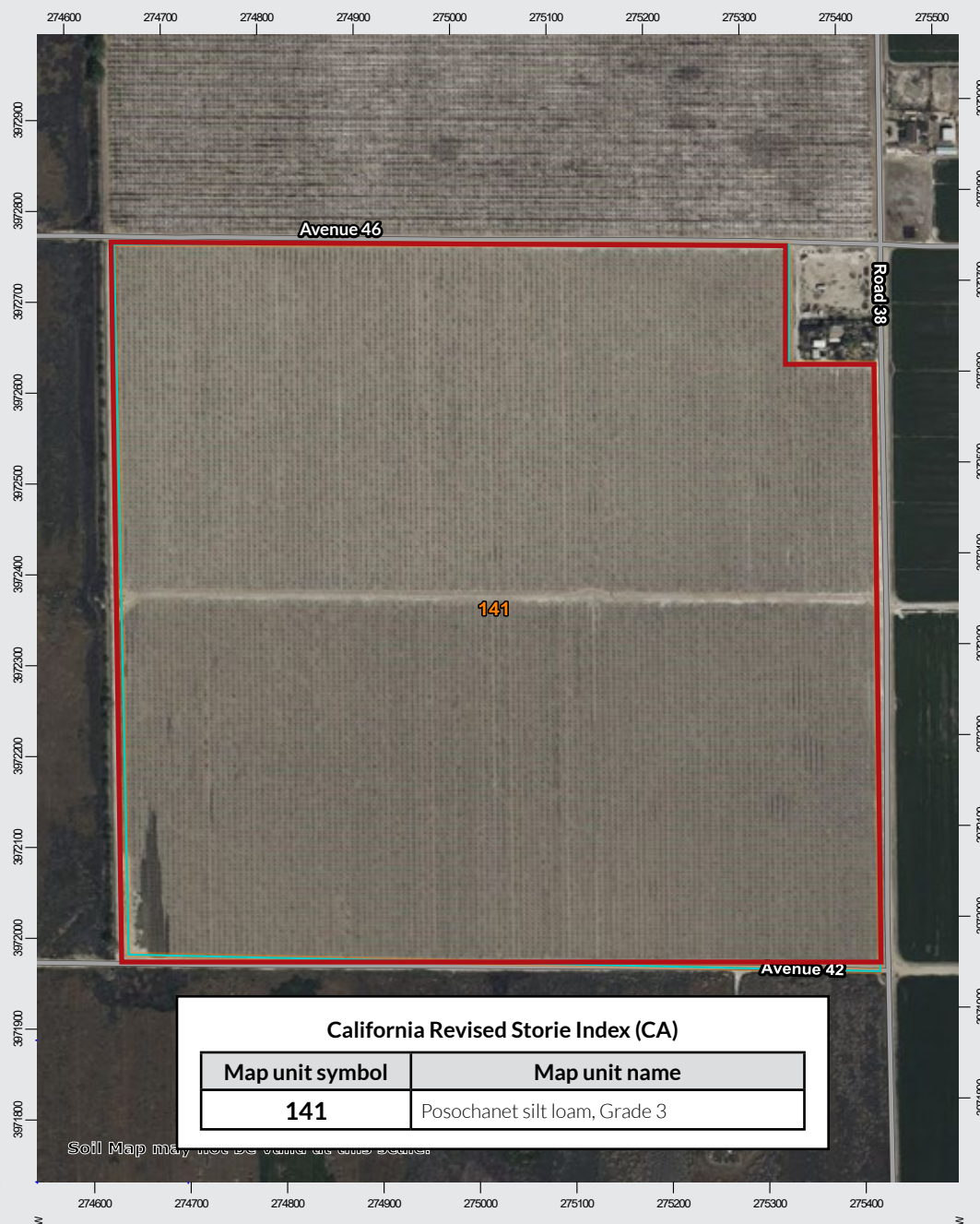
Cash at close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2024 pistachio crop.



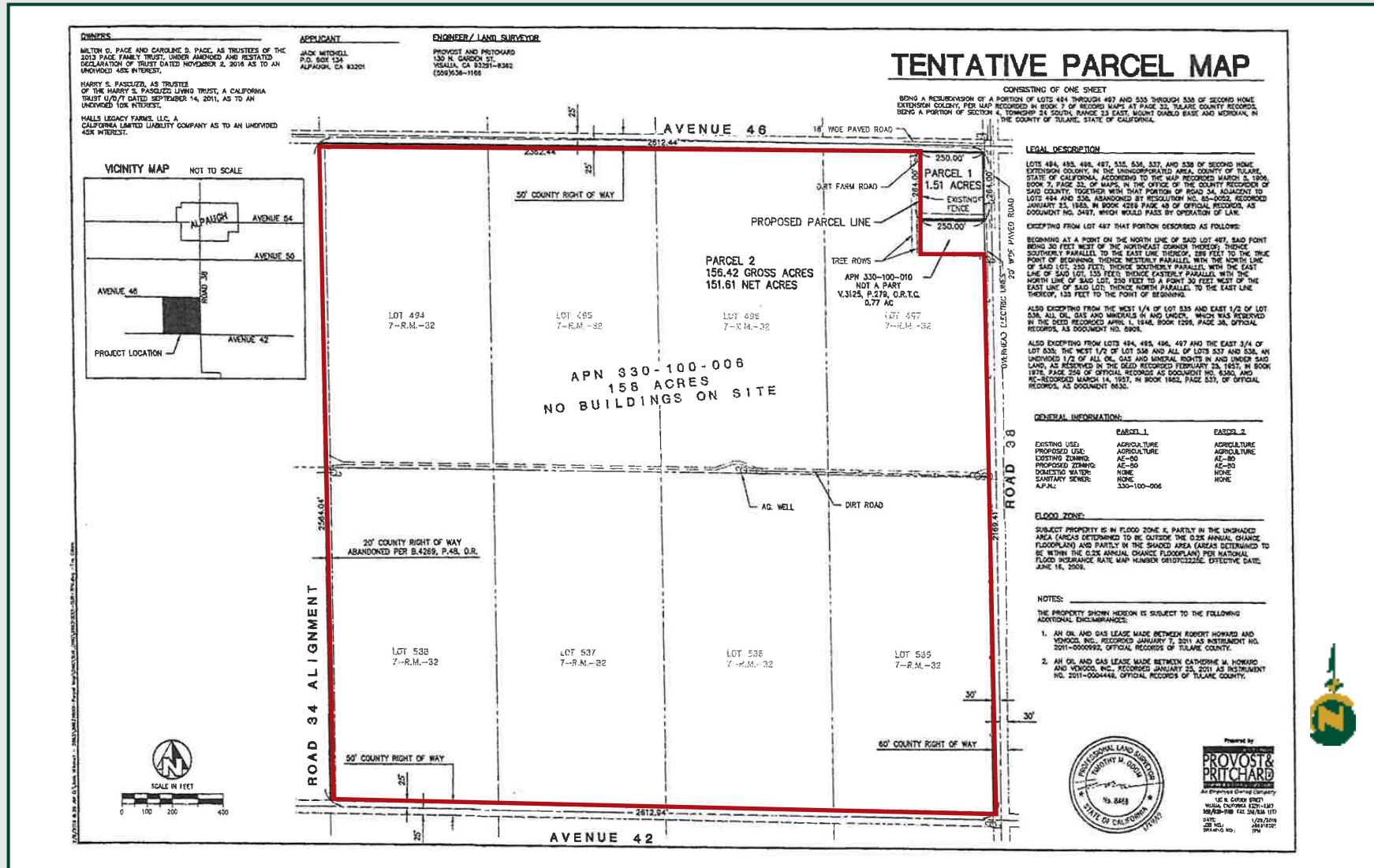
PROPERTY OVERVIEW



SOILS MAP



PARCEL MAP



PROPERTY PHOTO



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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.