

# VIRGINIA RANCH

Tulare County, California

542.00± Acres

\$7,317,000  
(\$13,500/Acre)



• Alpaugh Irrigation District • Young Pistachios • Dual Drip Lines



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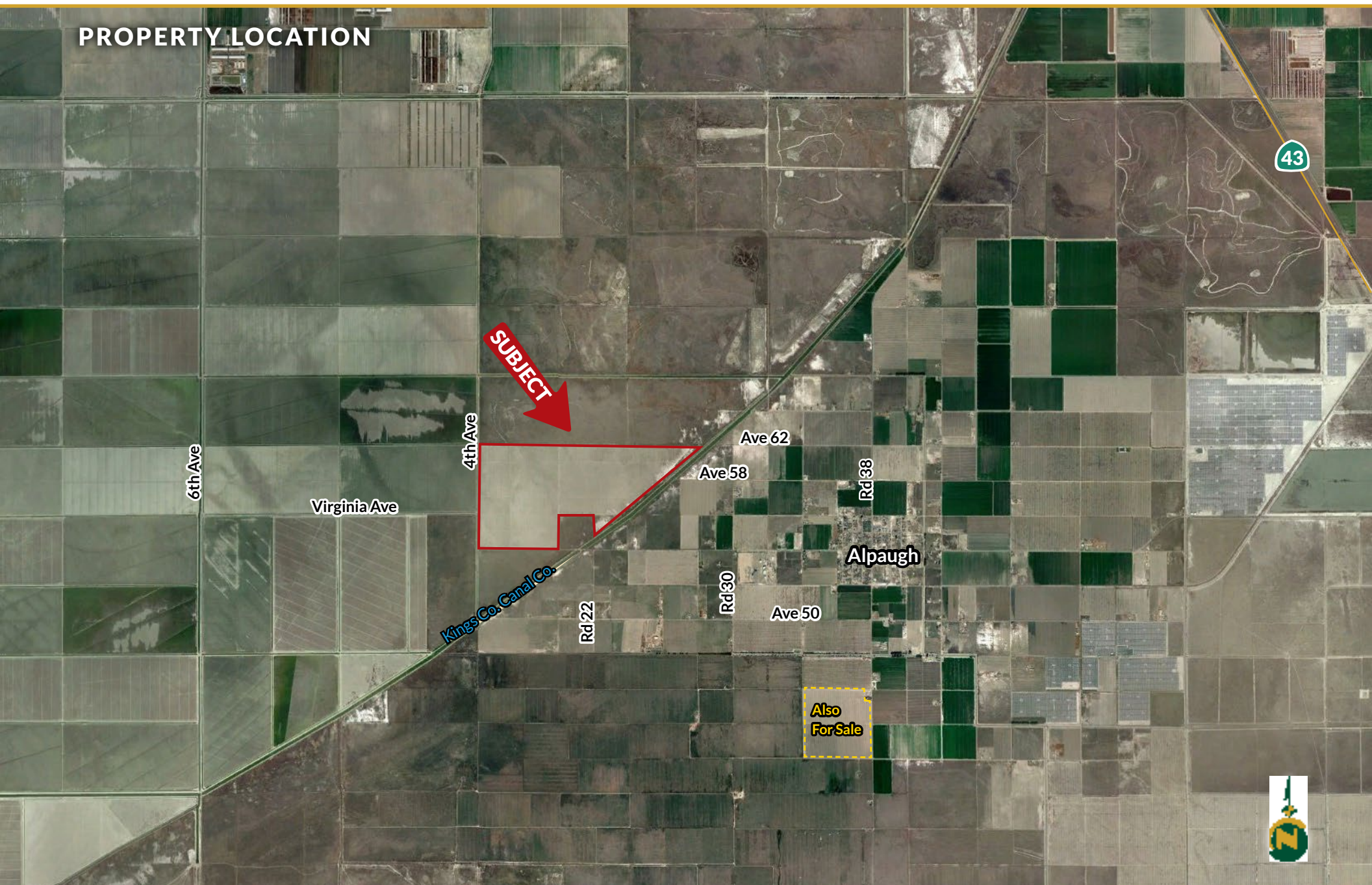
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## PROPERTY LOCATION





## PROPERTY INFORMATION

### DESCRIPTION

The 542± acre ranch includes irrigated farmland planted to pistachios. The ranch is split into 22 contiguous parcels.

The sellers have another 156.42± acre property listed for sale just southeast of the property called the Mitchell Ranch.

### LOCATION

The property is located on the northeast corner of Avenue 54 and Road 16, Alpaugh, CA 93201.

### LEGAL

Tulare County APN's: 311-310-001, 002, 003, 004, 005, 006, 007, 011 & 012; 311-320-003, 004, 006, 007, 008, 009 & 010 and 311-340-001, 002, 003, 004, 013 & 014.

Located in portions of Sections 29, 30 & 31, Township 23S, Range 23E, M.D.B.&M.

### ZONING

Zone AE-40 (Agricultural Exclusive – 40 acres)

The property is located within the Williamson Act.

### PLANTINGS

The entire ranch was planted in 2018 to pistachios with replants. The west 240± acres was planted to Golden Hills variety pistachios UCB1 rootstock. The east portion was planted to Golden Hills variety on Pioneer Gold rootstock. The trees are trained using the central leader pruning method and the first harvest will be in 2023.

### WATER

The property receives water through the Alpaugh Irrigation District. The crop is irrigated by dual drip lines via a 250 HP diesel lift pump.

### SOILS

Houser silty clay, drained, 0 to 1 percent slopes.

Silt loam, partially drained, 0 to 2 percent slopes.

### BUILDINGS/STRUCTURES

None.

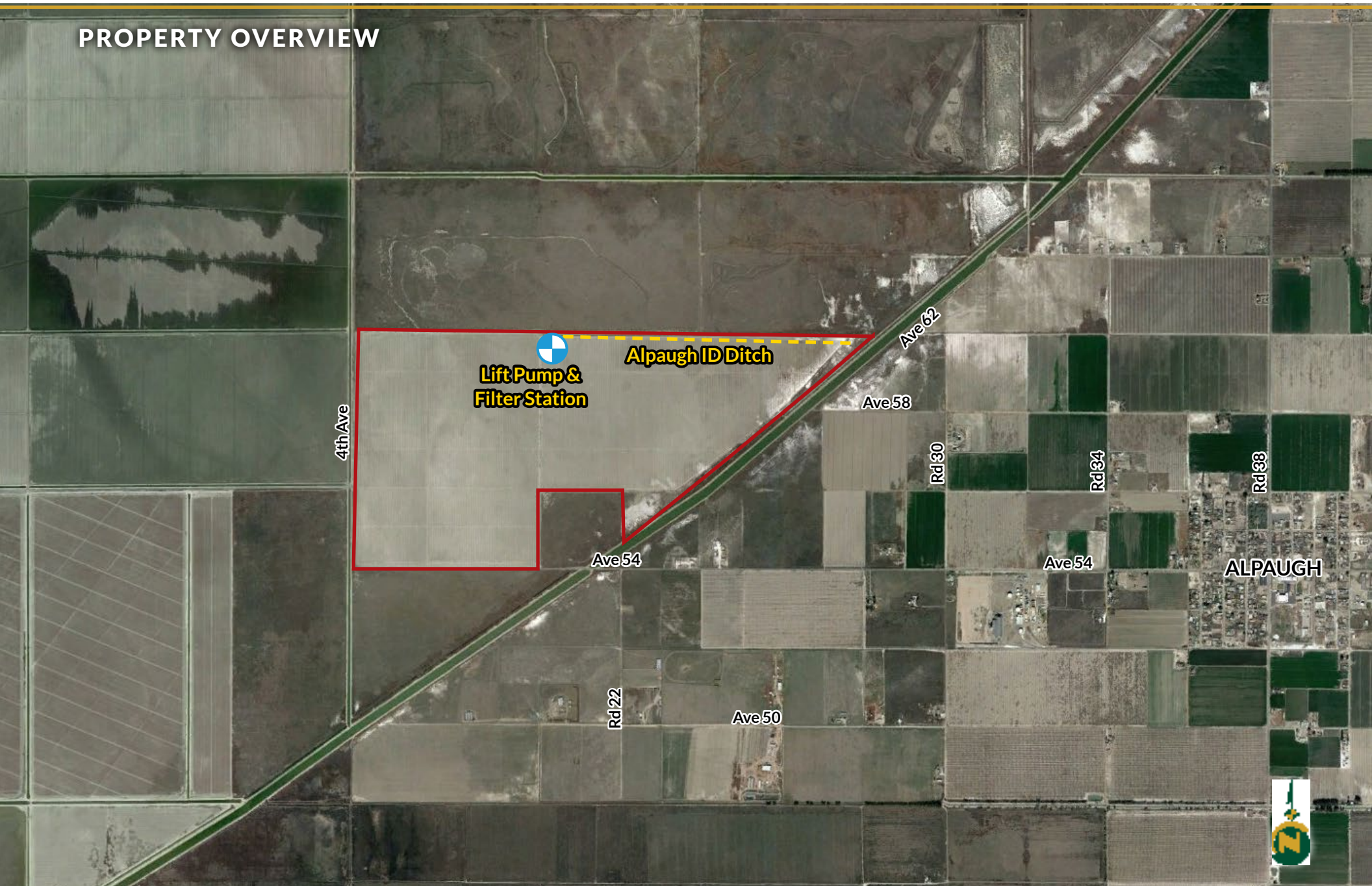
### TERMS

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



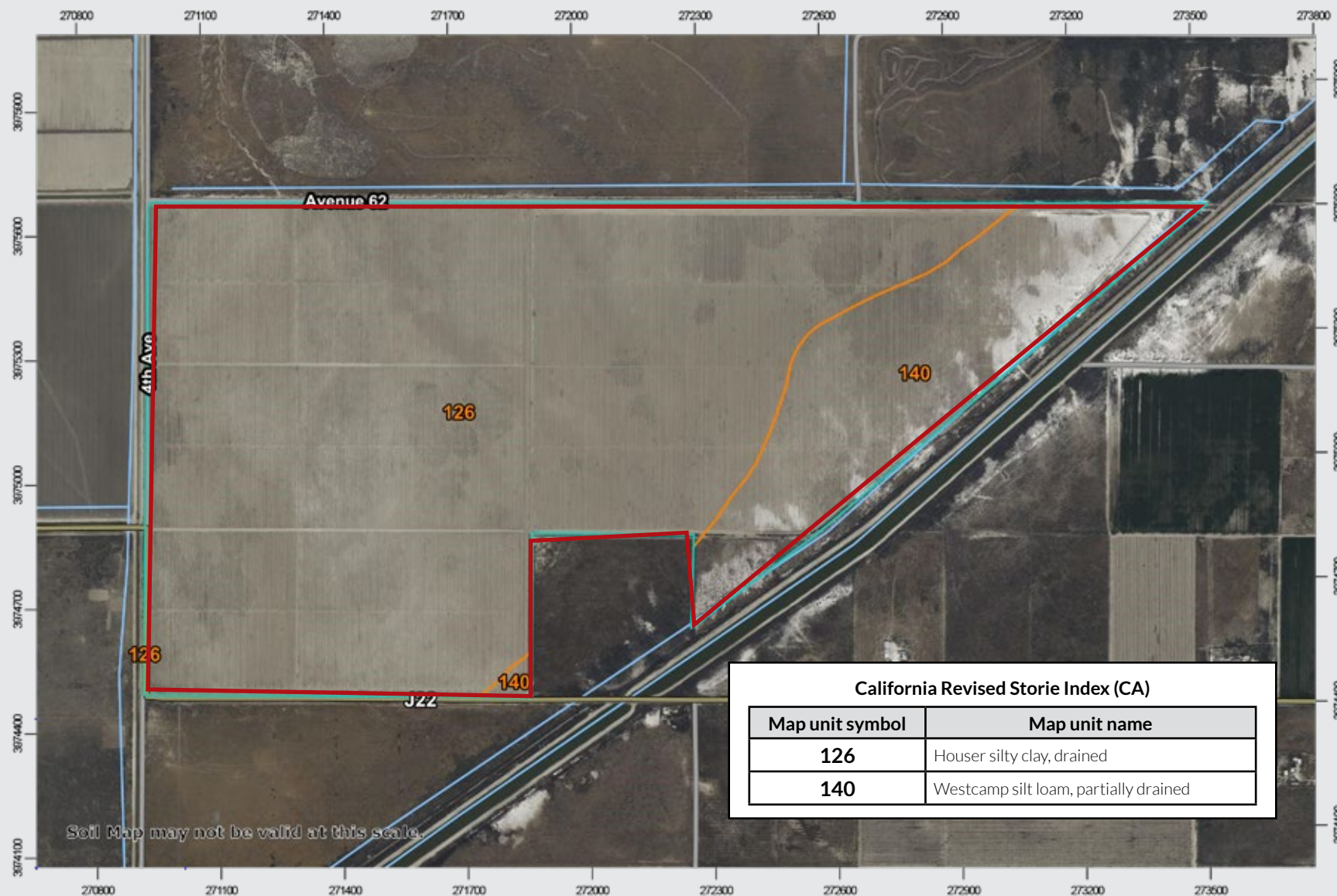


## PROPERTY OVERVIEW

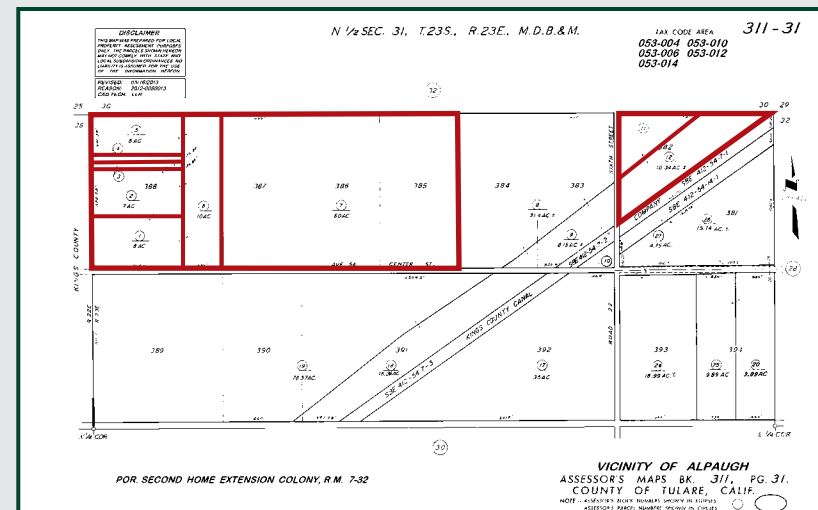
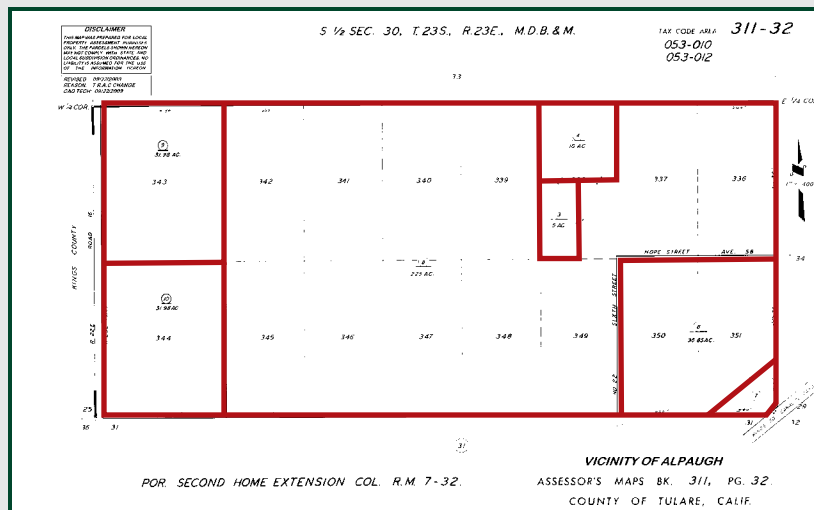
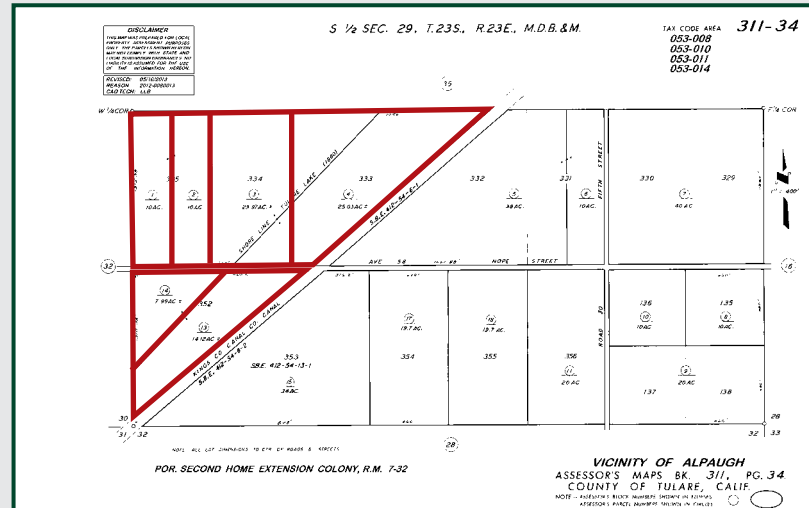




## SOILS MAP



## PARCEL MAPS





## PROPERTY PHOTOS





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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.