

PORTERVILLE ALMONDS AND OPEN LAND

171.82± Acres
Tulare County, California

\$4,600,000
(\$26,772/Acre)

PRICE REDUCED



- Two Sources of Water
- Income Producing Almonds
- High Producing Well



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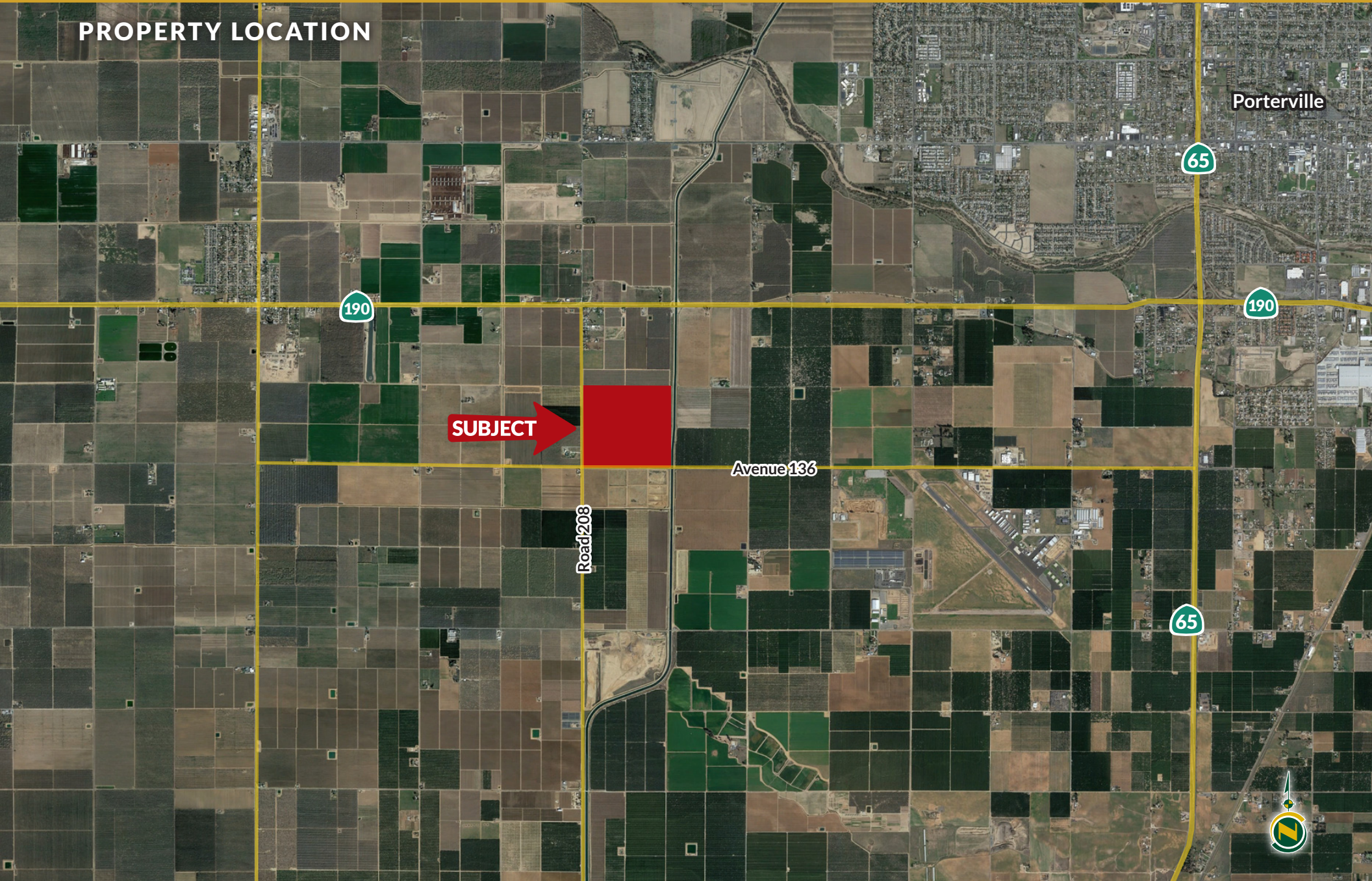


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 171± acres property consisting of well-farmed almonds and open land located southwest of Porterville, California. The property features two sources of water, almond trees that are just coming into full production, and good soils.

LOCATION

The property is located on the northeast corner of Road 208 and Avenue 136, southwest of Porterville, California.

LEGAL

Tulare County APN: 302-060-015.

ZONING

AE-20

PLANTINGS

The property is planted to approximately 82± acres of 5th leaf Nonpariel and Monterey almonds in late 2019 and approximately 80± acres of open land that had previously been farmed to alfalfa. The remaining acreage consists of a reservoir used for irrigation and farm drives.

WATER

The property receives water from Porterville Irrigation District and one high producing well. There is a 75hp turbine pump that was tested in July 2023 at a rate of 1,384± gpm. The well was drilled in 1963 to a depth of 900± feet. Additionally, there is a lined reservoir and filter site located on the east side of the property. The filter site includes six sand media filters and a electric turbine lift pump to supply water to the orchard. The trees are irrigated by a double drip line system while the alfalfa is flood irrigated. Also, an additional 245 acre feet of Porterville I.D. surface water credits are available for sale.

SOILS

Exeter Loam, 0-2% slopes.

PRODUCTION

Year 2023: 206,248 kernel weight or approximately 2,515 lbs. per acre.

PRICE/TERMS

The asking price is \$4,600,000.

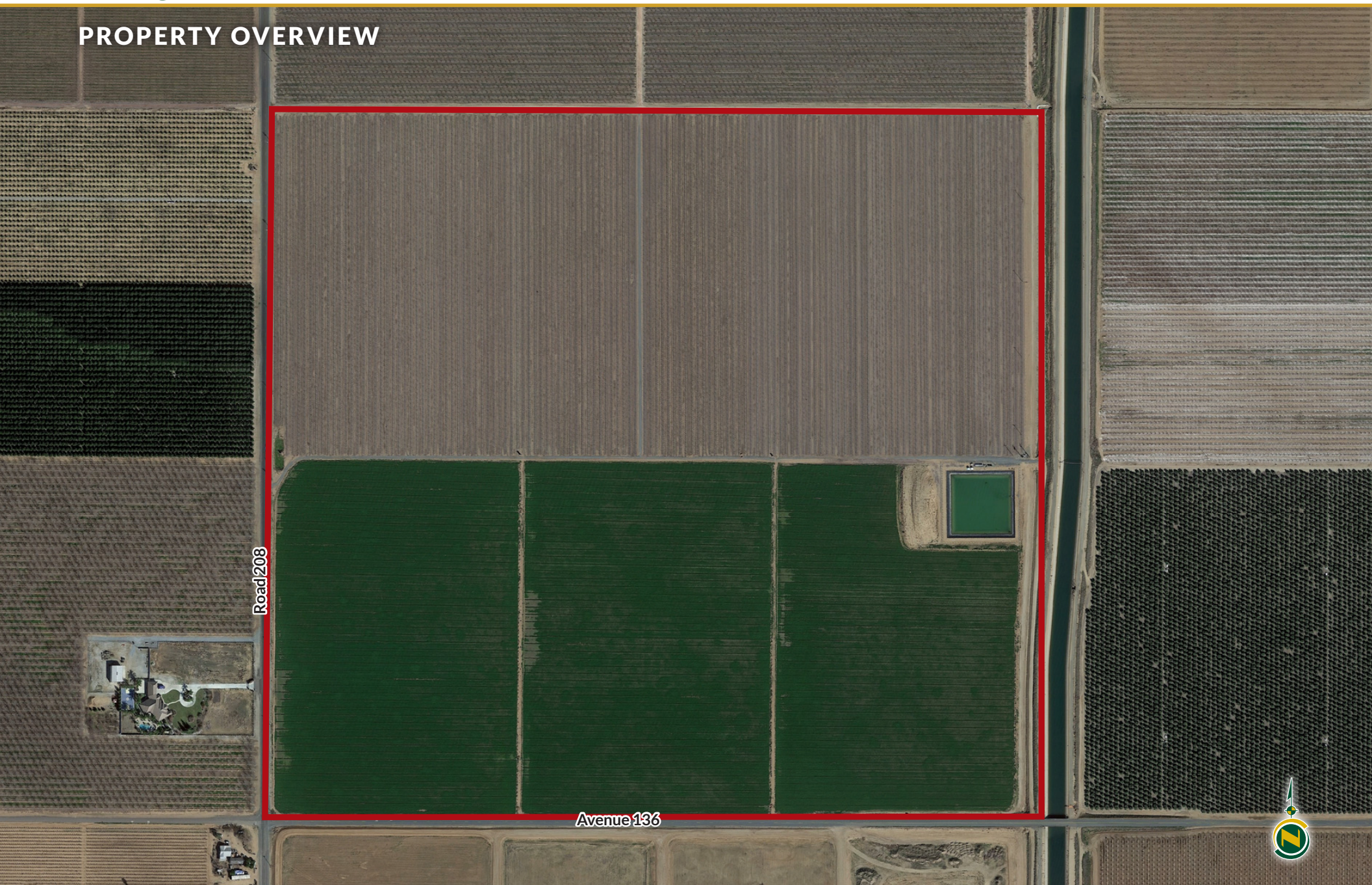


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PROPERTY OVERVIEW

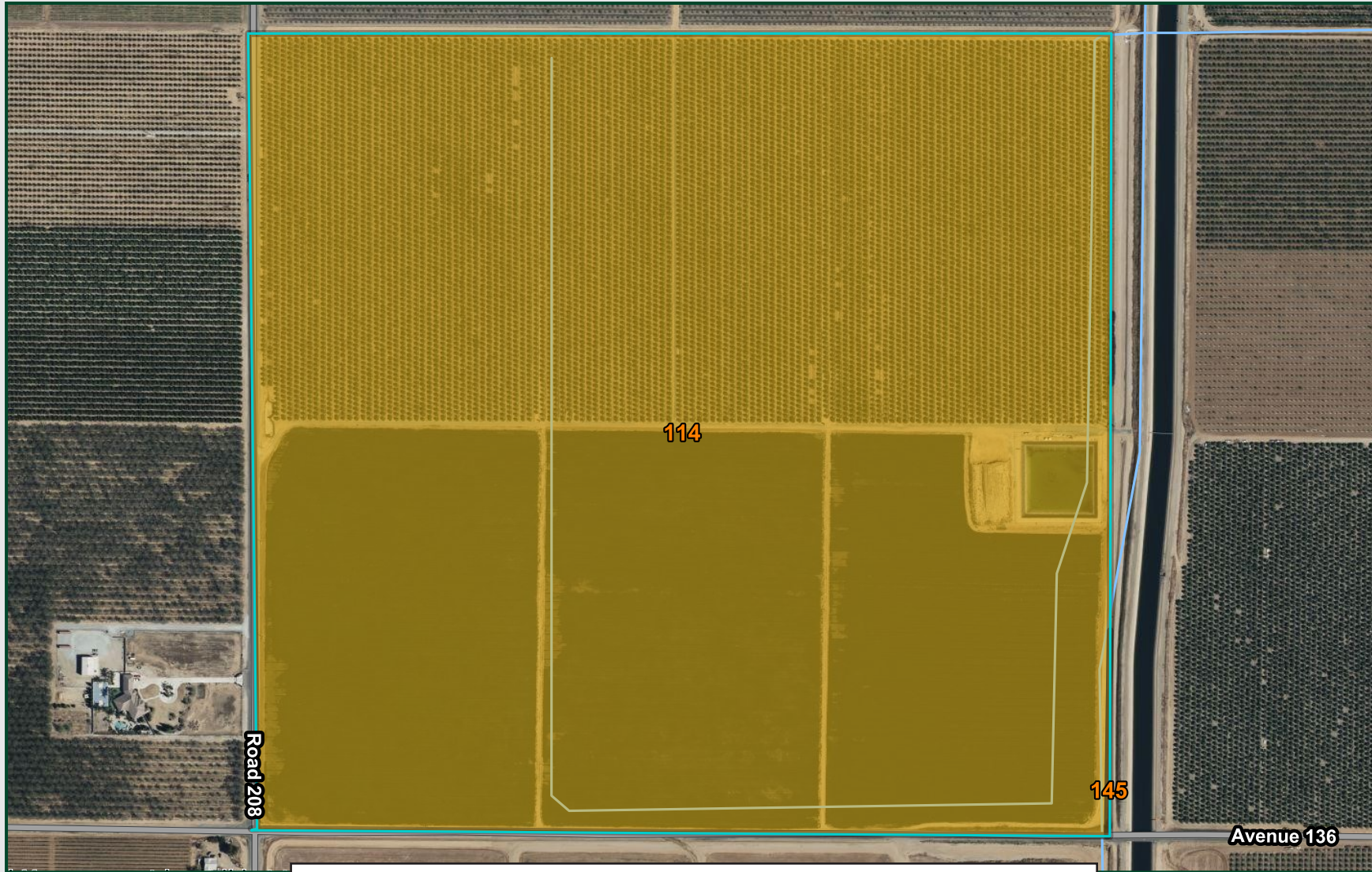


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SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	100.0%

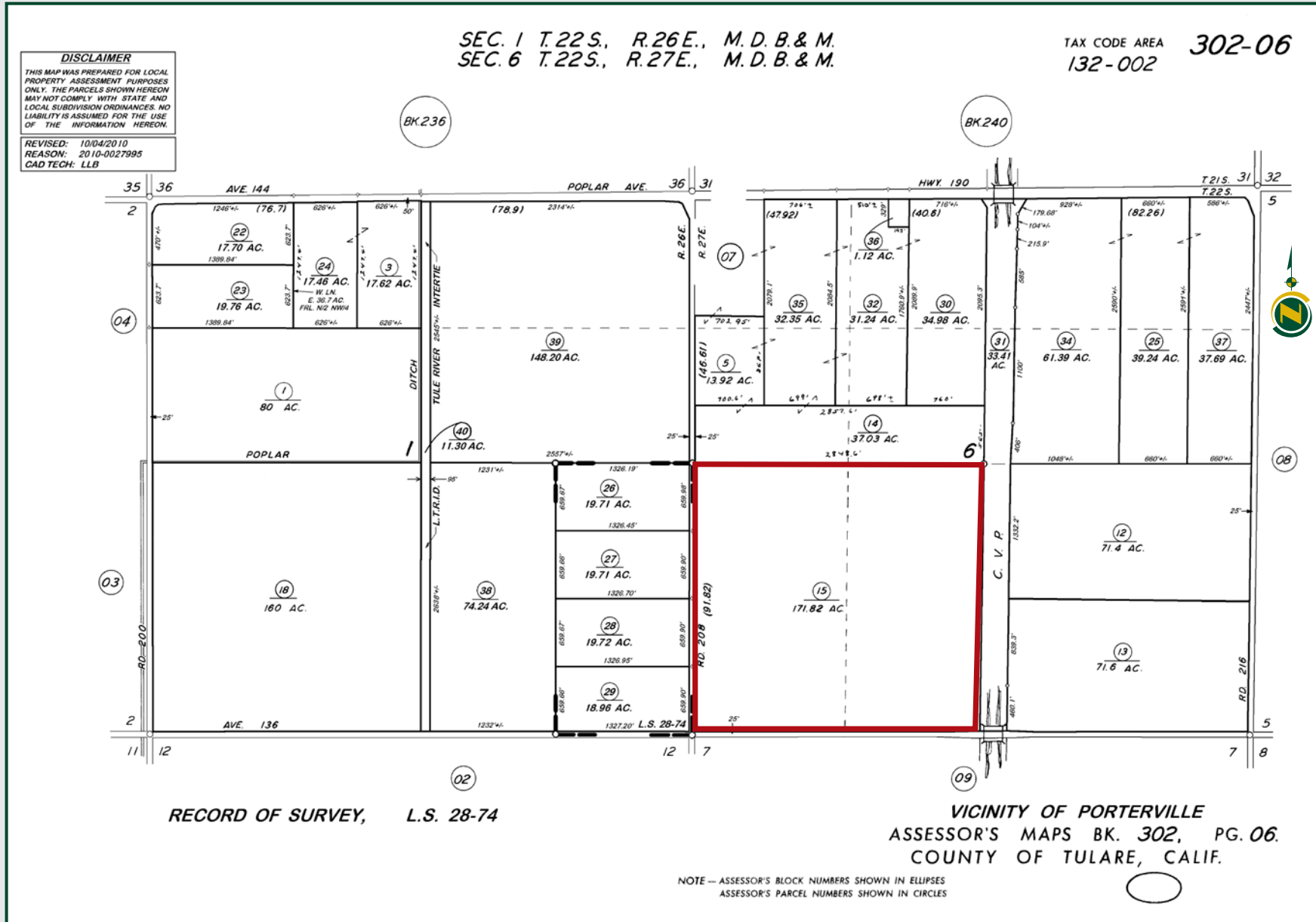


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PARCEL MAP



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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.