

# PORTERVILLE ALMONDS AND OPEN LAND

**171.82± Acres**  
Tulare County, California

**\$4,450,000**  
(\$25,899/Acre)

**PRICE REDUCED**



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



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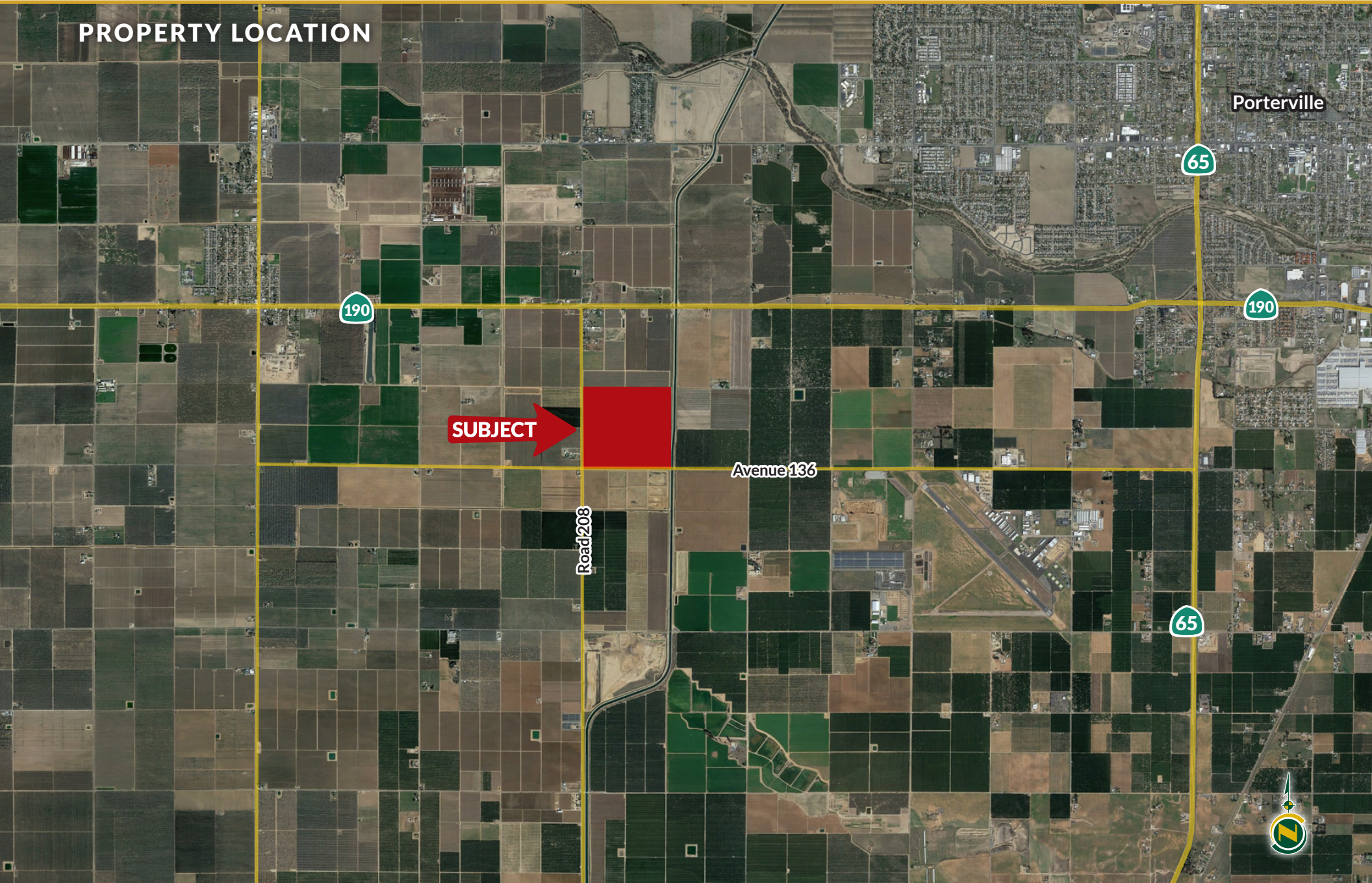


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## PROPERTY LOCATION





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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 Nonpareil 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. 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 \$4,450,000.



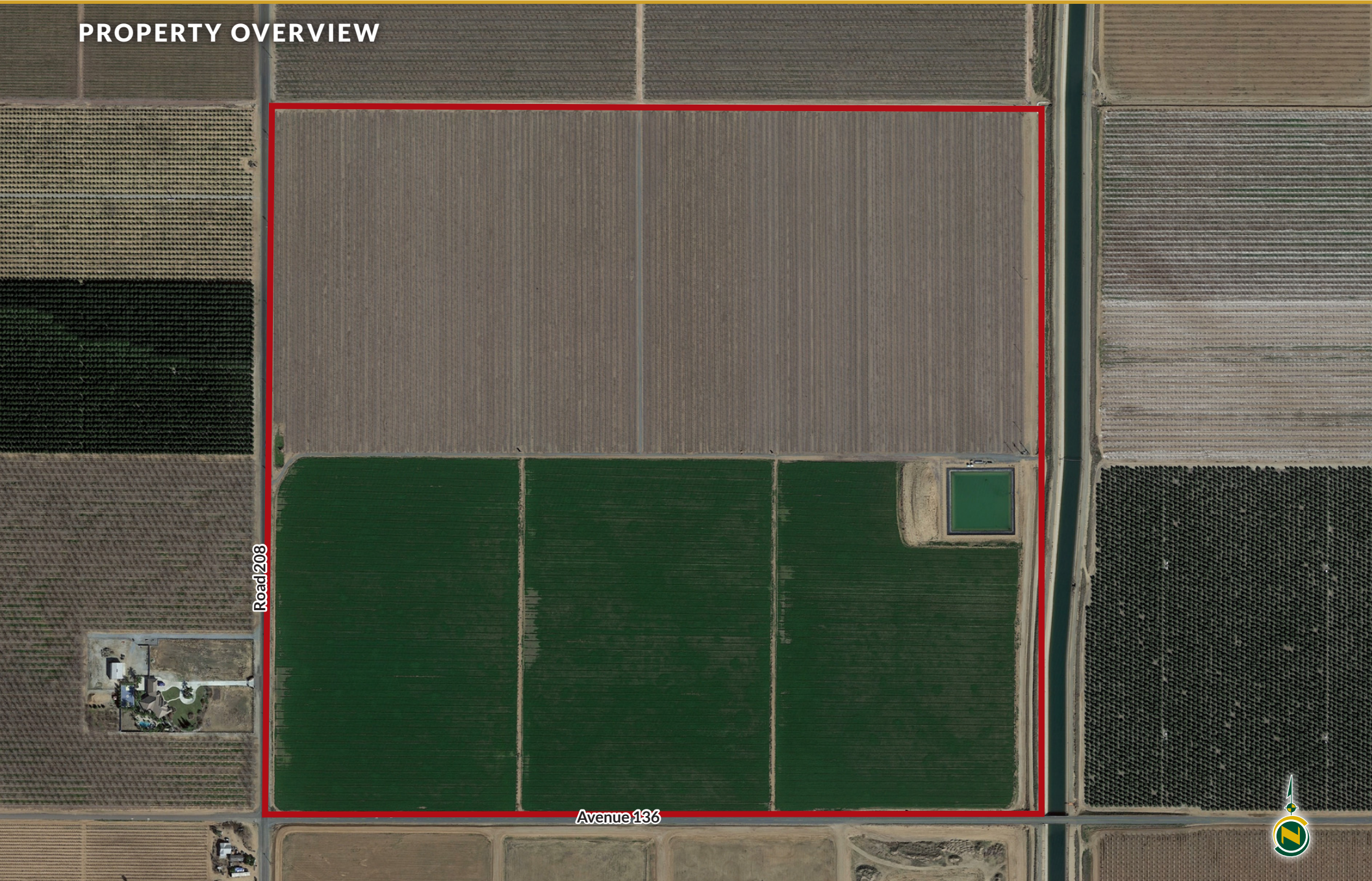


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## PROPERTY OVERVIEW



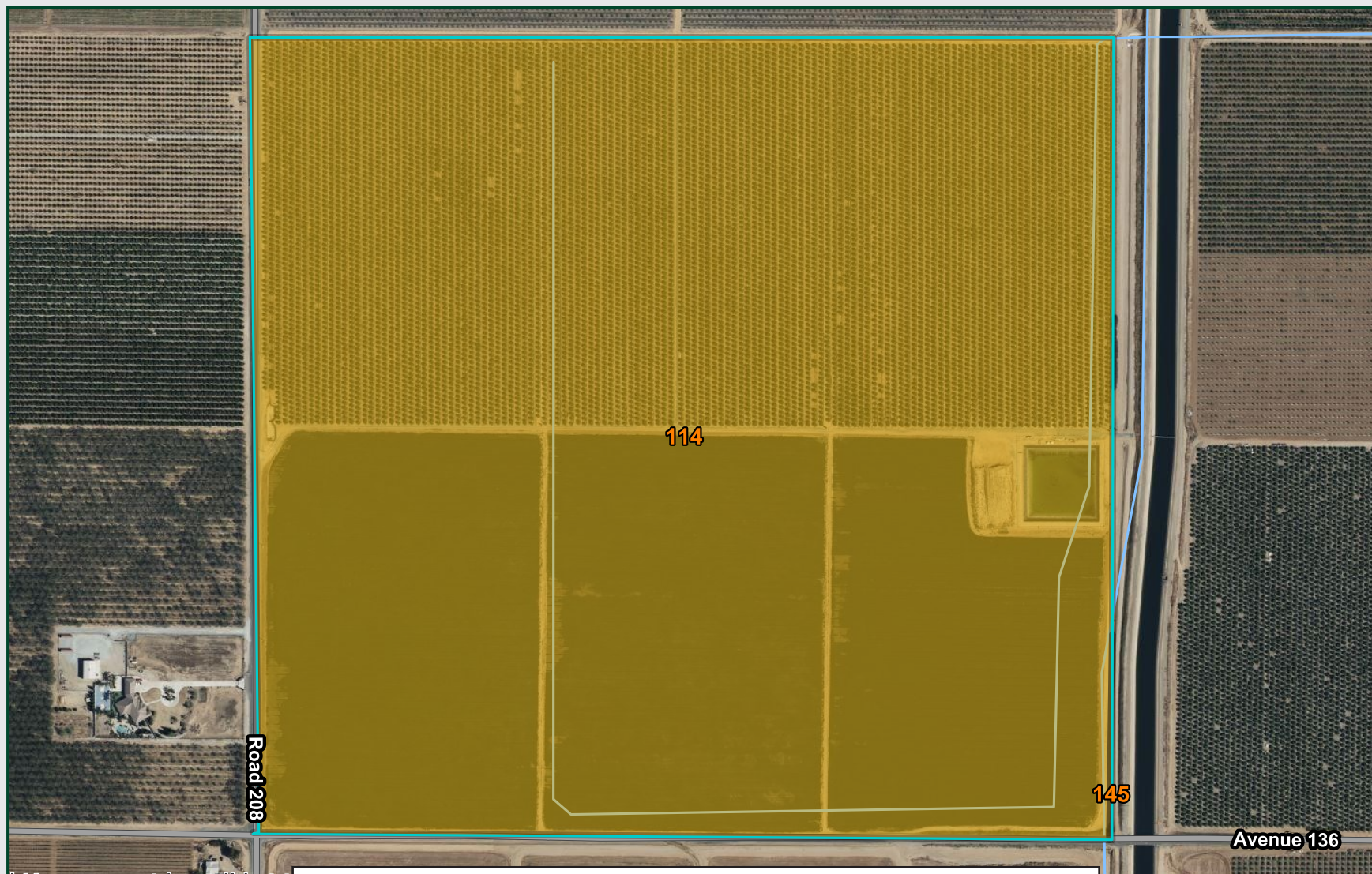


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## SOILS MAP



California Revised Storie Index (CA)

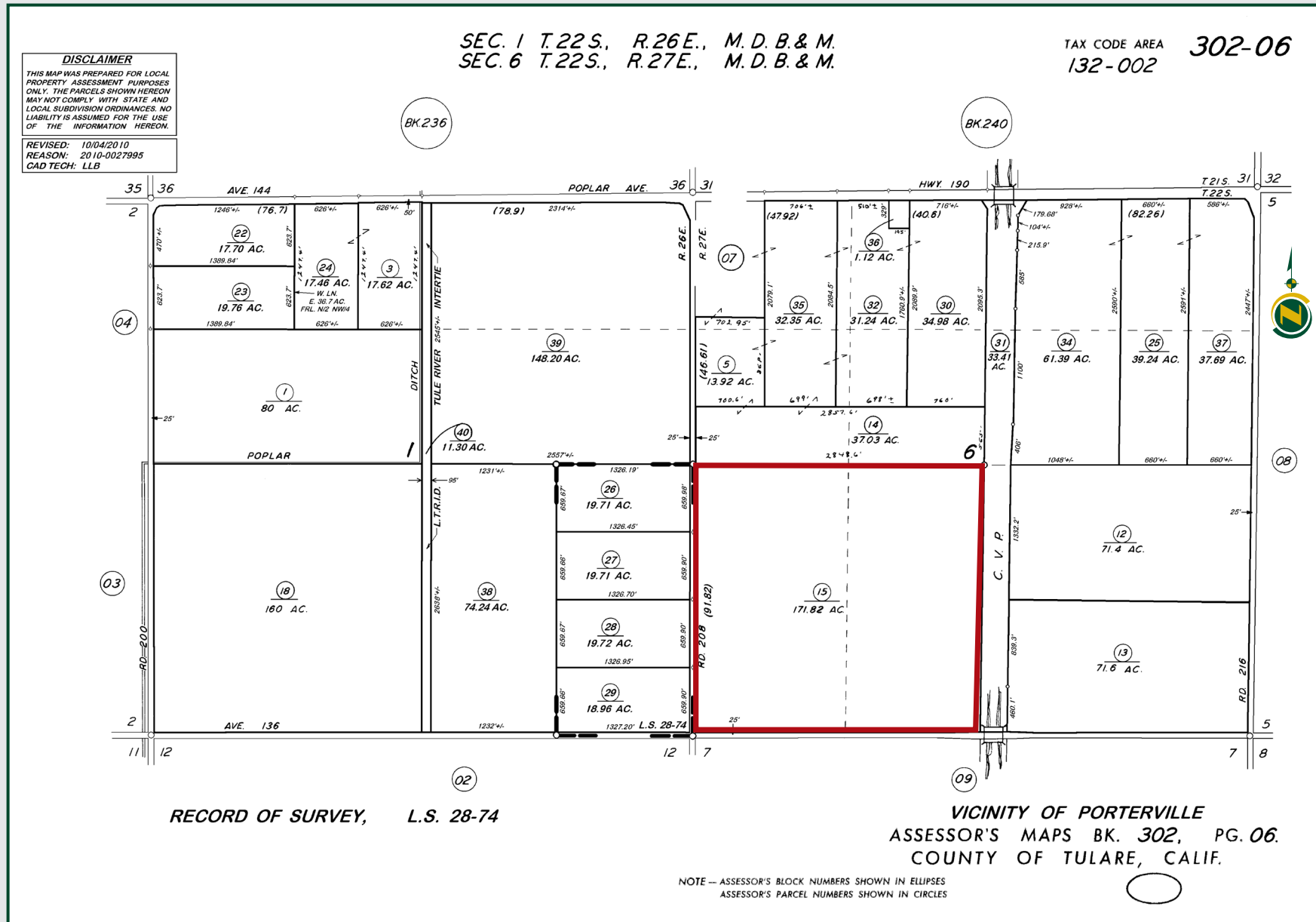
Map unit symbol	Map unit name	Rating	Percent AOI
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	100.0%

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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.**