

ALPAUGH ID PISTACHIOS

Tulare County, California

\$2,800,000

(\$35,229±/Acre)



79.48± Acres

- Producing Pistachios
- Alpaugh Irrigation District
- Productive Soils
- Income
- Tax Benefits

Exclusively Presented by:

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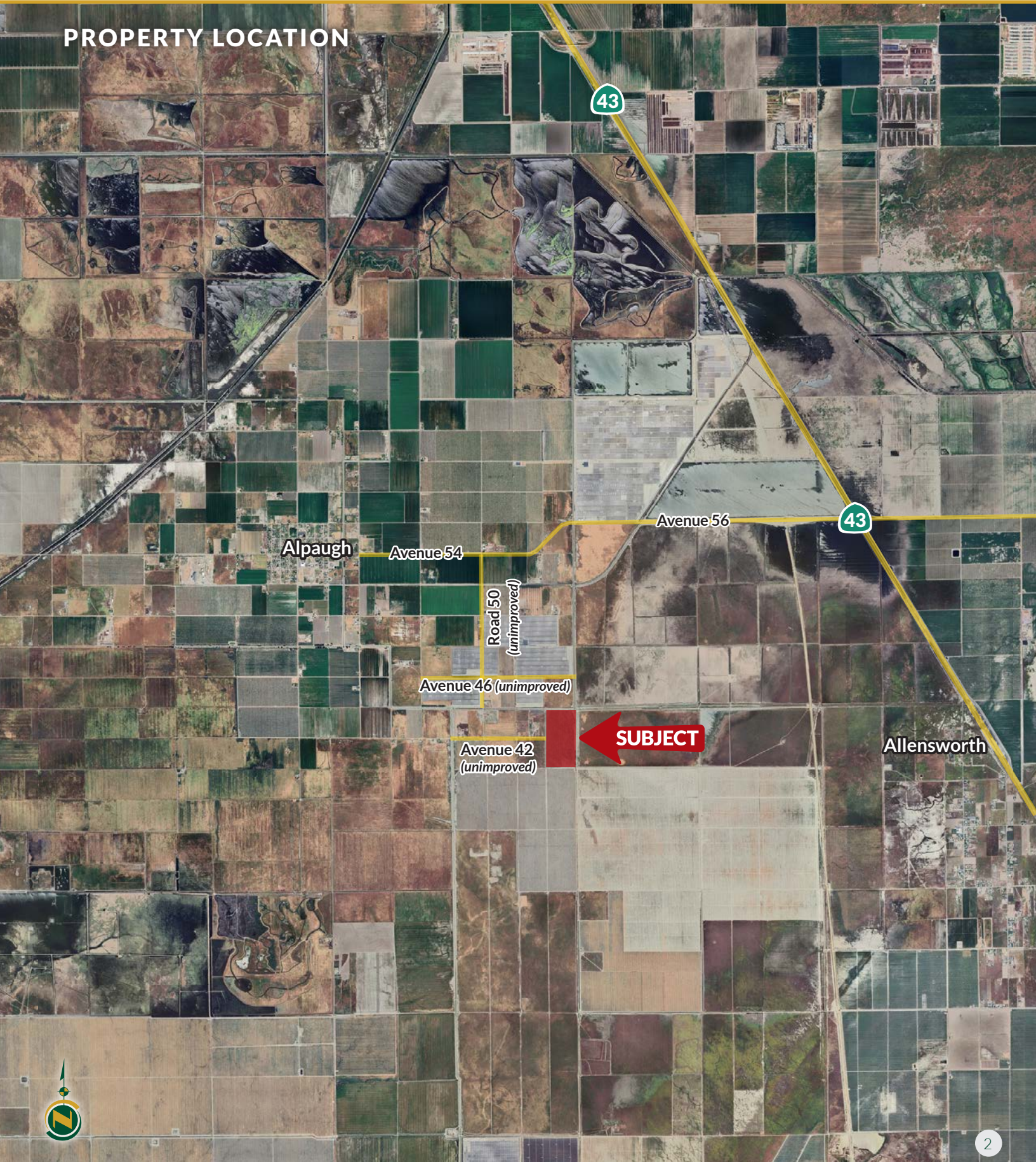
CA DRE #00020875

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79.48± Acres
Tulare County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The farm is 1.5± miles south of Avenue 56 and 2.5± miles west from Highway 43. Regionally, the property is approximately 3± miles southeast of Alpaugh, 51± miles north of Bakersfield, 161± miles north of Los Angeles and 245± miles south of Sacramento.

DESCRIPTION

This 79.48± acre opportunity is located in the area of Alpaugh California. The land is being farmed to pistachios planted in 2015. This investment opportunity offers; Producing Pistachios, Alpaugh Irrigation District Water, Productive Soils, Income, and Tax Benefits.

LEGAL

APN: 330-130-033 and 036. The E ½ of the SE ¼ of Sec. 2 Township 24S, Range 23E, MDB&M.

ZONING

The land is zoned AE-80 by Tulare County and is enrolled in the Williamson Act.

PLANTINGS

The ranch was planted in 2015 to 77.6± acres Kerman/Peters Pistachios on UCB1 root stock on 20' x 16' spacing.

SOILS (Irrigated Capability Class)

- 97.2±-% (140) Westcamp silt loam, overwashed, 0 to 1 percent slopes, Grade 3.
- 2.8±-% (129) Nahrub silt loam, overwashed, 0 to 1 percent slopes, Grade 3.

WATER

The land is irrigated by district water from Alpaugh Irrigation District. The orchard is irrigated through a nicely appointed dual line drip irrigation system, 30HP vertical turbine pump, sand median filters, with gypsum silo and acid injection system. The property does not have electrical service, generator and fuel tank on site are available for purchase.

PRICE/TERMS

\$2,800,000 (or \$35,229±/acre) cash at close of escrow. 2023 crop available subject to reimbursement of agreed farming expenses. The generator and fuel tank are excluded, but are available for purchase.



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FARM MAP

Filter Station 
Lift Pump 

Pistachios
Kerman/Peters
77.6± acres
UCB1 Root Stock
20' X 16"
Planted 2015



SOILS MAP



Irrigated Capability Class			
Map Unit Symbol	Map unit name	Rating	AOI
129	Nahrub silt loam, overwashed, 0 to 1 percent slopes	3	2.8%
140	Westcamp silt loam, partially drained, 0 to 2 percent slopes	3	97.2%
Totals for Area of Interest			100.0%

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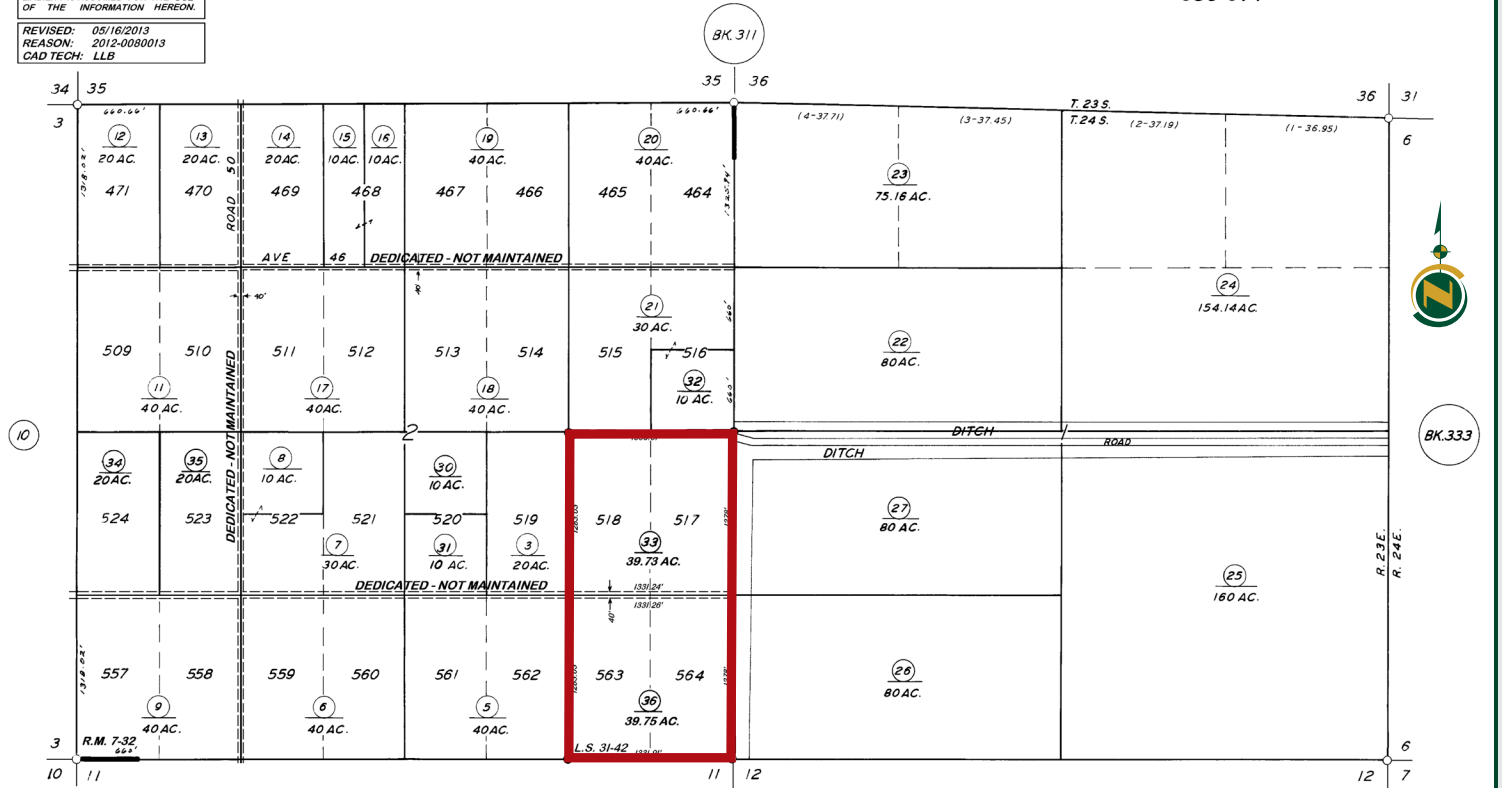


PARCEL MAP

SEC'S 1 & 2, T.24S., R.23E., M.D.B.&M.

TAX CODE AREA **330-13**
053-003
053-013
053-014

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
REVISED: 05/16/2013
REASON: 2012-0080013
CAD TECH: LLB



POR. SECOND HOME EXTENSION COLONY, R.M. 7-32
RECORD OF SURVEY, L.S. 7-22 (E. LN. SEC. 1)
RECORD OF SURVEY, L.S. 13-77 (ALL SEC.'S 1&2)
POR. RECORD OF SURVEY, L.S. 31-42

VICINITY OF ALPAUGH
ASSESSOR'S MAPS BK. 330, PG. 13.
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



PROPERTY PHOTOS

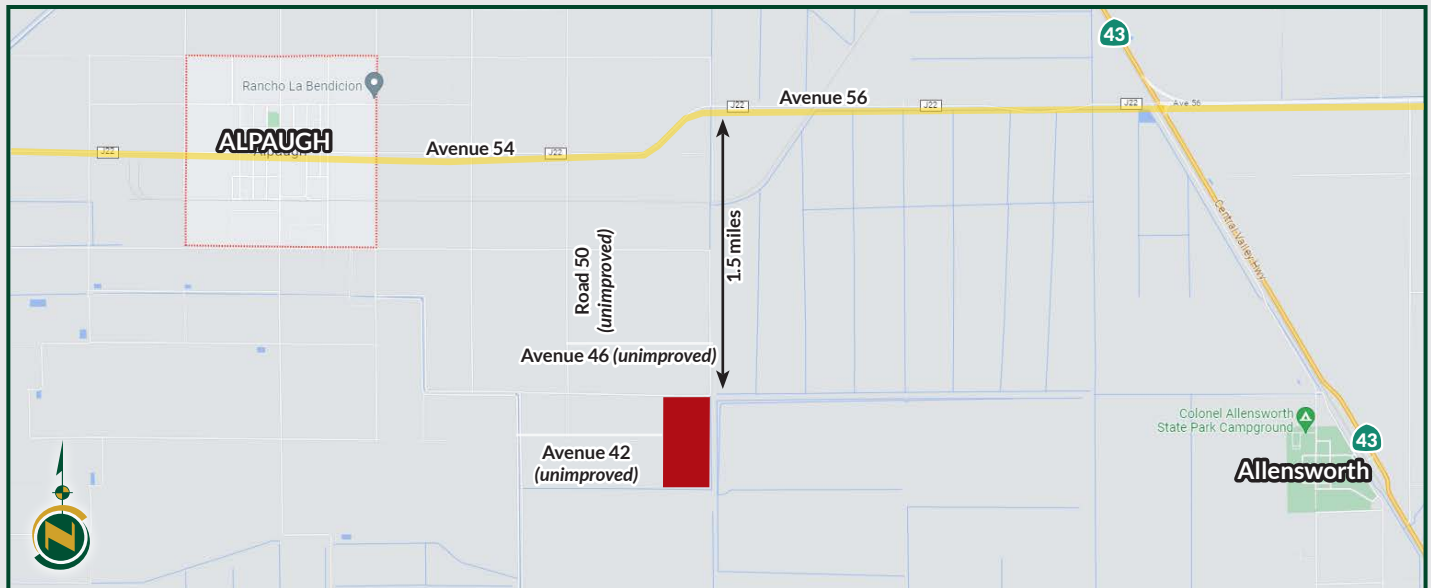


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PROPERTY MAPS



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.



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