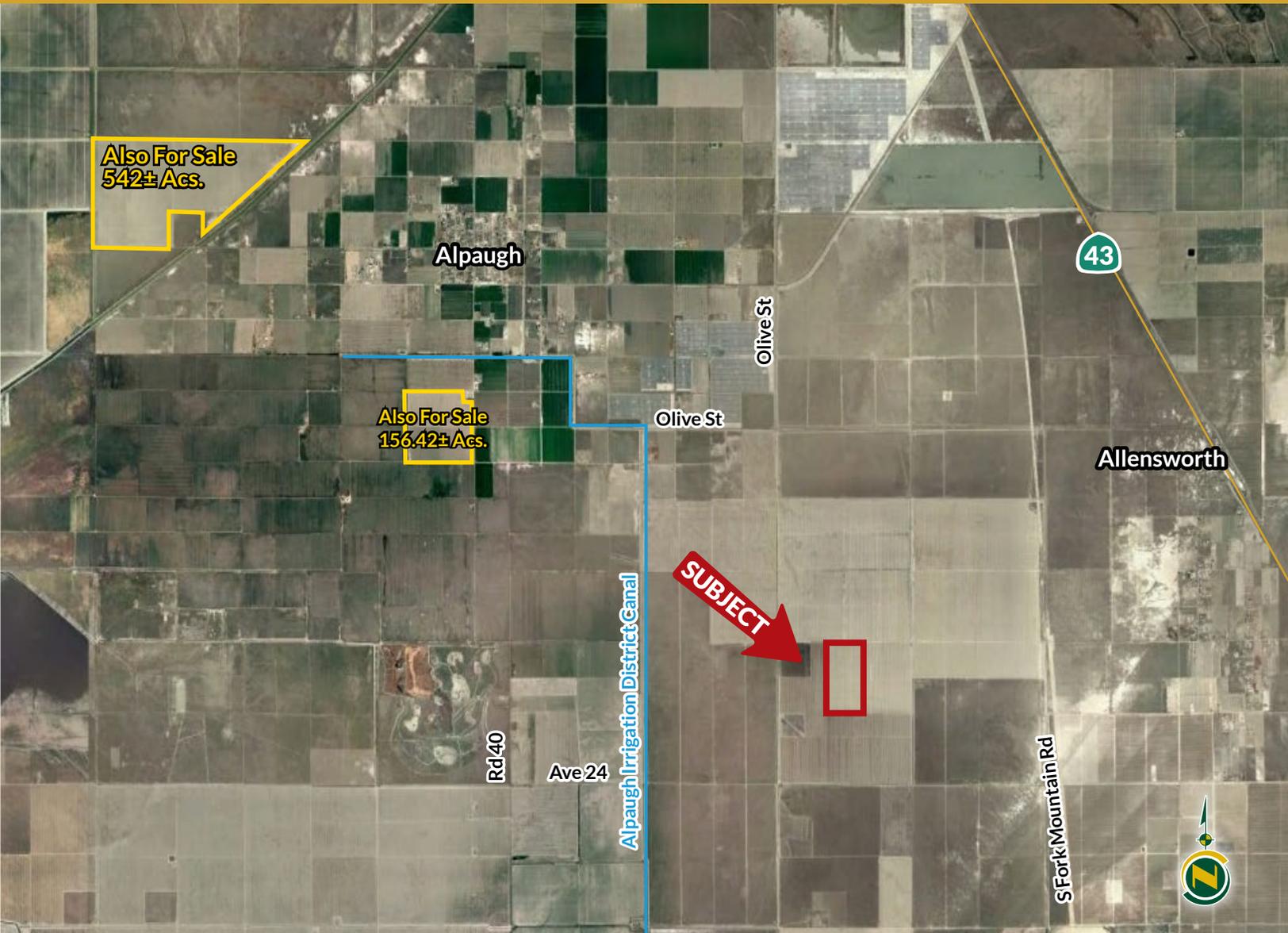


ALPAUGH PISTACHIO RANCH

100.00± Acres
Tulare County, CA

\$1,080,000
(\$10,800/Acre)



100.00± Acres

- Golden Hills Variety
- Double Line Drip Irrigation
- 2017 Plantings

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PROPERTY INFORMATION

LOCATION

The property is located about ½ mile north of Avenue 24 on the south side of Avenue 32 in Alpaugh, Ca 93201.

LEGAL

Tulare County APN: 330-150-005
Located in a portion of N 1/2 of Section 13, T24S, R23E, M.D.B.&M.

ZONING

Zone AE-40 (Agricultural Exclusive- 40 acre minimum)

PLANTINGS

Golden Hills variety planted in 2017 on budded UCB 1 rootstock.
Randy variety pollinators located 1 per 25 trees.
17' x 19' spacing.

WATER

The property does not receive surface water or well water. There is a well sharing agreement with the neighboring property. The dual-line drip irrigation emits 1 gal/min, 51 inch spacing.

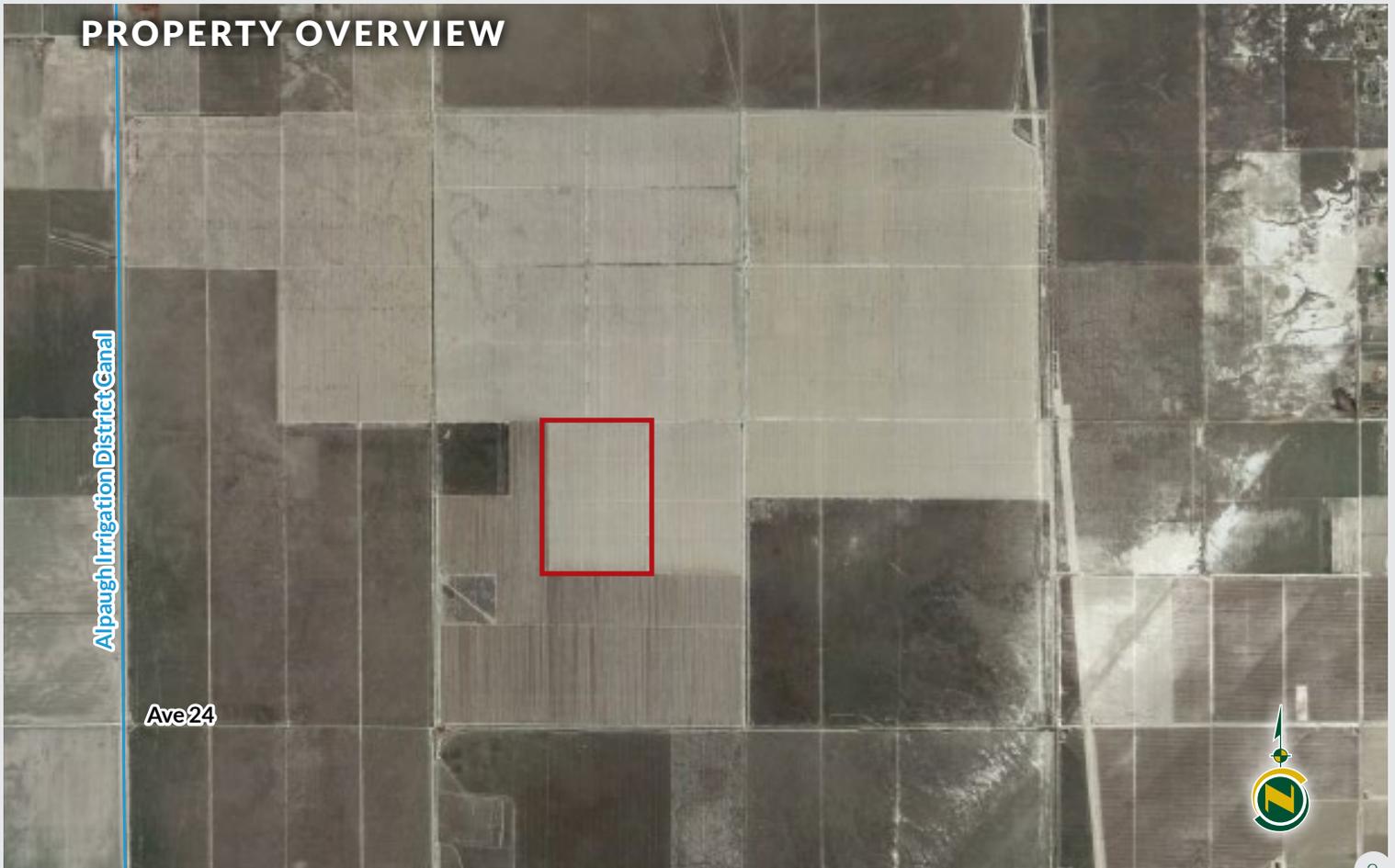
BUILDINGS

None.

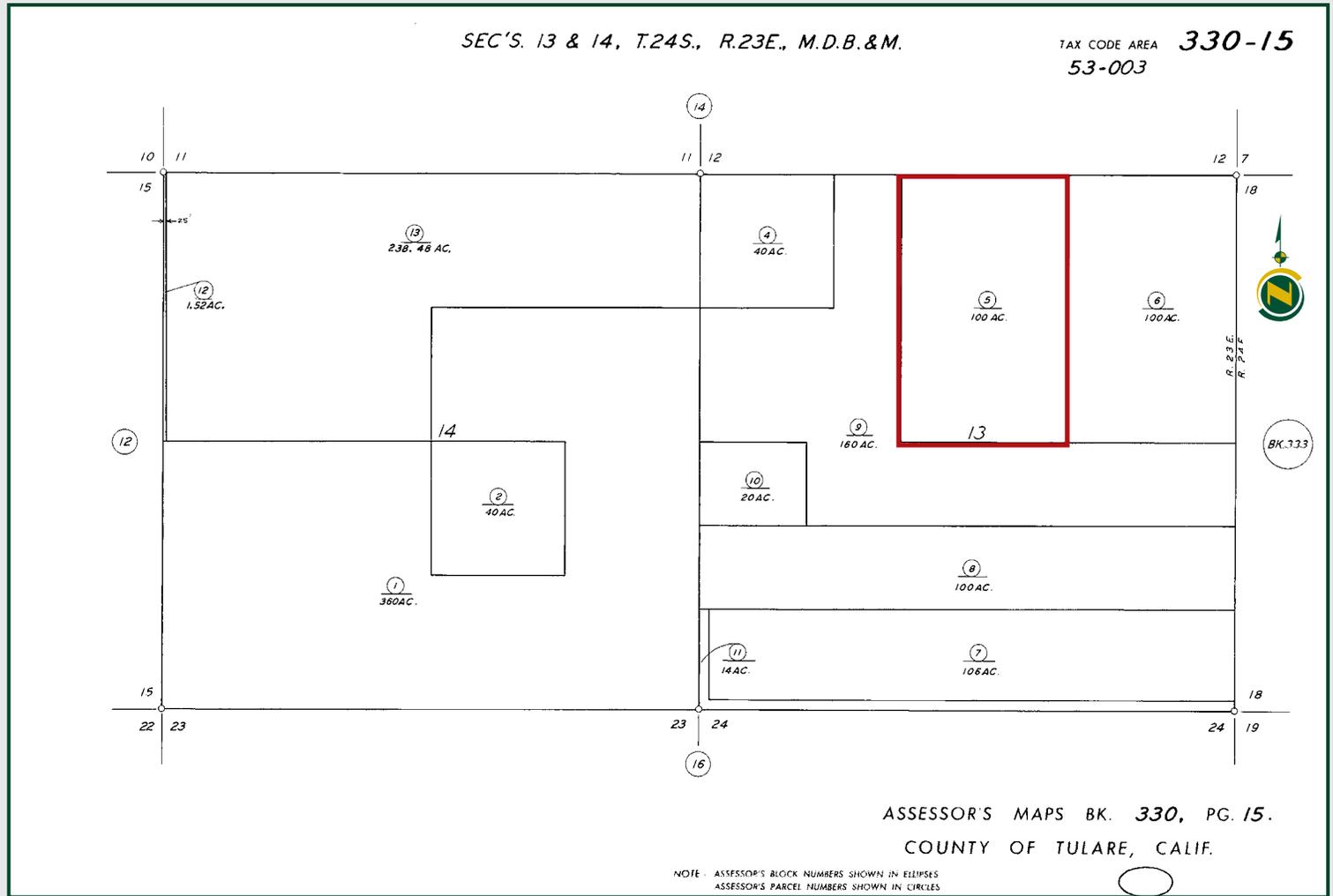
TERMS

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

PROPERTY OVERVIEW



PARCEL MAP



ALPAUGH PISTACHIO RANCH

100.00± Acres
Tulare County, CA



STATE MAP



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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.



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