



Valley Real Estate

Agricultural Real Estate Services

Tulare County Pistachio Ranch

This ranch is in the well developed farming area of Terra Bella California. Climate, location and soils come together to make this property a good fit for growing pistachios. Irrigation water is provided by the Terra Bella Irrigation District and delivered via drip irrigation.

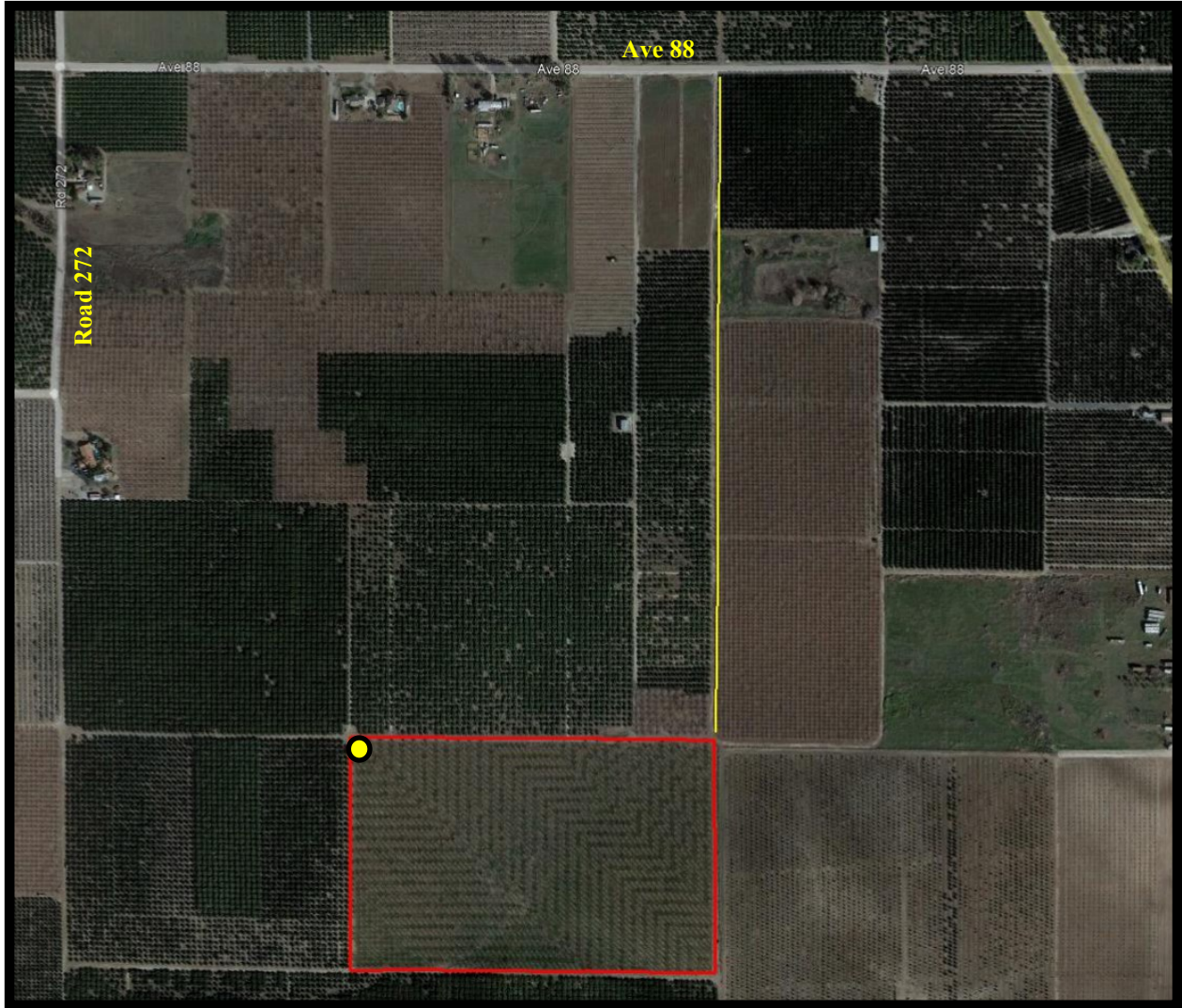
Directions	1/2 mile south of Ave 88 and 1/4 mile east of Road 272(not on ground)
Acreage:	32.57 +/- acres
APN:	323-170-010, 011, 012 & 013
Williamson Act:	Parcel 11,12,13 are enrolled in the Williamson Act
Soils:	Porterville clay, 2 to 9 percent slopes Porterville clay, 9 to 15 percent slopes Cibo clay, lithic bedrock, 15 to 30 percent slopes, MLRA 18 As per USDA soil maps
Trees:	Pistachios
Water/Irrigation:	Terra Bella Irrigation District Pressurized district water w/sand media filtration Drip irrigation
Zoning:	AE-10
Price:	\$1,285000

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • m McGuigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • Valleylandman@gmail.com • DRE# 01215115



Aerial Photo of Property



TBID Turnout - ●

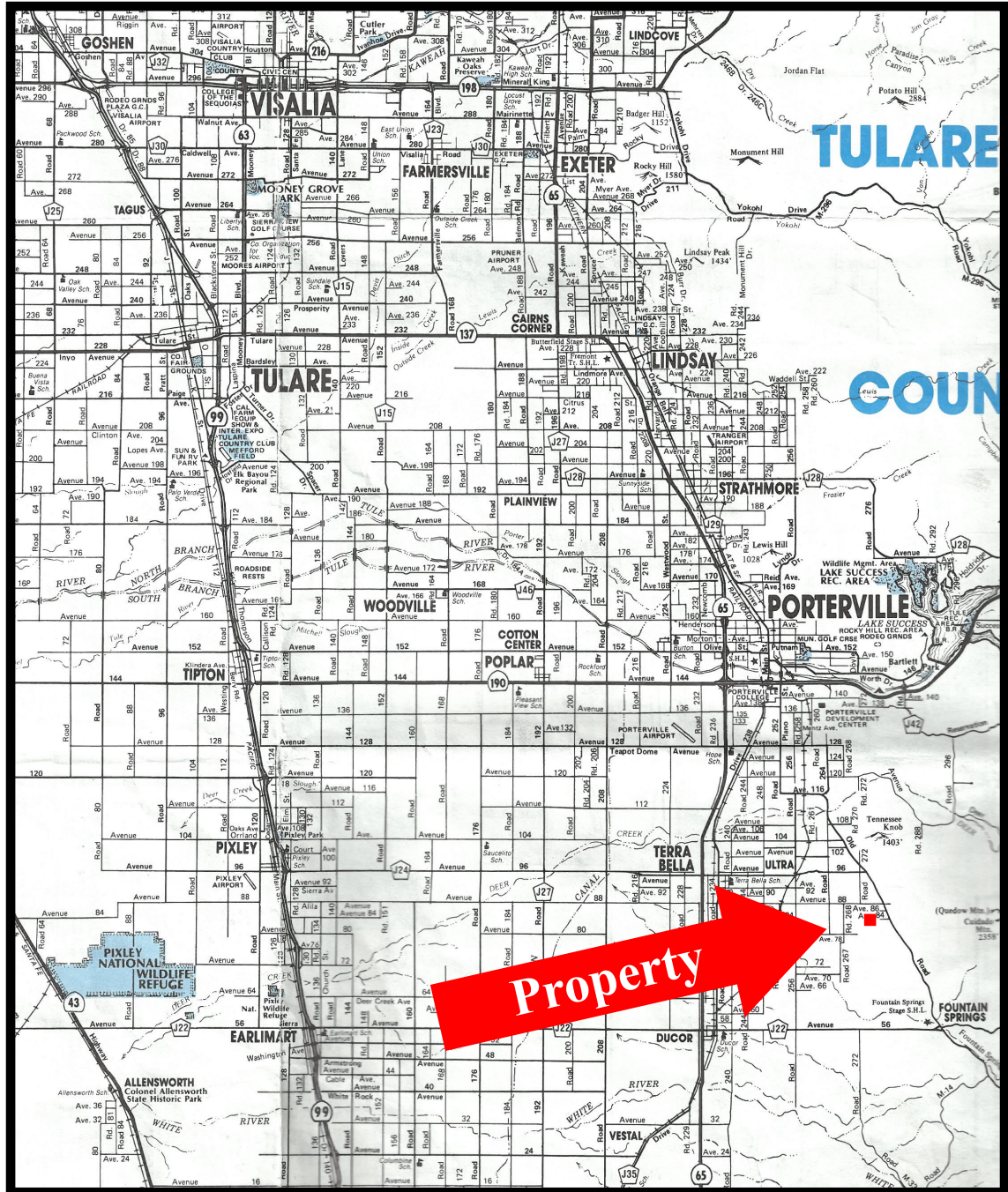
*Seller indicates that access is from Ave 88 to the north. This is portrayed by the yellow line.

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Location of Property

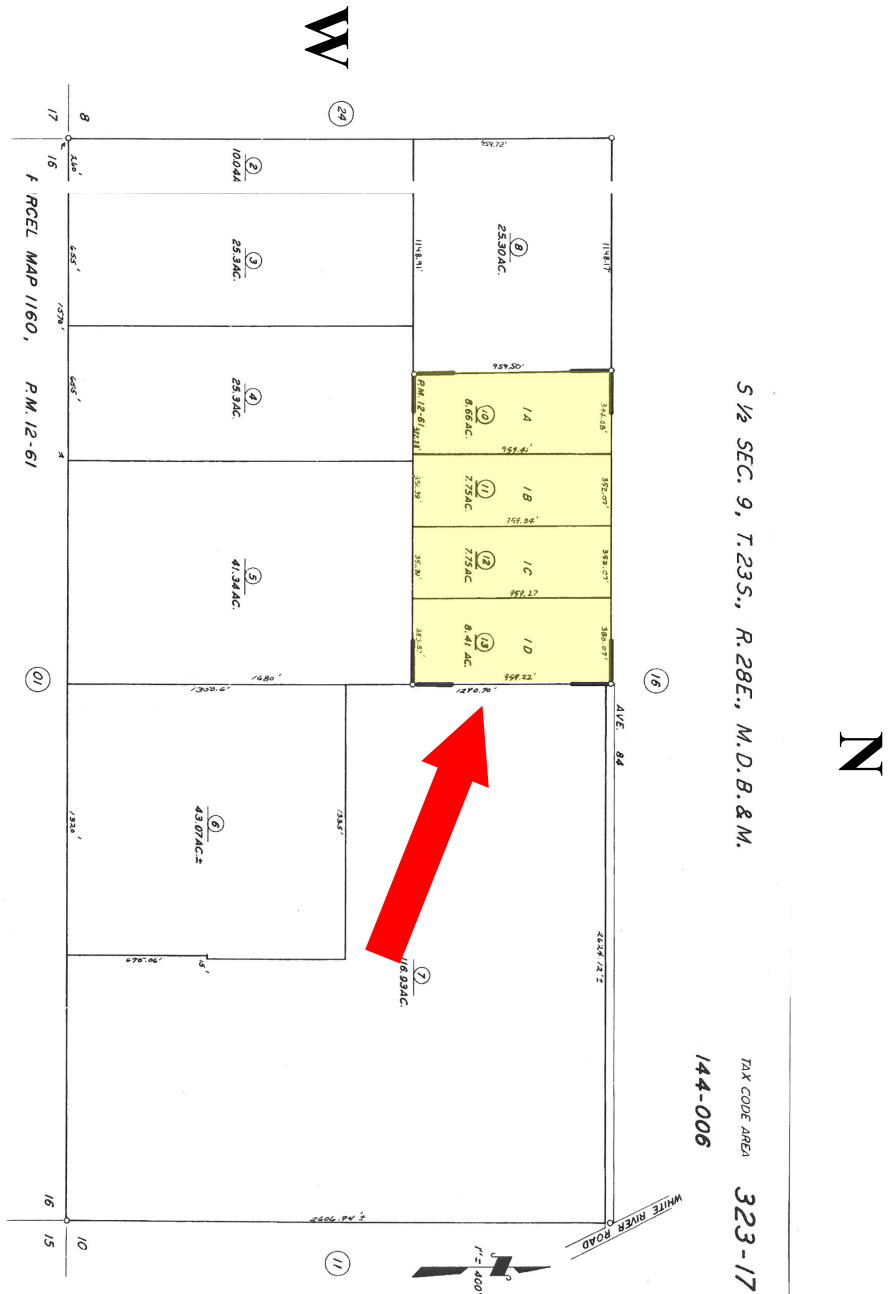


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Property Parcel Map



This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of state insurance is provided by endorsement, if any, the Commission does not insure distances, directions

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