



Valley Real Estate

Agricultural Real Estate Services

Tulare County Pistachio Ranch 51.08 acres



Valley Real Estate Website
ValleyRE.net

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 a micro sprinkler system.

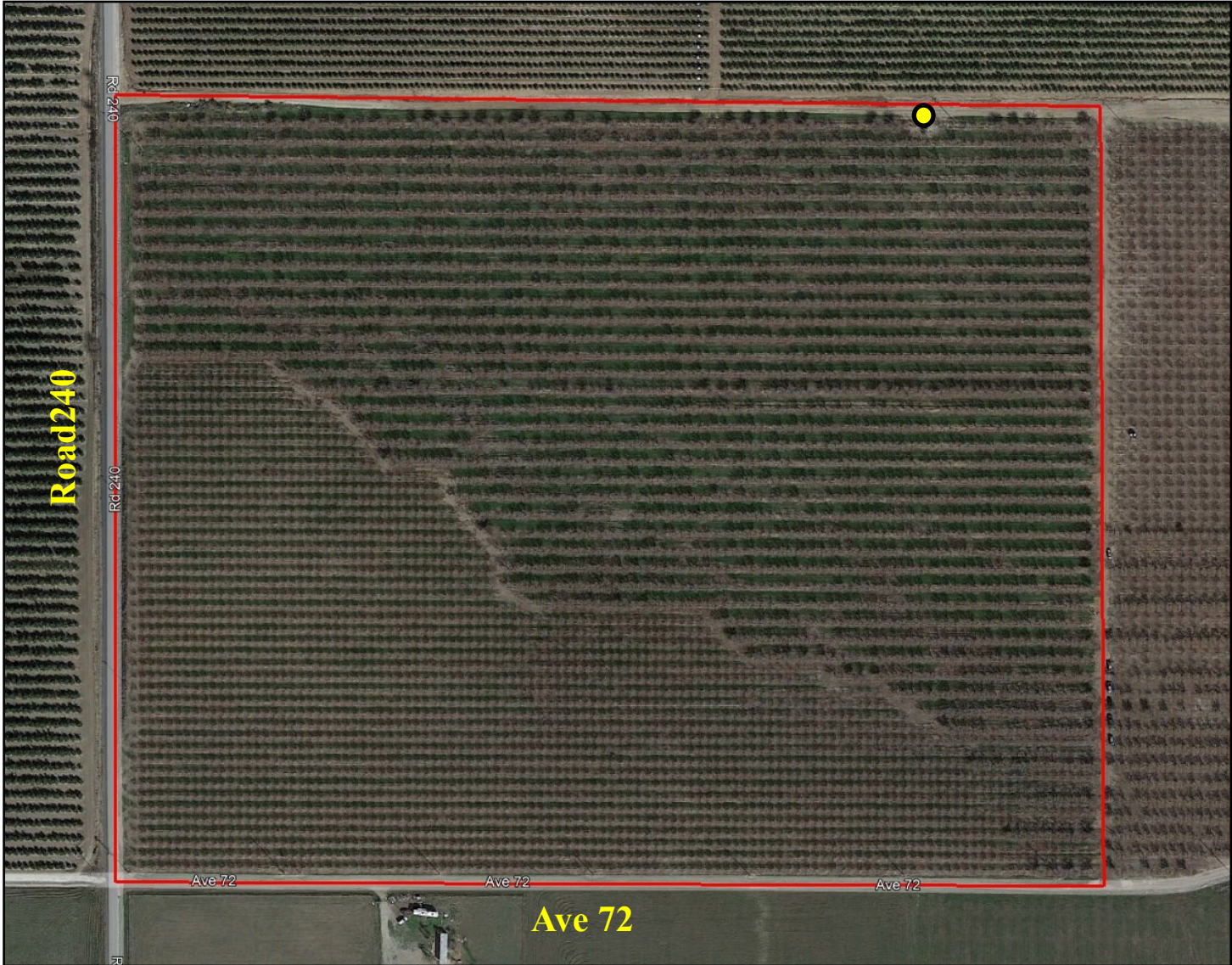
Directions	Road 240(east side) 3/4 mile south of Ave 80
Acreage:	51.08 +/- acres
APN:	320-290-016
Ag Preserve:	Contract #14035
Soils: Per USDA soil maps	Centerville Clay, 2 to 9 percent slopes Porterville Clay, 0 to 2 percent slopes San Joaquin Loam, 2 to 9 percent slopes
Trees:	Pistachios
Water/Irrigation:	Terra Bella Irrigation District: 559-535-4414 Micro sprinkler with Fan Jets Eastern Tule GSA
Zoning:	AE-10
Notes:	Seller to be reimbursed for farming costs, 3 years production available
Price:	\$2,298,600

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



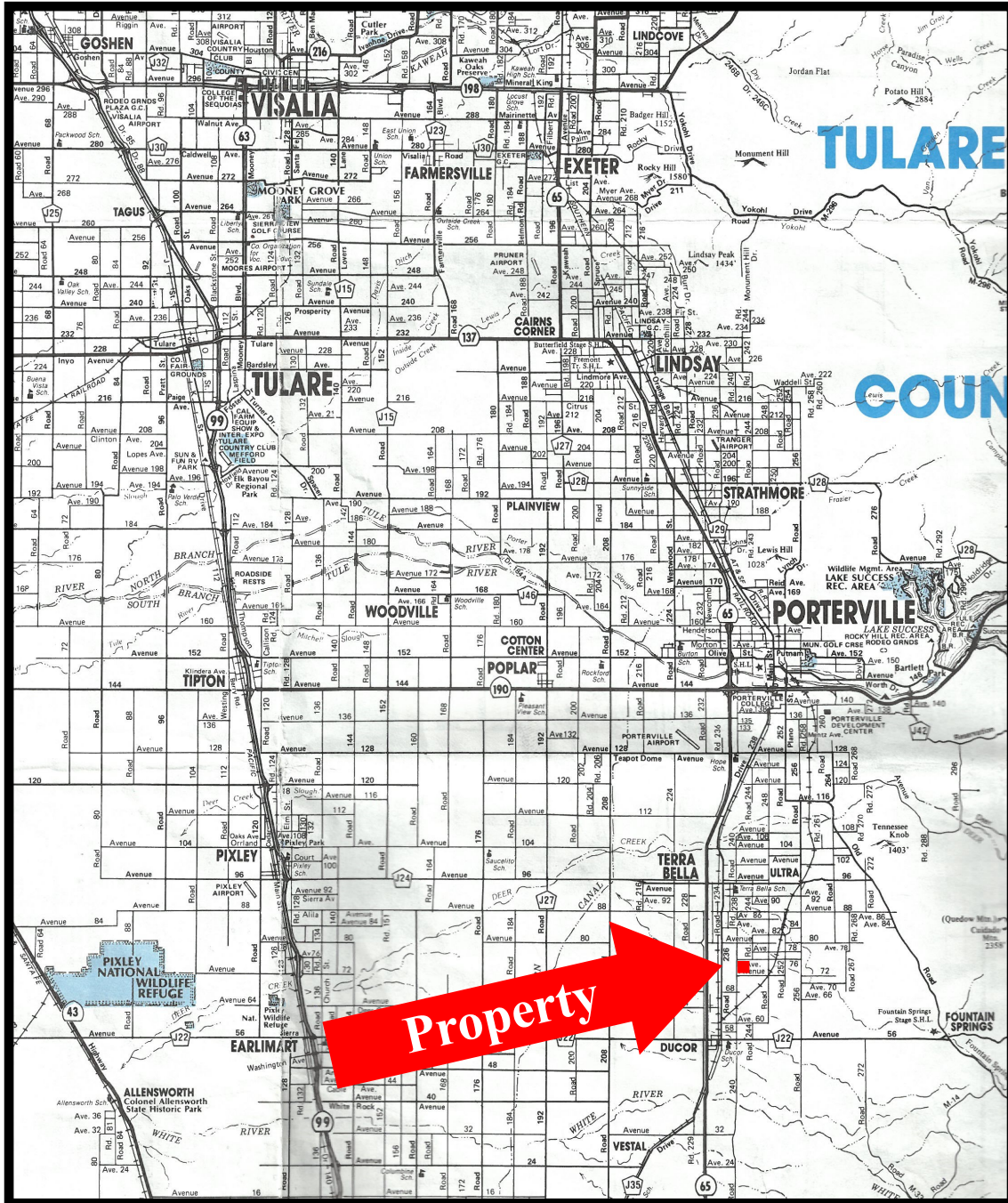
TBID Turnout - ●

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Location of Property

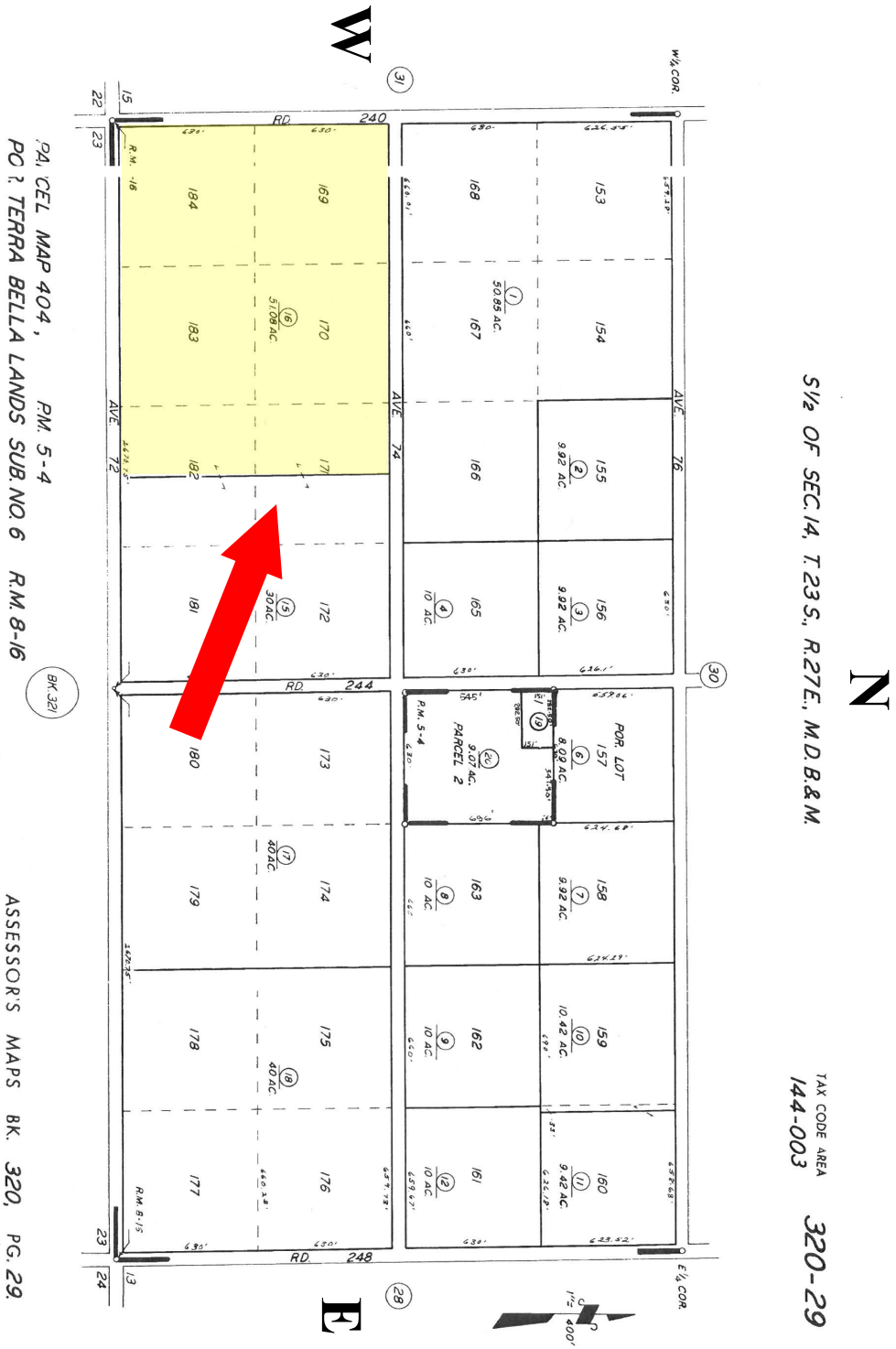


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Property Parcel Map



PA, CEL. MAP 404, PM. 5-4
 PO ? TERRA BELLA LANDS SUB. NO. 6 R.M. 8-16

ASSESSOR'S MAPS BK. 320, PG. 29

COUNTY OF TULARE, CALIF.

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

1/2 OF SEC. 14, T. 23 S., R. 27 E., M. D. B. & M.

TAX CODE AREA
 144-003 320-29

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