



Valley Real Estate

Agricultural Real Estate Services

Tulare County Pistachio Ranch 47.38 Acres

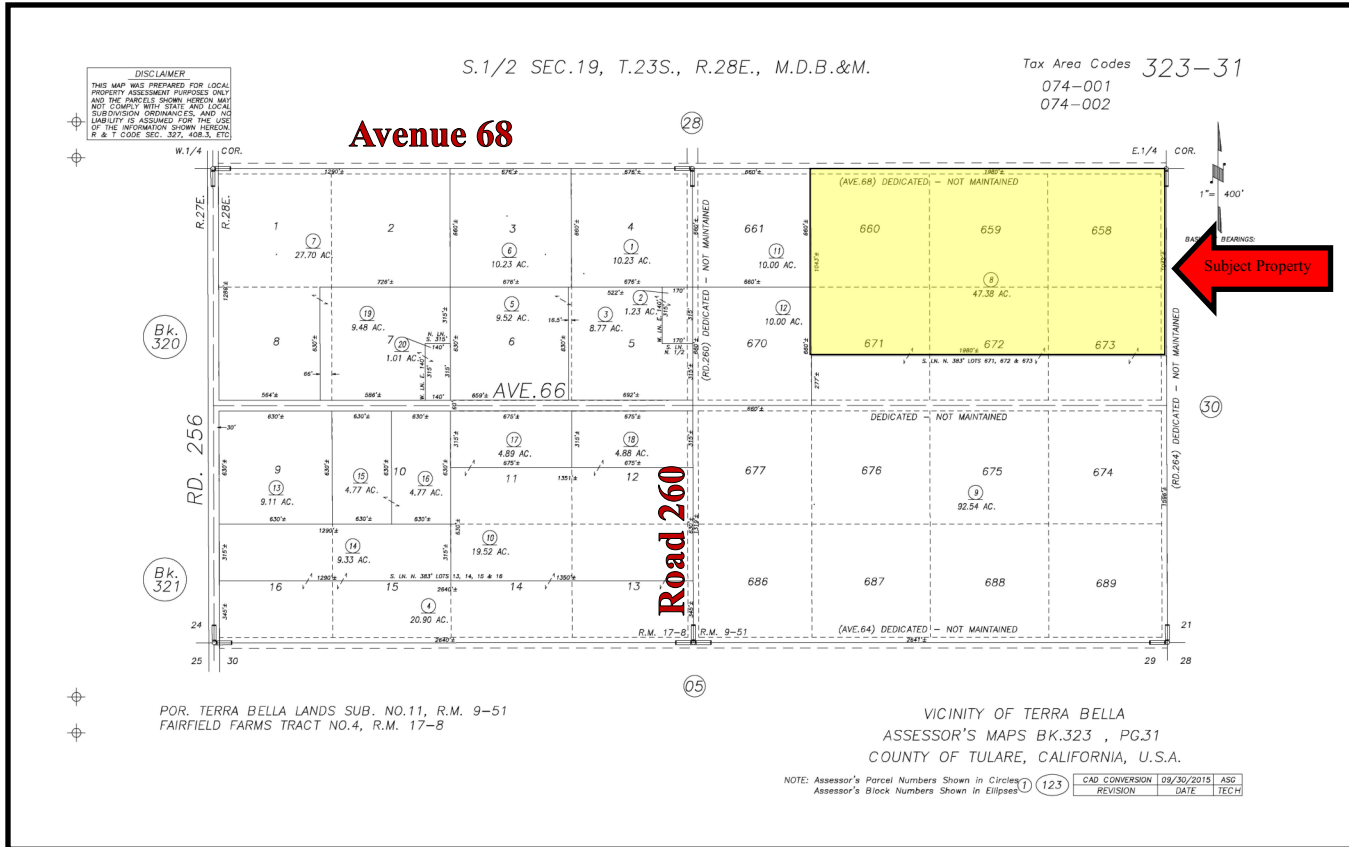
This ranch is in the well developed farming area of Terra Bella, California. Climate, location, and soils come together to make this property a good fit for growing pistachios. Irrigation water is provided by the Terra Bella Irrigation District and delivered via drip irrigation.

Directions:	East on Avenue 70 (paved) south on Road 260 1/4 mile (dirt road), then east on Avenue 68 1/8 mile (dirt road). These directions will bring you to the N/W corner of the property. The property is on the south side of the road on Avenue 68.
Acreage:	47.38
APN:	323-310-008
Williamson Act:	Yes
GSA:	Eastern Tule
Soil:	Centerville clay, 2 to 9 percent slopes - Class 3 soil Greenfield sandy loam, 2 to 5 percent slopes - Class 2 soil
Water District:	Terra Bella Irrigation District: 559-535-4414 24790 Avenue 95, Terra Bella, California 93270
Irrigation:	Single line drip irrigation
Zoning:	AE-10 (Agriculture)
Farming Cost:	Buyer to reimburse Seller for farming cost
Insurance:	Buyer to reimburse Seller for 2023 crop insurance
Production:	Four years of production records are available upon request
Price:	\$2,120,000

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.



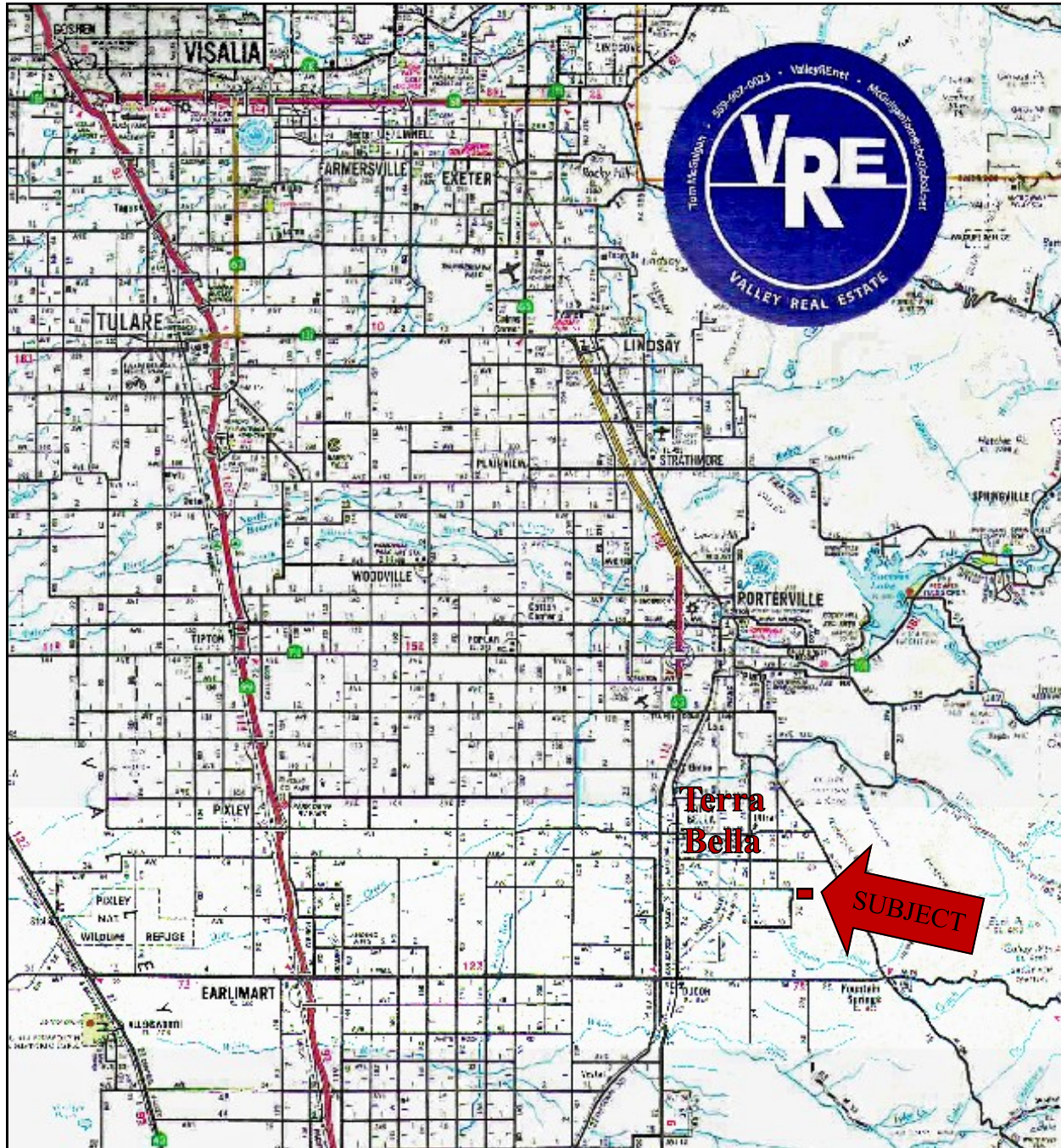
Property Parcel Map



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Location of Property

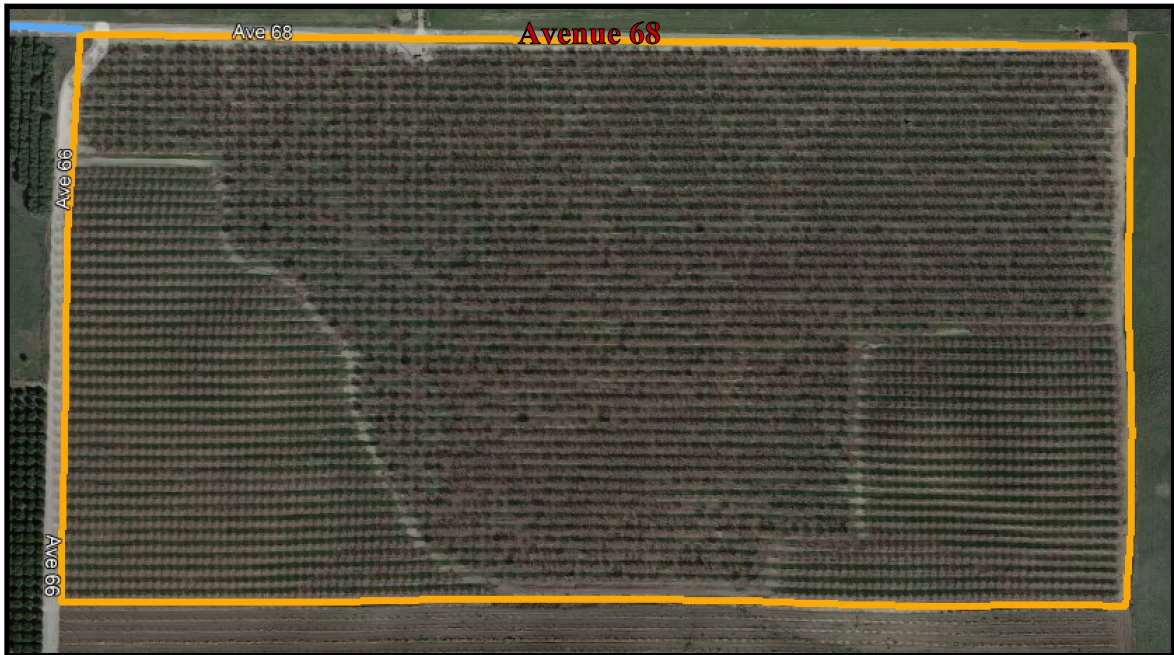


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Aerial Photo of Property



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Photos of Property



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