

FOR SALE
40.5 Acres of Almonds
Planted 2014
Tulare Irrigation District

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909



For Sale

40.5 Acres of Almonds

PRICE: \$ 1,296,000.00 / \$ 32,000 Per Acre

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APN: 174-080-012

Marketing Notes: This ranch is planted to Nonpareils & Monterey's planted in 2014. serviced by a 40 hp pump and Tulare irrigation District gravity flow turnout. 15 hp Lift pump, Double drip line drip, Fresno gravity flow filter. Seller claims last years yield 3,700 lbs, 2022 yields down 2,500 lbs. +/- seller said they where off in 2022. Records upon request to serious buyer.

Location: Road 96 & Lopes Ave, 1/4 mile east of Rd.96. Lopes Ave is 1/2 mile south of Ave 208. There is a residential property on the s/w corner of the 40.5 acres of almonds. The address to the home is 5100 So. Pratt. The home sits on its own 2 acres and is for sale but sold separately

Field Type: Permanent Crops Almond

Crops Grown Previous: Cotton, Corn, Grains, Alfalfa, Black Eyes.

Pumps: 40 hp & 15 hp lift pump

Pipeline: No Pipeline

Irrigation District: In Tulare Irrigation District and receives water from T.I.D. Property is also in the Mid-Kaweah Groundwater GSA.

* Terms: 1031/ Cash

Disclaimer: The Information being provided was obtained from sources deemed to be reliable. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on the information provided. All map lines are only estimate. Your advised to have corners marked by a licensed surveyor.

SGMA The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>















