

FOR SALE

320 ACRES ROW CROP

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909



320 +/- Acres

PRICE: \$ 6,080,000.00 / \$ 19,000 Per Acre

Manuel Ortiz
Diversified Real Estate



APN: 200-230-007 (111.54 Ac) + 200-230-008 (208.46 Ac) = 916.65 Acres

Marketing Notes: This property is within and receiving a second source of water from the Lower Tule River Irrigation District. Great Investment property ready to plant ideally Pistachios or Almonds your way. Plenty of water serviced by 2-Wells & 1 Irrigation pumps. Fully pipelined with 10" valves to irrigate on the flat or with the fall to the west all by irrigation valves.

Notes: Owner has been farming this ranch himself for 30 + years, no leases or contracts are in Place. Owner has applied Gyp & Sulfur every three years with spot treatments also. 20 tons of manure have also been applied over the last ten years.

Location: South of Corcoran Ca. on Hwy 43. To Equipment yard, **2- Miles** south of Whitley Ave (Hwy 137) on the eastside of Hwy 43 or **1.6 Miles** North of Ave 144 (Hwy 190) Eastside of the road, than head east on dirt road 1 mile to property.

Field Type: Row Crop/ Open Land

Crops Grown: Cotton, Corn, Alfalfa, Wheat, Black Eye Beans

Neighboring Crops: Pistachios, Almonds, Cotton, Corn, Wheat, Alfalfa, Black Eye Beans.

Pumps: 2 Pumps Driven by diesel motors and 200 HP Gear Heads

Wells: Well logs available wells 398' to 450'

Irrigation District: Lower Tule River Irrigation District.—Yes receives water from Tule Irrigation District by 1 ditch pumps.
Two— 25 hp's & One-10 hp.

* 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.



NEIGHBORING CROPS

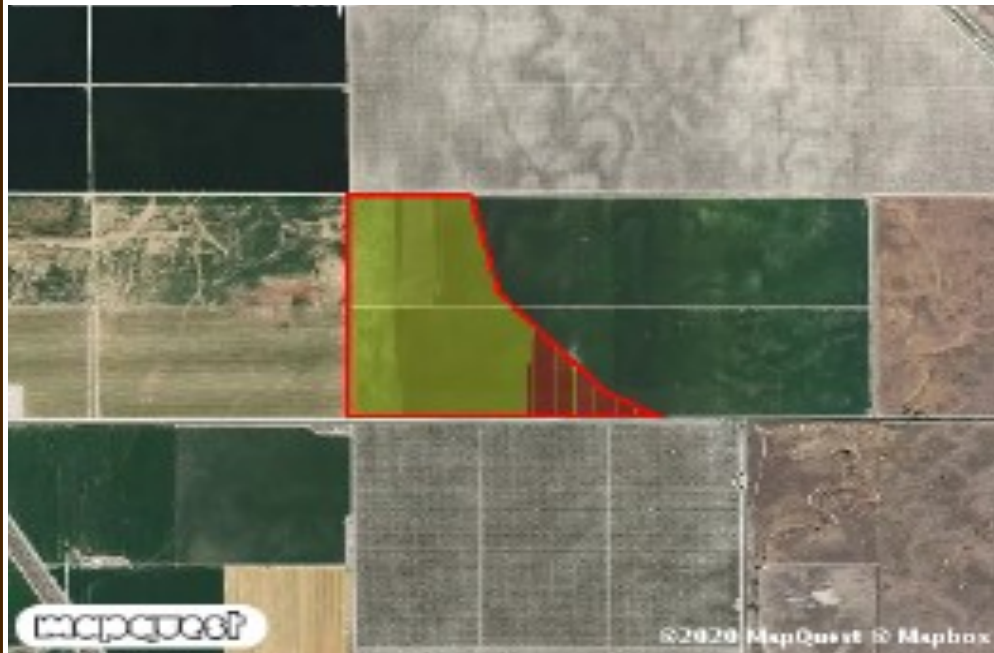




APN 200-230-007

USDA Soils Legend



| Symbol | Name | Slope Grade | Irr. Cap. Class | Non-Irr. Cap. Class | Storie Index | Acres | Parcel % |
|---|---|-------------|-----------------|---------------------|--------------|----------------|----------|
|  | 0117 Gambogy loam, drained, 0 to 1 percent slopes | 1 | 2 | 4 | 38 | 93.532 | 86.74 |
|  | 1118 Gambogy-Biggniz, saline-Sodic, association, drained, 0 to 2 percent slopes | 1 | 2 | 4 | | 14.606 | 13.26 |
| Total Acres: | | | | | | 110.138 | |



APN 200-230-008

SOILS REPORT

USDA Soils Legend

| Symbol | Name | Slope Grade | Irr. Cap. Class | Non-Irr. Cap. Class | Storie Index | Acres | Parcel % |
|---|--|-------------|-----------------|---------------------|--------------|---------|----------|
|  | 0117 Gambogy loam, drained, 0 to 1 percent slopes | 1 | 2 | 4 | 38 | 6.874 | 3.30 |
|  | 1118 Gambogy-Biggriez, saline-Sodic, association, drained, 0 to 2 percent slopes | 1 | 2 | 4 | | 201.198 | 96.70 |
| Total Acres: | | | | | | 208.072 | |

