



Deer Creek Ranch #3 | Earlimart, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Jason Castle  
Lic# 01140378  
Joe Silva  
Lic# 01225765

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)



## PROPERTY DETAILS

### Land Available:

342.68 +/- Acres

\* City of Earlimart is purchasing a small portion of APN 314-120-007 to drill a well for the City of Earlimart and it will not be included in the purchase.

### Water:

4 Wells Total - Detailed Information Available Upon Request

Delano Earlimart Irrigation District (DEID)

-DEID has contracted for 108,800 acre-feet of Class 1 water, making it the largest Class 1 contractor in the Friant system. It also contracts for 74,500 acre-feet of Class 2 water.

-No ground water pumping restrictions at this time within the DEID GSA

Dual line Drip irrigation

Sand Filtration System

\*Pistachios are located within Pixley ID (not connected)

### Plantings:

#### APN Number

#### Parcel Size

#### Variety

314-110-005, 003, 008, 007, 002

176.87 Ac.

Monterey 50% NP 50% (2020)

318-110-002

80 Ac.

Monterey 50% NP 50% (2008)

314-120-007

37 Ac.

Monterey 50% NP 50% (2020)

316-180-002

48.81 Ac.

Pistachios: Kerman/Pioneer Gold (2008)

\*Production Records available upon request

### Sales Price

**\$13,000,000.00**

Groundwater Disclosure The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website.



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## SOIL MAP

### Soil Map Legend:

**101: Akers-Akers, saline-Sodic, Complex 0-2% slopes**

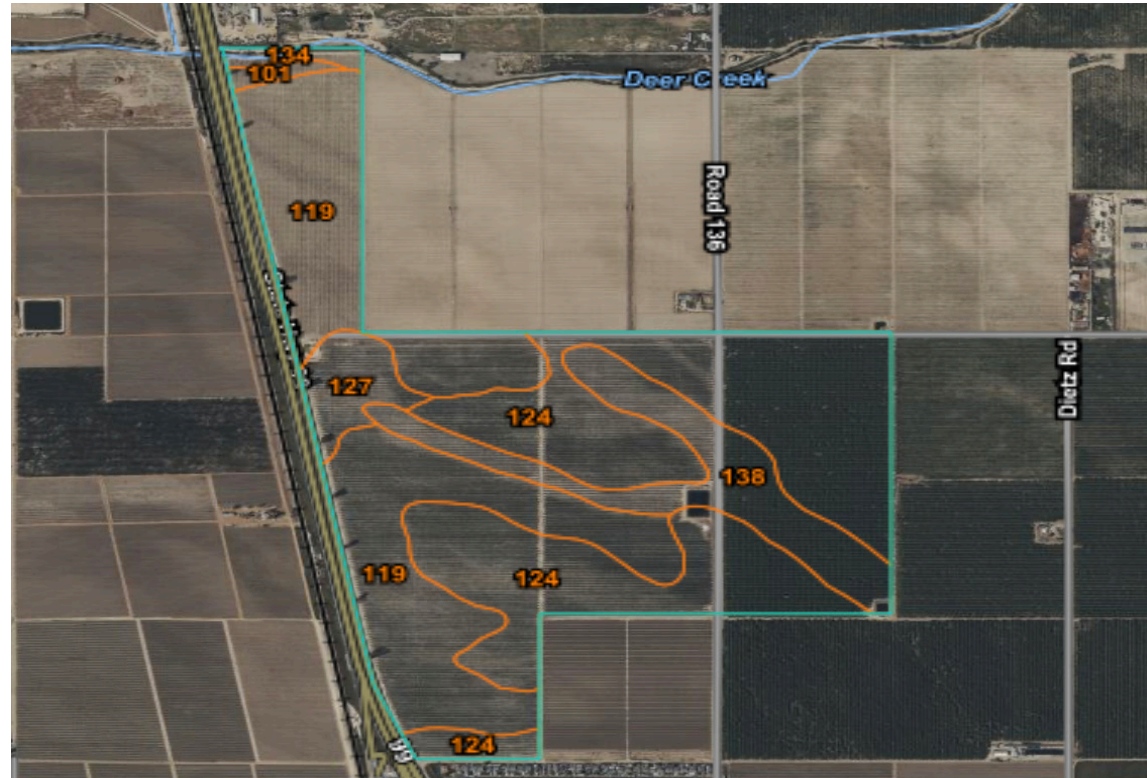
**119: Gareck-Garces association, 0-2% slopes**

**124: Hanford sandy loam, 0-2% slopes**

**127: Kimberlina fine sandy loam, 0-2% slopes**

**134: Riverwash**

**138: Tujunga loamy sand, 0-2% slopes**



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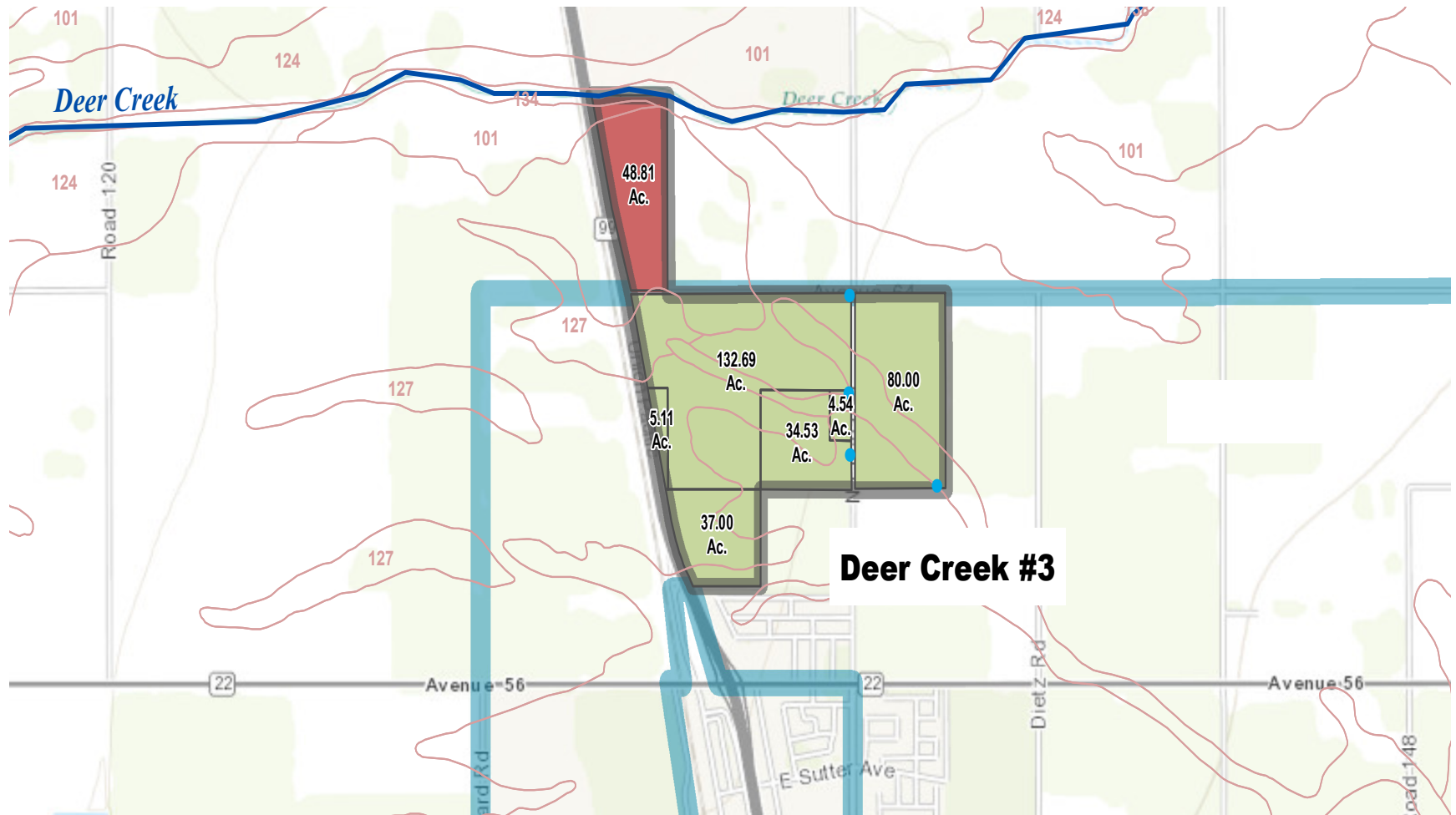
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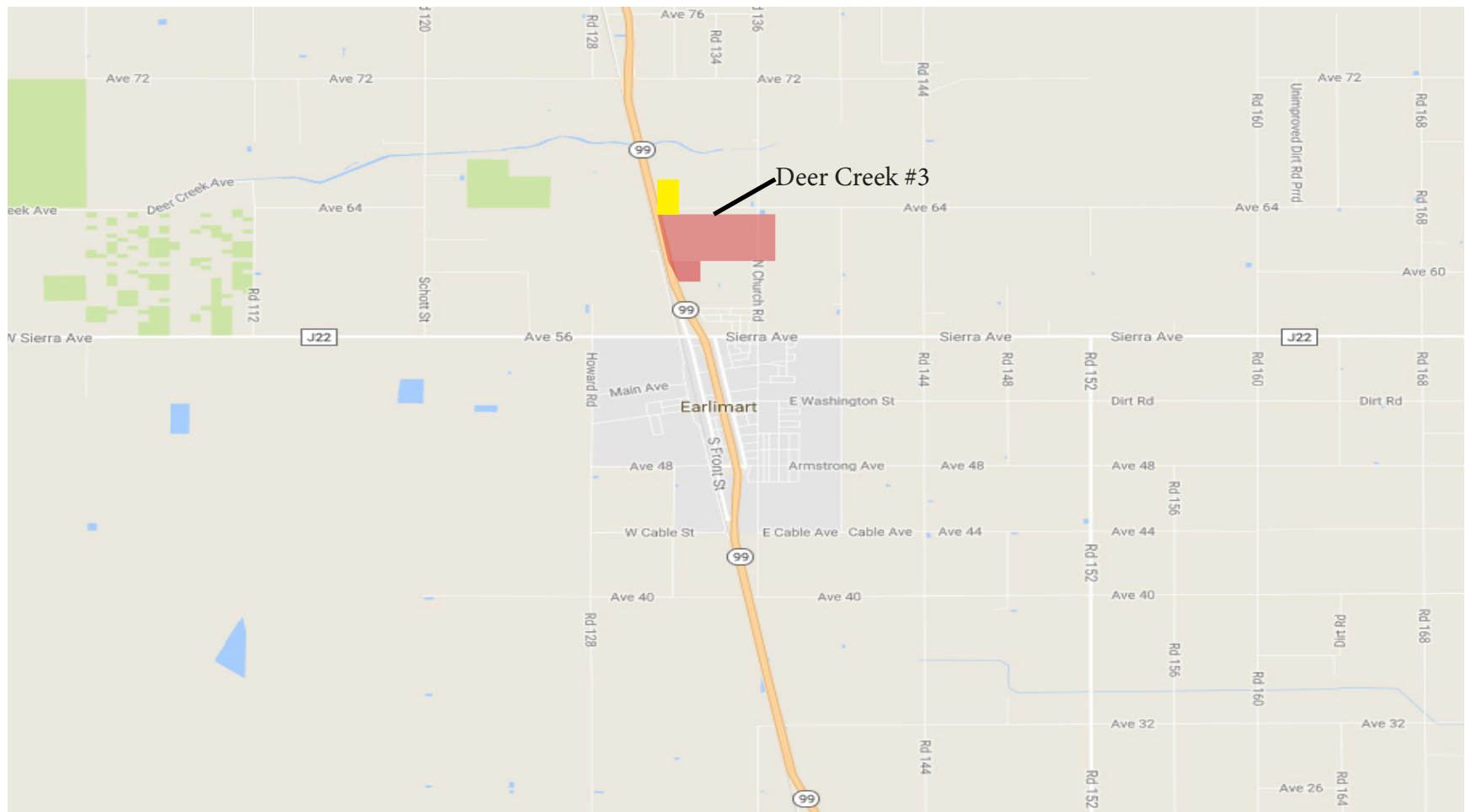
# MAP



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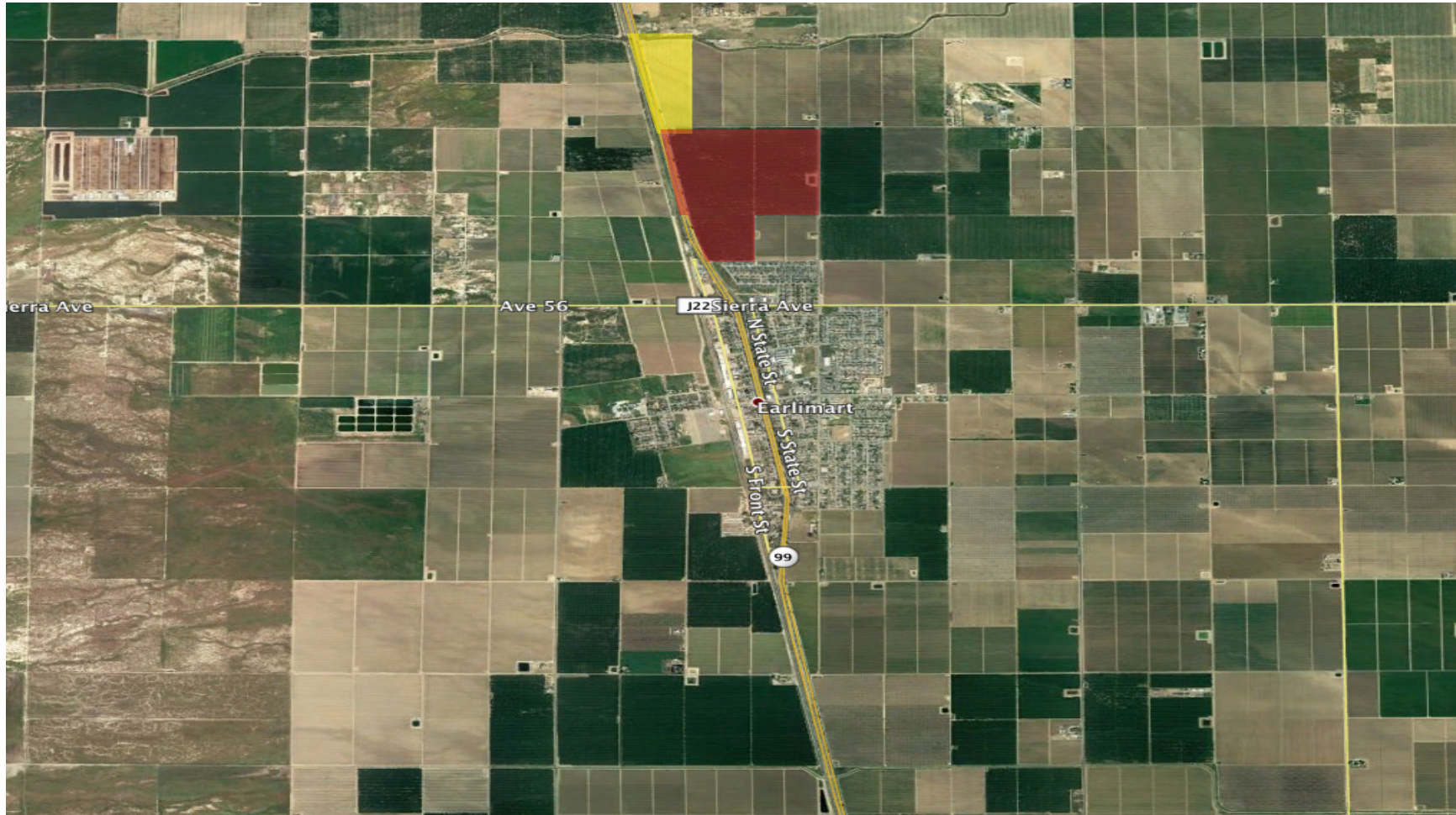


## LOCATION MAP



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## PROPERTY LAYOUT



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