

GRAHAM | & ASSOCIATES

GBB ADVISORS | MERGERS & ACQUISITIONS



148.5 Acres - Almonds | Pixley, CA | Property For Sale

1005 N Demaree Street
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

Landon Fernandes Bradley Bickers
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PROPERTY DETAILS

Address: The property is located along the southern side of Ave. 84, 0.5 miles east of Rd 140 and just 3 miles southeast of Pixley, CA

APN: 318-270-002, 009, 010

Acreage: +/- 148.5 Gross Acres; +/- 111.5 Planted Acres; +/- 20 Acres – Groundwater Recharge Basin; 2.8 Acres – Irrigation Reservoir, filter station, storage facility and yard; and +/- 14.29 - Ancillary Land

Plantings: +/- 111.5 Acres of Nonpareil (50%) and Monterey(50%) almonds planted in the Fall of 2019 (**6th leaf**) on Hansen rootstock with 22'x15' spacing (132 Trees/Acre). Production Records, Soil Report, and Plant Tissue Report available upon request.

Surface Water: The property is located within Pixley Irrigation District and is entitled to surface water when available. The property has one turnout located on the northeast corner of the property that gravity feeds into the +/- 20-acre recharge/sinking basin.

Ground Water: The property is irrigated with two active irrigation pumps/wells including one - 300 HP pump/well and one – 150 HP pump/well. The wells have a combined output of 2,841 GPM (based on July 2024 performance tests). The property is located in the Pixley Irrigation District Groundwater Sustainability Agency (PIDGSA). For more information, please visit <https://ltrid.org/sgma-pixley-gsa/>

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: www.sgma.water.ca.gov/portal.

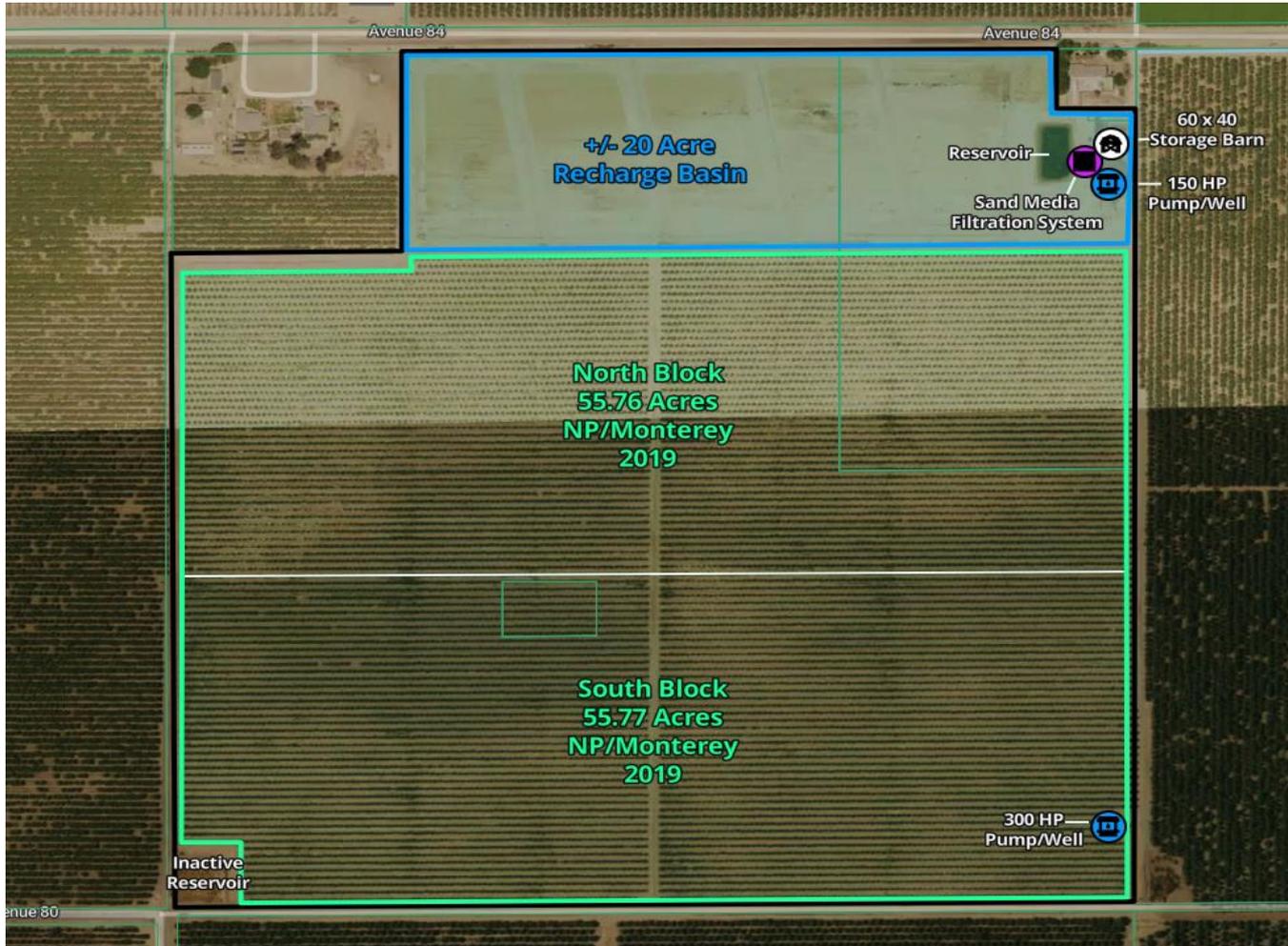
Irrigation: The property is equipped with a large reservoir, sand media filtration system, booster pump, and gypsum silo. The entire property/both blocks are equipped/irrigated with dual-line drip complimented by a third line of micro-sprinklers/fanjets. The system provides the option to irrigate the entire property in two sets via drip or micro-sprinkler. The property is also equipped with a WiseConn Automated Irrigation Management System.

SALES PRICE: \$2,565,040 | \$17,273/Acre

PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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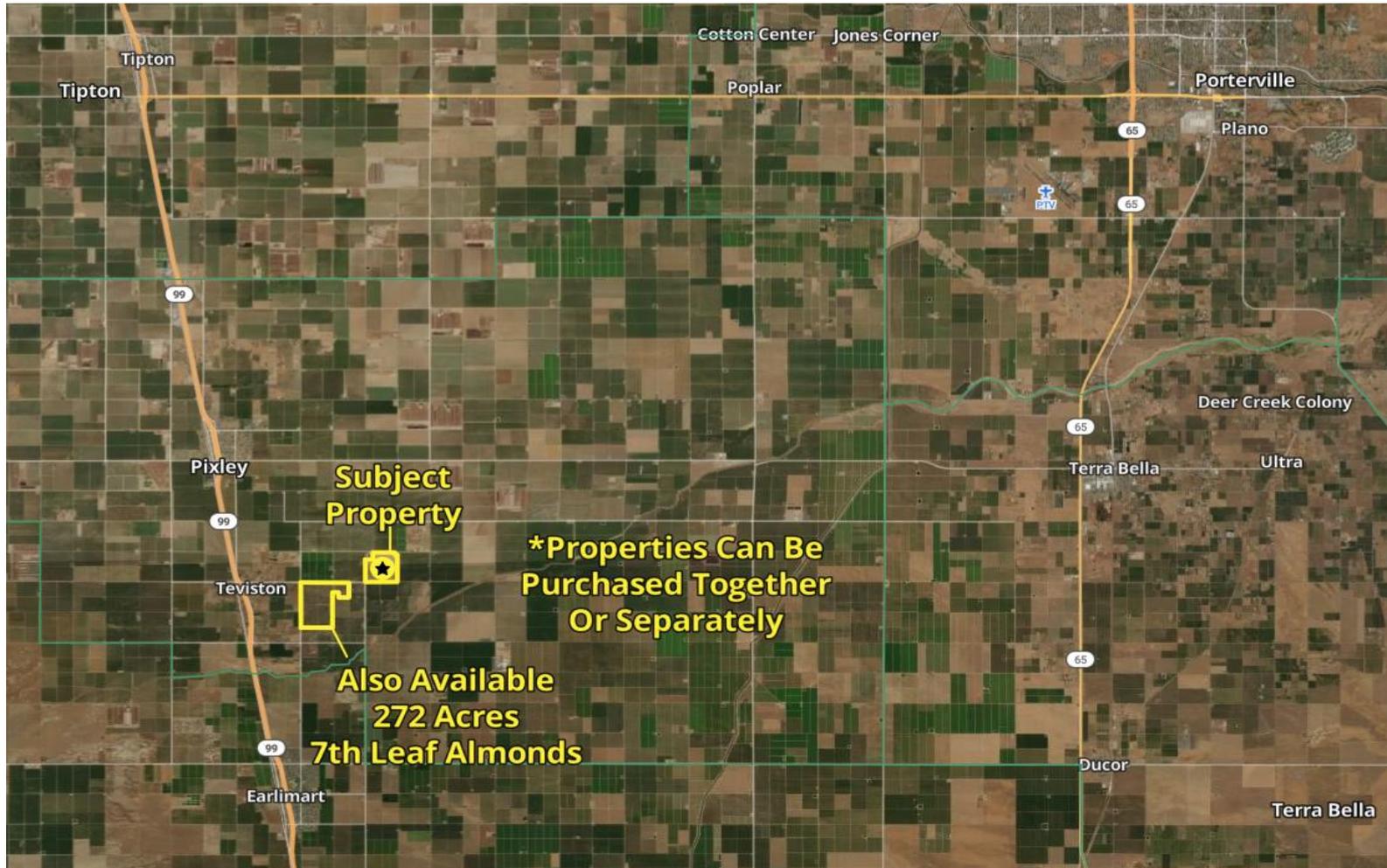
PLANTING MAP



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LOCATION MAP



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SOIL MAP

Average Soil Score

76.7 / 100

NCCPI **Storie**

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
101	Akers-Akers, saline-Sodic, complex, 0...	62.2	82.3	4s
124	Hanford sandy loam, 0 to 2...	25.8	92.7	3c
144	Youd loam, 0 to 1 percent slopes	12.0	12.8	7s



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BROKER CONTACT INFORMATION



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