



**SCHUIL**  
AG REAL ESTATE



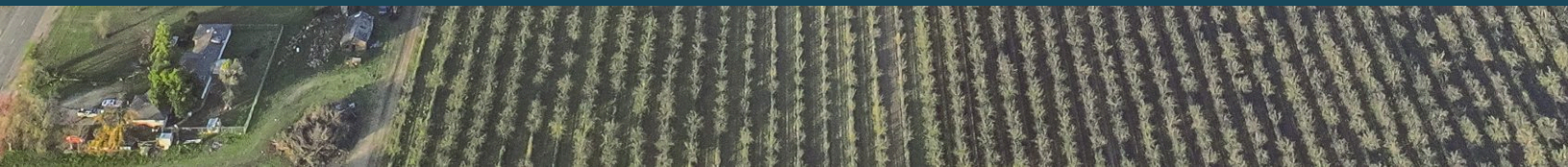
## **+/-38.89 Acres – Pistachios – Cutler, CA**

Road 108 & Avenue 400, Cutler, Tulare, CA  
93615 • 38.89 Acres

CalBRE: 00845607

Schuil Ag Real Estate

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## LOCATION:

Property is on the east side of Road 108, between Avenue 192 and Avenue 400 in Cutler in Tulare County, CA.

## SIZE:

+/-38.89 Assessed Acres

## PLANTINGS:

Property is planted to mature Kerman variety pistachios:

- North Block is on UCB1 rootstock
- South Block is on Altantica rootstock

## WATER:

The property is located within the Alta Irrigation District and has a 100% water allocation. It features one (1) ag well, drilled to a depth of 405 feet, equipped with a 40-horsepower pump. The orchards are irrigated through a drip irrigation system.

## LEGAL :

Tulare County APNs: 033-010-029-000 and 033-010-028-000

The home and barn on APN 033-010-028-000 are subject to a Life Estate agreement.

## SOIL :

See 'Soil Map' and 'Soil Description'

## GROUNDWATER DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

**The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.**

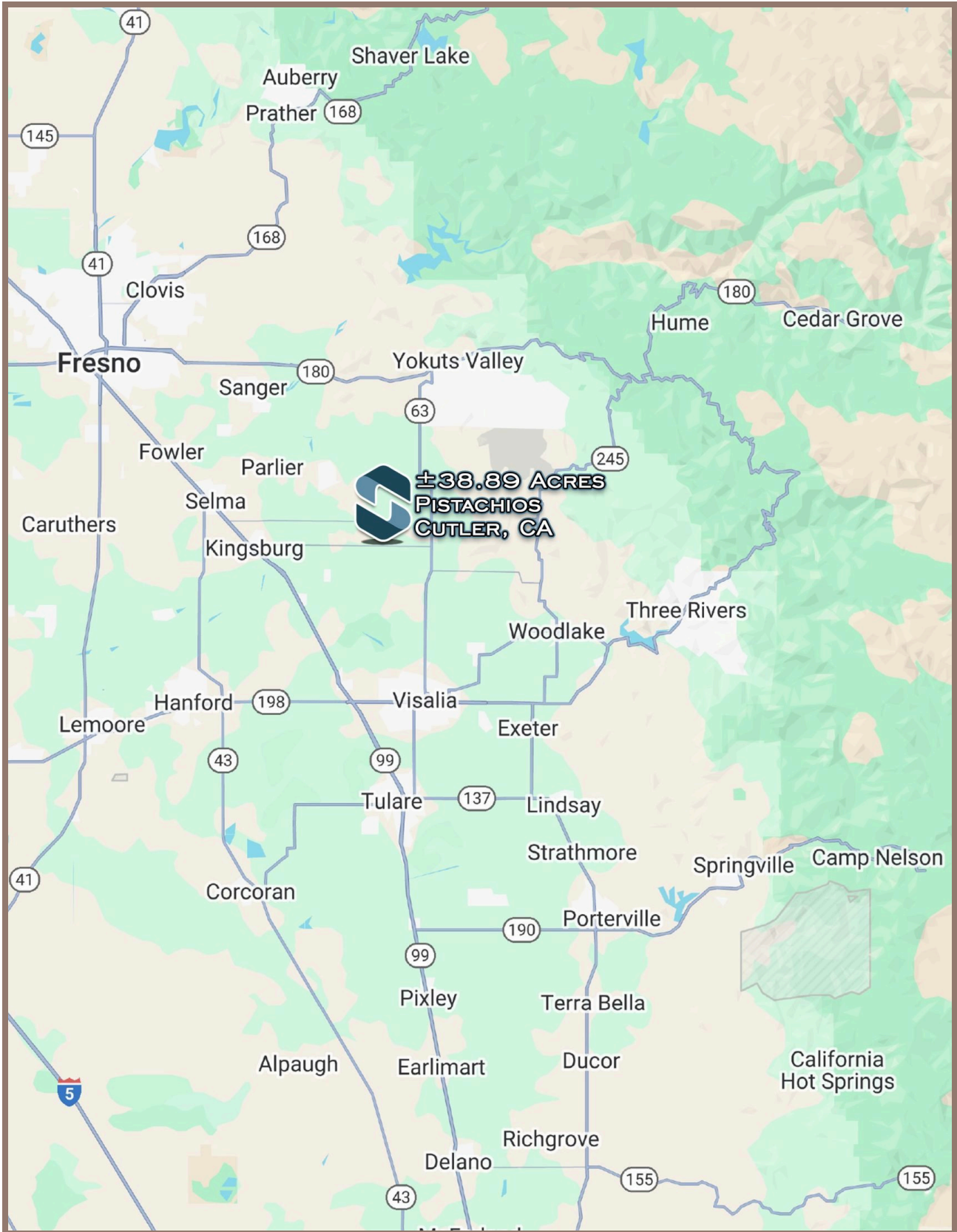
## PRICE:

**\$1,169,000**

## CONTACT:

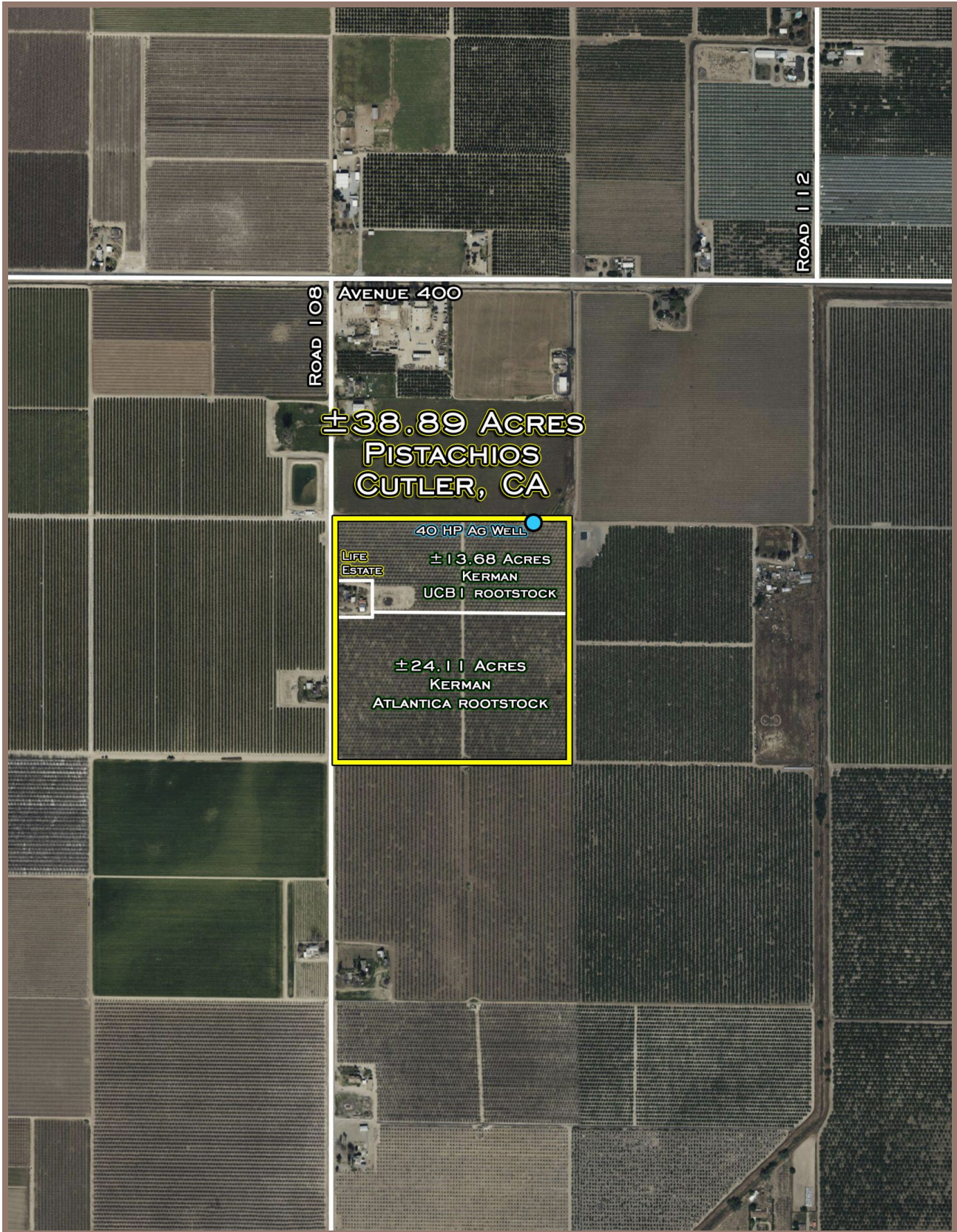
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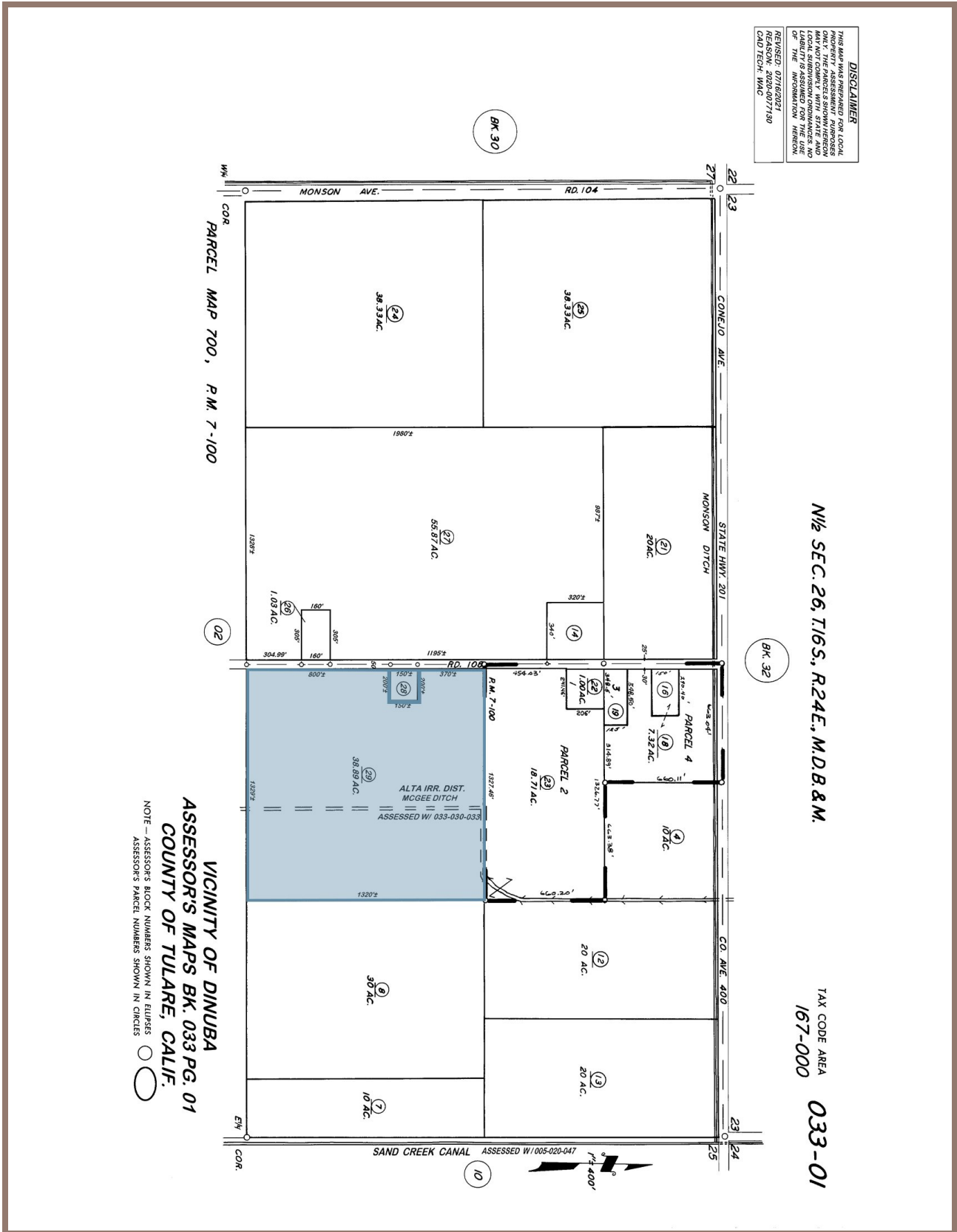
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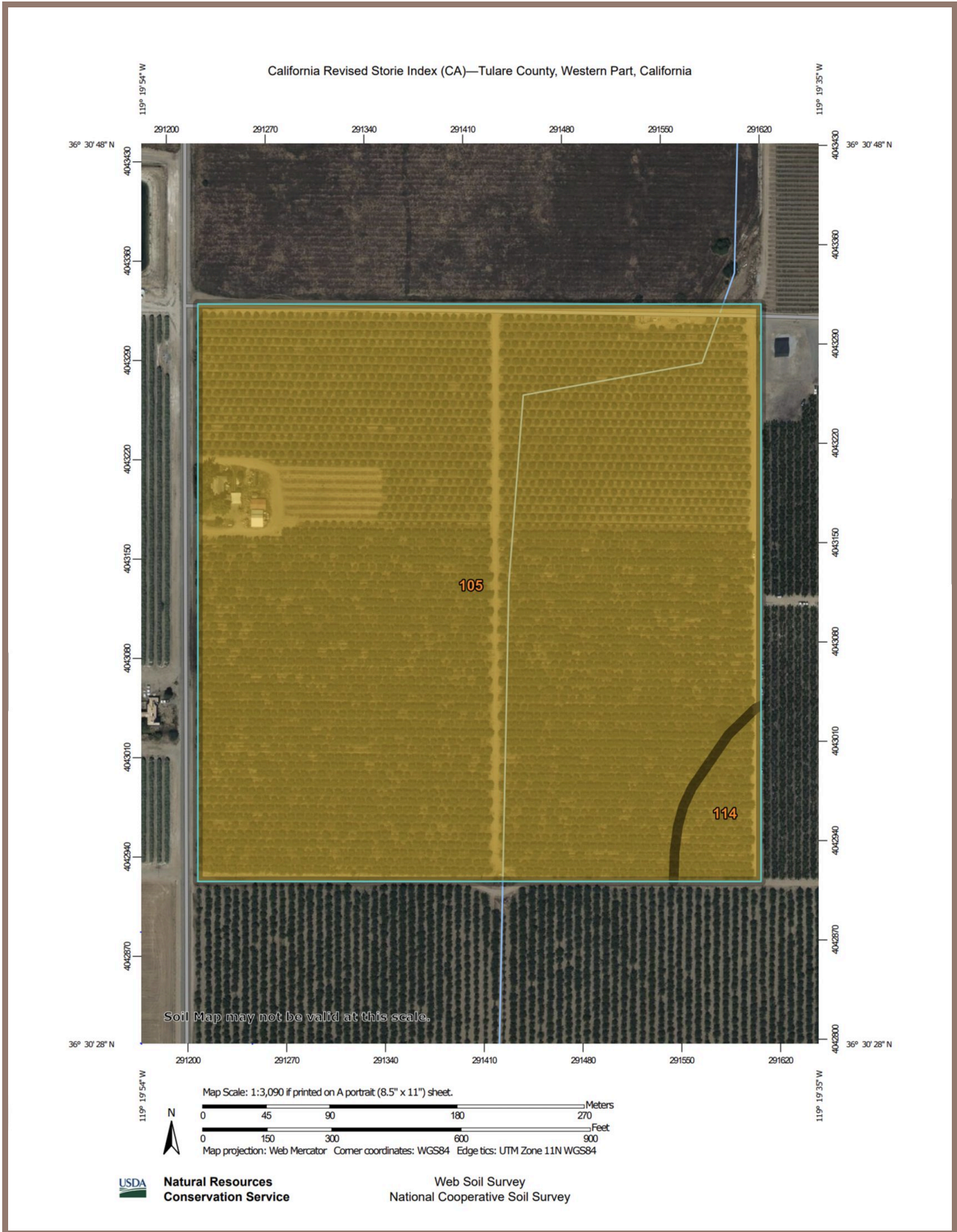


The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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California Revised Storie Index (CA)—Tulare County, Western Part, California

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### California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
105	Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes	Grade 4 - Poor	Calgro (60%)	38.6	97.0%
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	Exeter, 0-2% slopes (85%)	1.2	3.0%
<b>Totals for Area of Interest</b>				<b>39.8</b>	<b>100.0%</b>

