



407 Acres - Almonds | Porterville, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235

Landon Fernandes
Lic# 02015859

Bradley Bickers
Lic# 1997751

PROPERTY DETAILS

- Address:** Ave 152 and Road 184, Porterville, CA
- APN:** 237-010-015, 236-220-002, 236-220-003
- Acreage:** 407.21 +/- Acres
- Plantings:** 240 +/- Acres - 6th Leaf Independence Variety Almonds Planted in 2018 on Viking Rootstock.
162 +/- Acres - 6th Leaf Nonpareil/Monterey Variety Almonds Planted in 2018 on Hansen Rootstock.
Tree Spacing: 20x14
- Water:** Property is located within and receives surface water from Lower Tule River Irrigation District. Water is delivered via five (5) turnouts that gravity feed into standpipes equipped with a 10hp lift pumps. The property is also irrigated by three electric pumps/wells (75hp, 60hp, 40hp) with an additional well recently drilled and awaiting the install of a 350 hp electric pump, shaft and bowls.
- Irrigation:** Orchard is irrigated via single line drip and equipped with sand media filtration systems.
- Groundwater Disclosure:** 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 at www.sgma.water.ca.gov/portal/
- For additional information on the Lower Tule River Groundwater Sustainability Agency, please visit: <https://www.tulesgma.com> or <http://www.ltrid.org/>
- Sales Price:** \$13,371,930.00 | \$33,000.00 Per Acre



Contact Broker:

Matt Graham Landon Fernandes
Lic# 01804235 Lic# 02015859

to learn more, visit: www.mdgre.com

1005 N Demaree St
Visalia, California 93291
O | 559.754.3020

RANCH MAP



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

SOIL MAP



Map Unit Symbol
114:
Exeter Loam; 0-2% slopes

130:
Nord fine sandy loam, 0-2% slopes

137:
Tagus Loam, 0-2% slopes

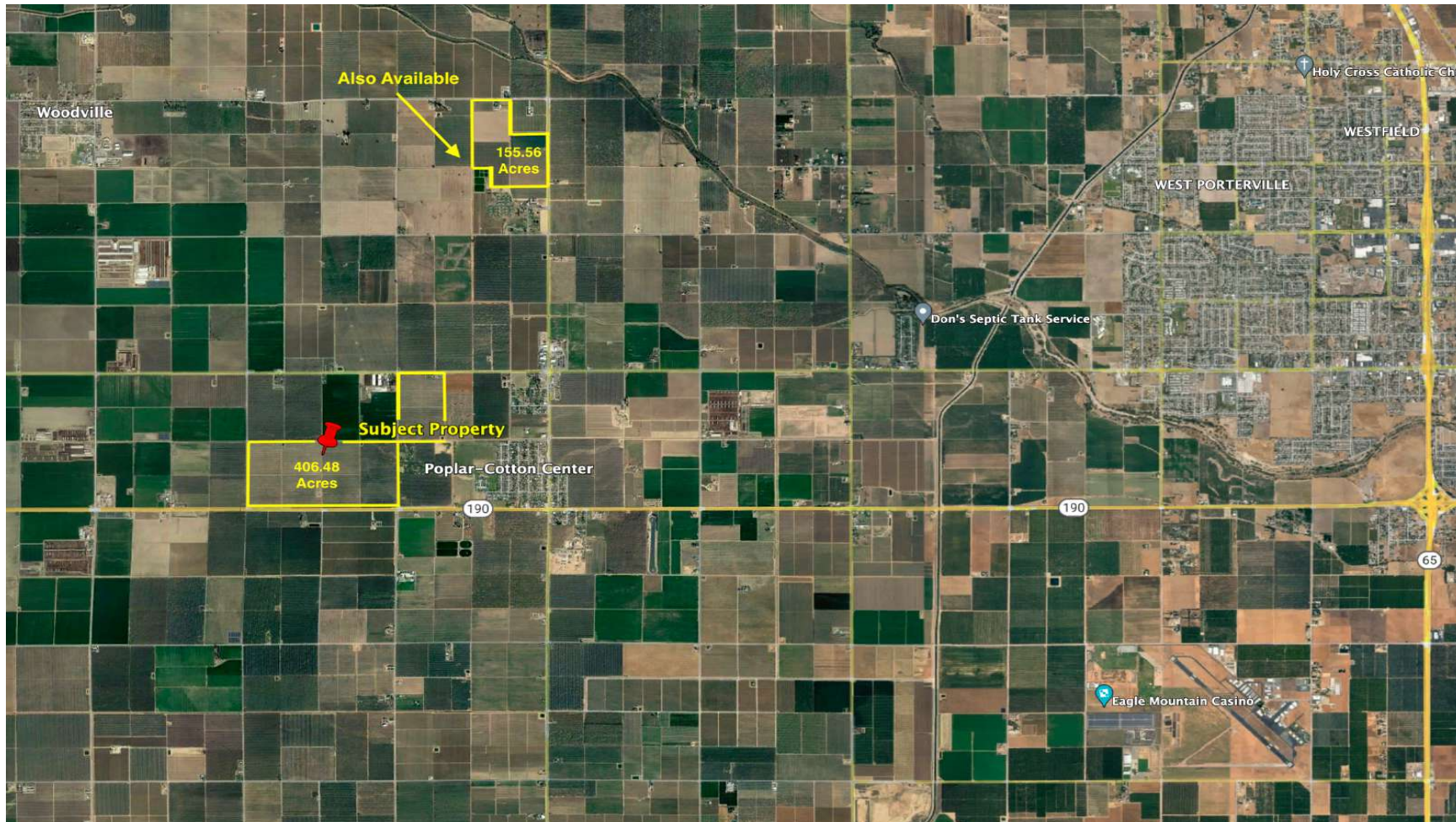
Map Unit Symbol
101:
Akers-Akers, Saline-sodic, complex; 0-2% slopes

130:
Nord fine sandy loam, 0-2% slopes

138:
Tujunga loamy sand, 0-2% slopes



LOCATION MAP



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

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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

PROPERTY PHOTOS

