



120 Acres - Pistachios | Tulare, CA

Property For Sale

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

GRAHAM | **& ASSOCIATES**

Jason Castle
Lic# 01140378
Joe Silva
Lic# 01225765

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address:	20969 Road 52 Tulare, CA
APN:	158-120-008, 158-120-009
Land Available:	120 +/- Acres
Water:	Tulare Irrigation District (TID) 60HP Submersible - 619 GPM 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.
Variety:	Golden Hills on UCB1 Rootstock - Acemi Nursery
Plantings:	Planted 90 Acres - 2011 30 Acres Planted - 2014
Homes:	4 Rental homes on the property with long term tenants. 3Bed/2bath, 1Bed/1Bath, 2Bed/1Bath, 2Bed/1Bath
Sales Price:	\$6,720,000.00



Contact Broker:
Matt Graham
Lic# 01804235

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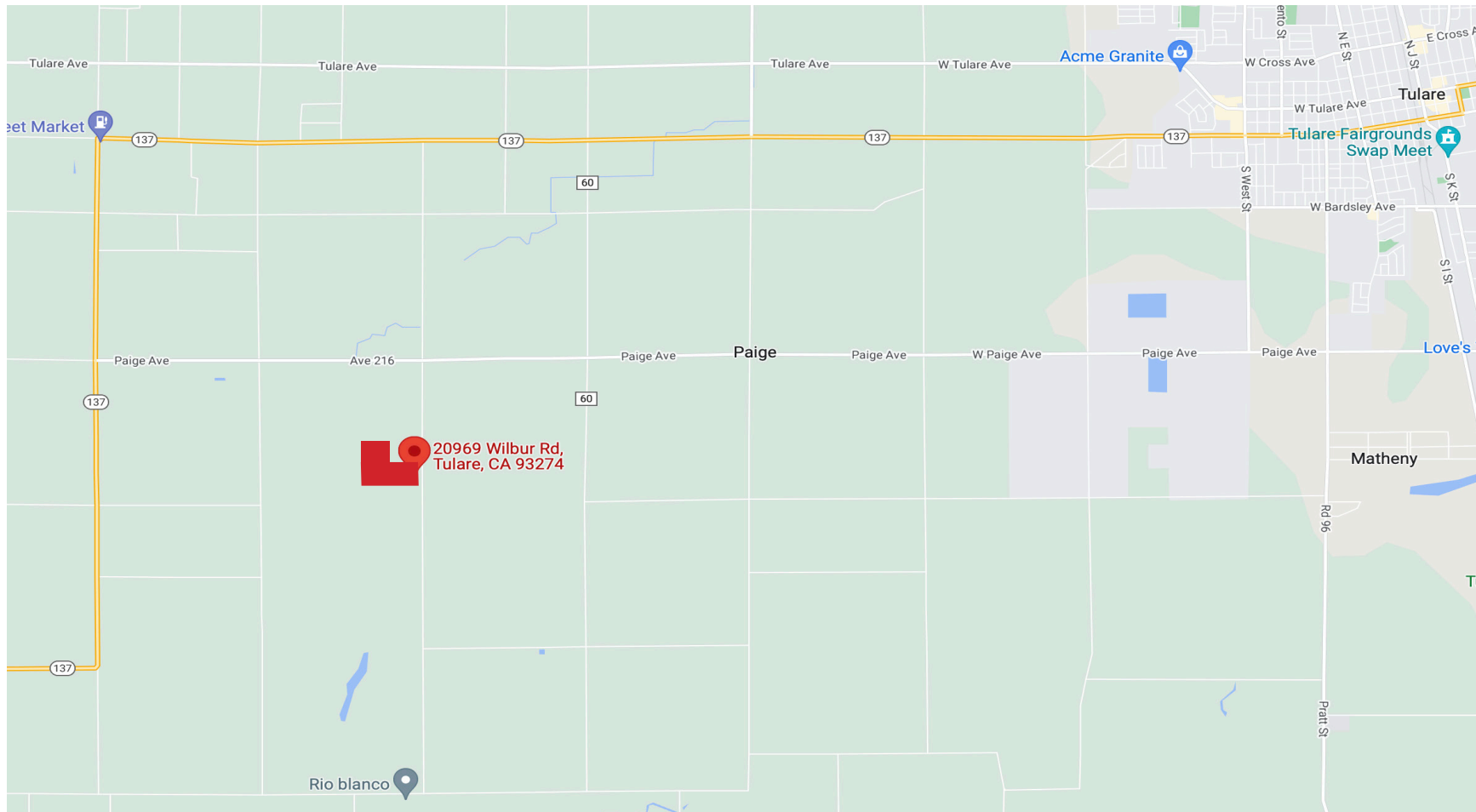
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SOIL MAP



Soil: Colpien Loam - 0-2% Slopes

LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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