



Craig Smith, Broker

(559)737-1750

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FOR SALE

Approx. 157.85 acres

Location: Located on the S/W corner of Avenue 144 & Road 112 in Tipton, CA

Parcel No: 236-060-007

Crop: Pistachios:

Variety: 70 acres – Kerman
77 acres – Golden Hills

Block 1	30 acres	Planted 2002
Block 2	40 acres	Planted 2005
Block 3	37 acres	Planted 2009
Block 4	38 acres	Planted 2017

Wells: 2 wells:
125 HP
125 HP

Irrigation Dist: Lower Tule Irrigation District

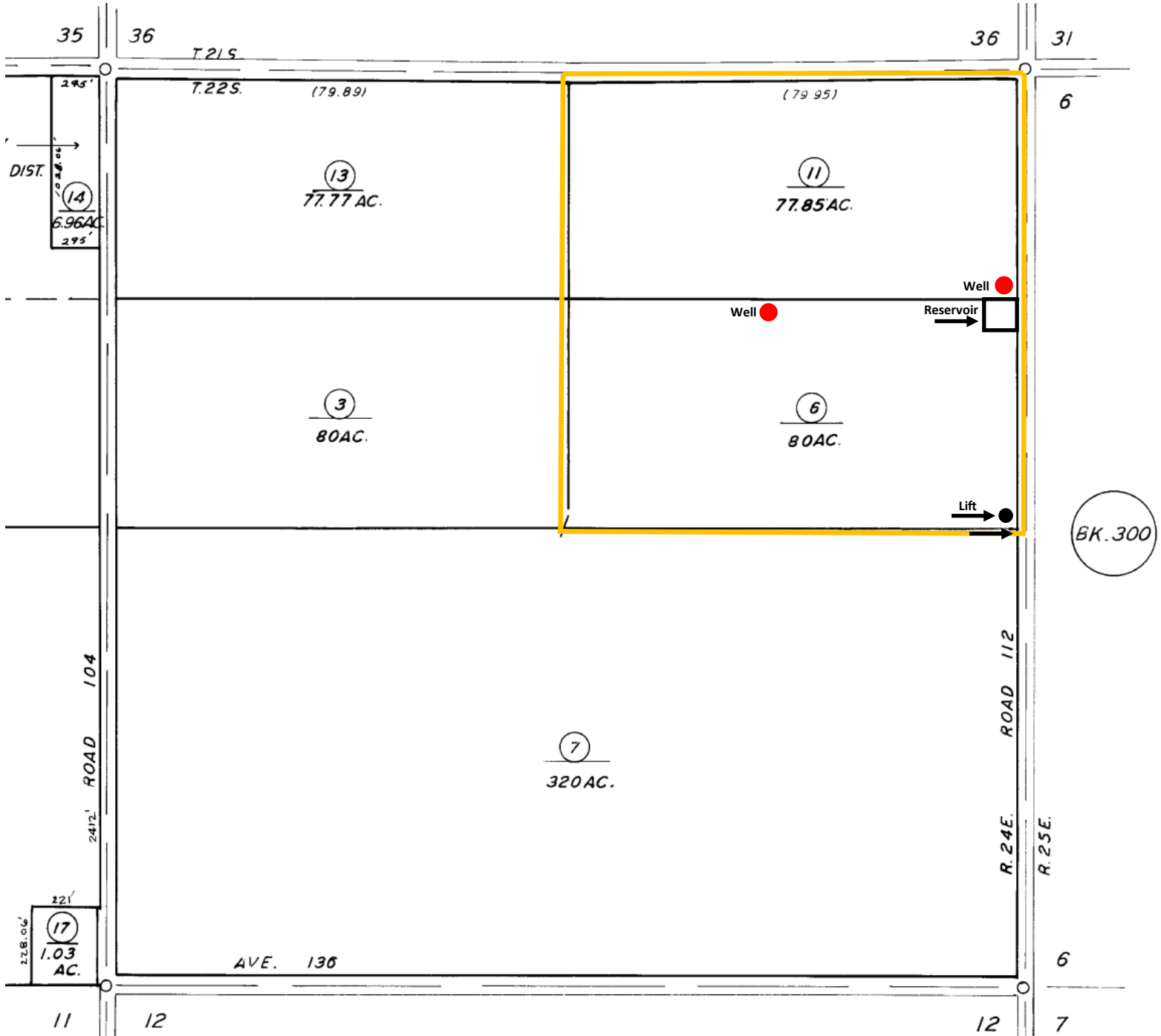
Irrigation System: Filtration system installed by Hydra Tech. 7 Pot Sand Media Filtration. Reservoir with 60 H.P. variable speed motor and double line drip system.

Price: \$6,235,075 / \$39,500 per acre

Contact: **Craig Smith, Broker**
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DRE #00665248

This statement is based upon information which we believe to be correct and is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.
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 at www.sgma.water.ca.gov/portal as well as the Irrigation District Company website that the property is in.

PLOT MAP



AERIAL VIEW



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