

For Sale
49.78 Acres of Almonds
18897 Rd. 96, Tulare Ca. 93274

Manuel Ortiz
Real Estate
Ph. 559.972.0909



LIST PRICE: \$1,194,720 / \$24,000 Per Acre

Agriculture Investment Opportunity—Sold with Consolidated Shares

This well-located agricultural parcel offers a unique opportunity for redevelopment or replanting. The existing orchard is at the end of its productive life, presenting a blank canvas for investors or growers looking to upgrade with modern varieties or transition to alternative crops.

This 49.78-acre almond ranch offers a turnkey opportunity in the heart of Tulare County Agriculture. Planted in 2008, the orchard features a balanced mix of 50% Nonpareil and 50% Monterey varieties, with tree spacing at 22' x 18', Offered with a Lease Back Option for Shops & Home area. Irrigation system micro— sprinklers.

- APN 228-070-030
- Acreage: 49.75 acres.
- Zoning AG 40
- Soil Types: Colpien loam
- GSA: Greater Kaweah GSA / Water District: Kaweah Delta Water Conservation District
- Water Sources: 60 Hp pump, 25 hp Submersible, 7.5 hp Submersible for home., 20 hp Booster Pump, 10 hp Ditch Pump
- Sold with 6 Shares of Peoples Consolidated Ditch Shares.
- Structures: Shop 40' x 60' , Residential Home (Aprox 1000 S.F.) Office on Site.
- Pole Barns: 200' x 60', 100' x 30, Above ground Fule tanks 10,000 Gallon diesel tank, 2,000 gallon gas tank, No Under ground tanks.
- Terms: 1031/ Cash

Contact: Manuel Ortiz C: 559.972.0909 or Luke Rodrigues C: 559.631.9482

Disclaimer: The Information being provided was obtained from sources deemed to be reliable. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on the information provided. All map lines are only estimate. Your advised to have corners marked by a licensed surveyor.

SGMA The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA> Groundwater-Management

FOR SALE
49.78 Acres of Almonds
Peoples Consolidated Shares

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909













25 HP Submersible PMP



20 HP Booster Pump



10 HP Ditch PMP