

GRAHAM | & ASSOCIATES



Property For Sale:

36.93 Acres – Almond Orchard | Exeter, CA

1005 N Demaree St.
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

Landon Fernandes
#02015859
(559) 471-6262
www.mdgre.com

Collin Kapigian
#02261865
(559) 967-5565
www.mdgre.com

PROPERTY DETAILS

Address: 17257 W. Marinette Ave. Exeter, CA 93221

APN: 133-040-029-000

Acreage: +/- 36.93

Plantings: +/- 35 Acres of Nonpareil (50%) Monterey (50%) Almonds planted in 2016 on nemaguard rootstock. The orchard is approaching its 10th leaf. Tree spacing is 20'x16'. Production summary below:

Production	2021	2022	2023	2024	2025	Avg.
Gross Total Pounds	74,795	64,599	101,761	51,377	68,449	72,196
Gross Total Pounds/Acre	2,137	1,846	2,907	1,468	1,956	2,063

Surface Water: The property is located within and receives surface water from Consolidated People's Ditch Company. Water is diverted off of Outside Creek and delivered to a gate/turnout on the NE corner of the property. The property is being sold with three (3) shares of Consolidated People's Ditch Stock.

Ground Water: The Property is Irrigated with one (1) active well that was drilled in 2017. The property lies within the Greater Kaweah Groundwater Sustainability Agency (GKGSA). For more information, please visit: <https://greaterkaweahgsa.org/>

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: www.sgma.water.ca.gov/portal.

Irrigation: The property is equipped with a sand media filtration system and irrigated via dual line drip.

Remarks: Located in the heart of Tulare County, this 37-acre almond orchard offers an excellent opportunity for growers or investors seeking a well-managed, producing almond orchard in a prime location just east of Visalia and between Farmersville and Exeter. The property also offers the option of a potential homesite as it includes a pad and existing utility hookups.

Purchase Price: \$1,400,000 (\$37,909/Acre)

36.93 Acres - Almonds

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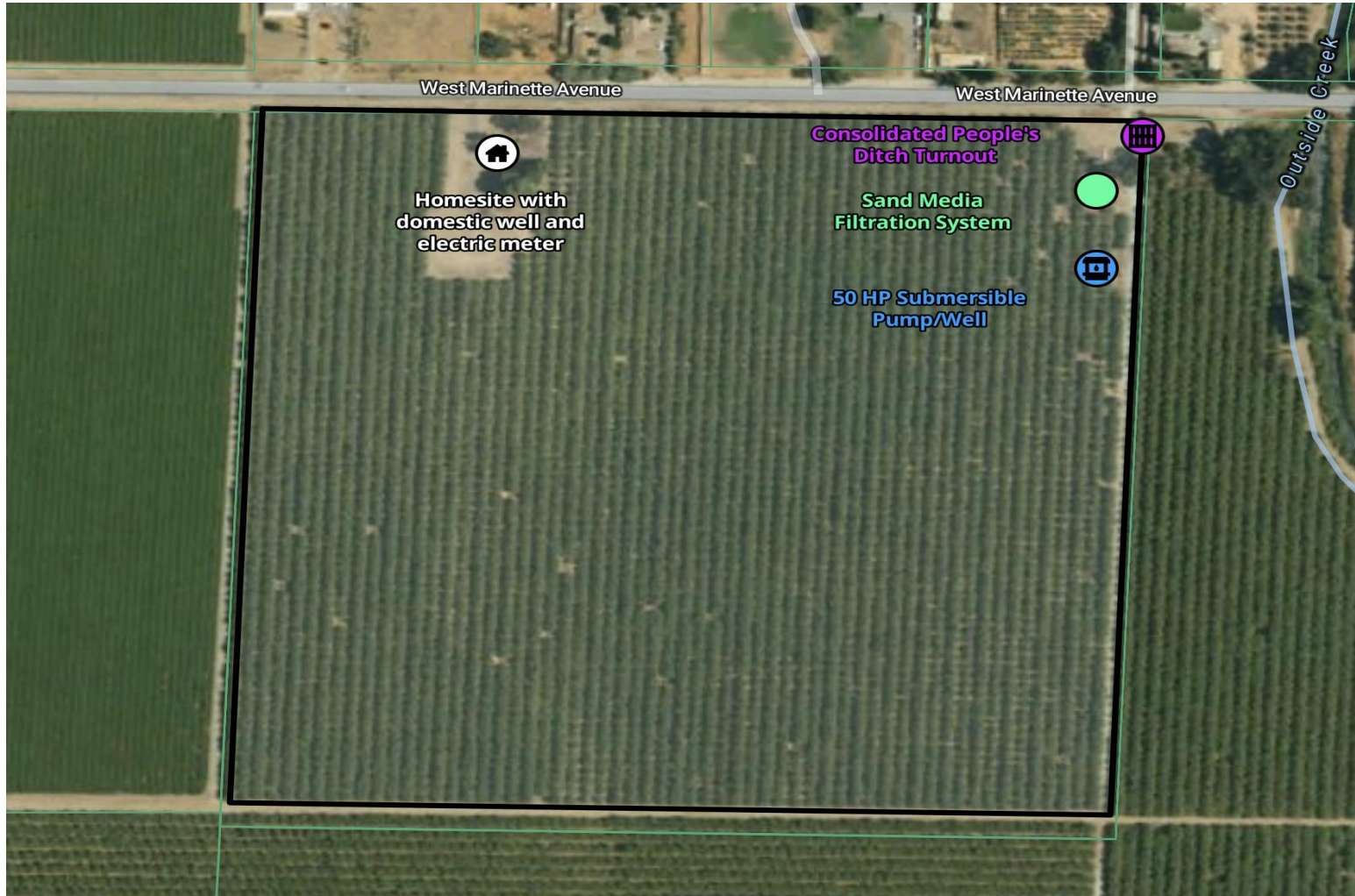
AERIAL VIEW



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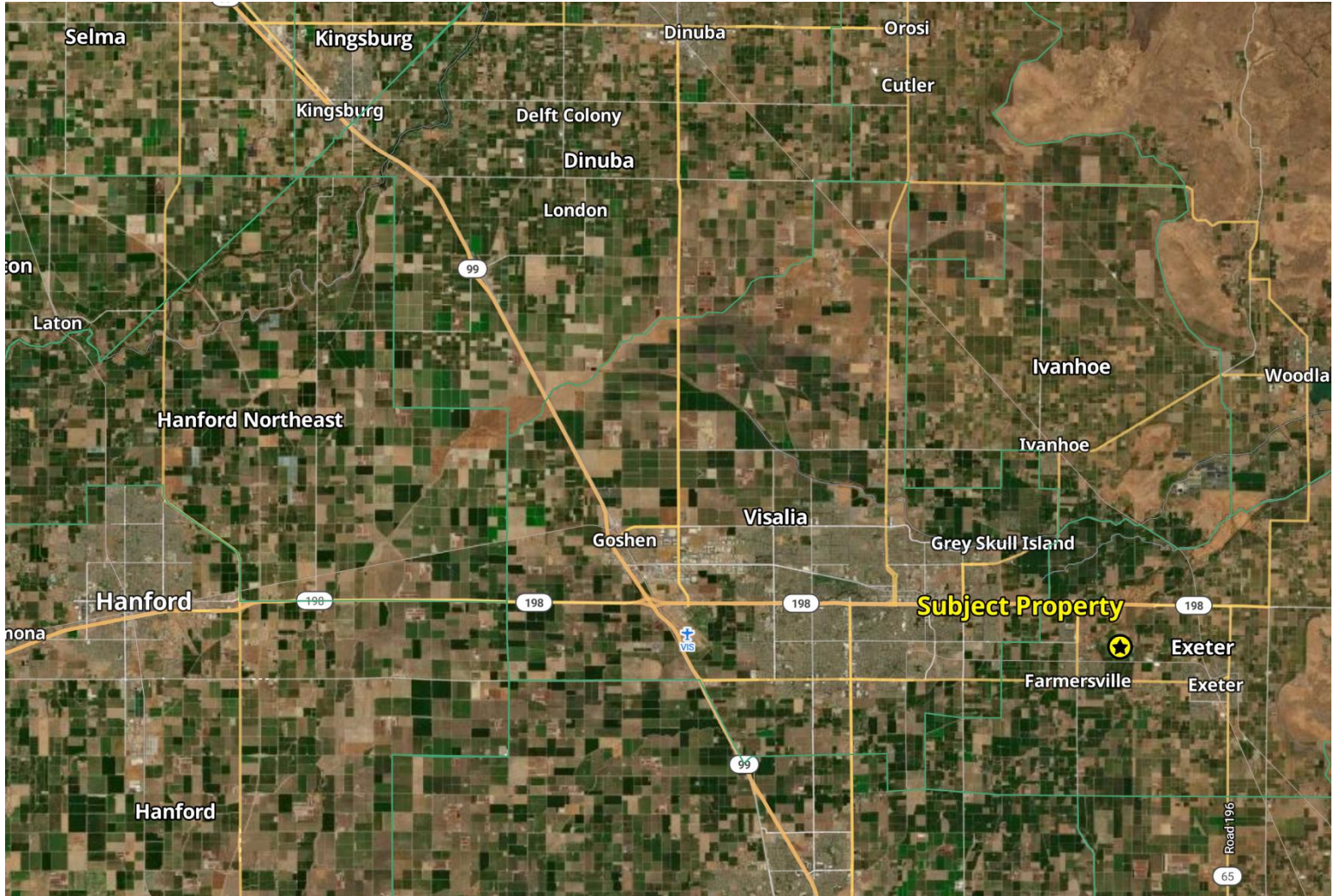
RANCH MAP



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LOCATION MAP



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SOIL MAP

Average Soil Score



NCCPI **Storie**

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
● 130	Nord fine sandy loam, 0 to 2...	100.0	92.7	4c



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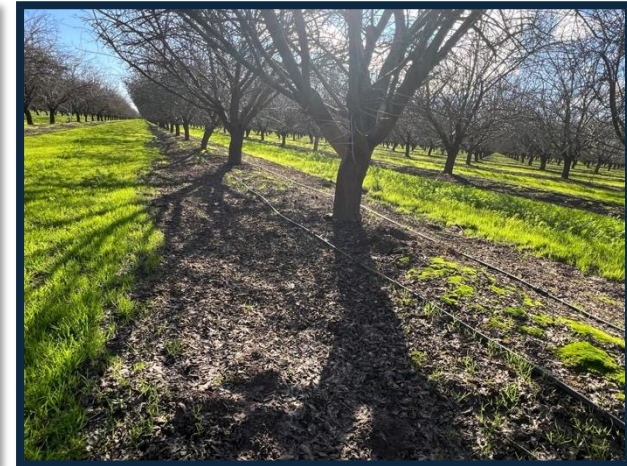
PROPERTY PHOTOS



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PROPERTY PHOTOS



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