



HOEKSTRA & ASSOCIATES, INC.

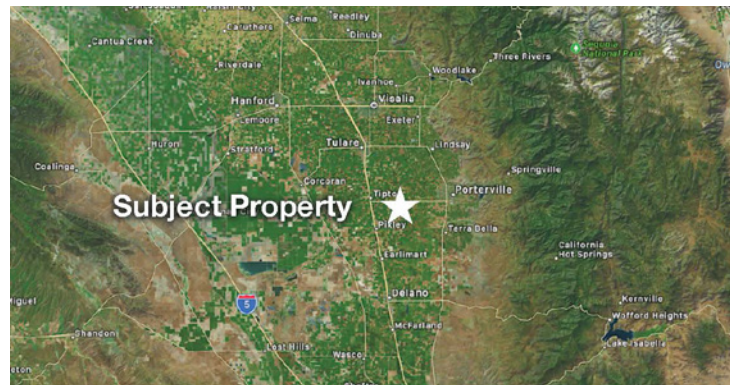
FOR SALE

\$24,500,000

LOWER TULE RIVER ID ALMONDS

685.67 ACRES

PRICE REDUCED



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LOCATION

The subject property is located adjacent to 16029 Avenue 136, Tipton, CA 93272 approximately 5 miles east of Highway 99, south of Avenue 136 and on the east and west sides of Road 160.

DESCRIPTION

This opportunity is 685.67 +/- acres on nine parcels with 425.5 net acres of almonds, and approximately 230 acres of open land that consists of 35 acres of alfalfa, 68 acres of oats, 80 acres of 3-way and a 45 acre sand pit. The property has multiple water sources; 6 irrigation wells, and surface water through Lower Tule River Irrigation District. This ranch offers long term sustainable income and potential tax benefits.

PARCEL #'S

Tulare County APNs 300-130-002, 015, 016, 025 & 300-080-021, 022 & 300-140-001, 002, and 020

ZONING

AE40 - Exclusive Agriculture - 40 Acre minimum parcel size

CROPS

Approximately, 294 acres of high yielding almonds (spaced at 22 x 16), and 131.5 acres of young almonds (spaced at 22 x 14). The almonds are 50% Nonpareil, 25% Monterey, and 25% Wood Colony, (see ranch map), and the historic production is on page 8. There are 230 acres of open land that consists of approximately 35 acres of alfalfa, 68 acres of oats, 80 acres of 3-way forage and a 45 acre sand pit.

SOIL

According to USDA California Revised Storie Index, Class 1 soils; see attached soils map for description.

WATER & IRRIGATION

This entire ranch lies within the boundaries of and receives surface water from Lower Tule River Irrigation District. The almonds are irrigated with the wells and District water from canal lift pumps, reservoirs, booster pumps, filter stations and fan jet systems. The alfalfa is flood irrigated with well water and district water.

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>

PRICE/TERMS

\$24,500,000 (\$35,731/acre) cash at close of escrow.



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SOILS MAP



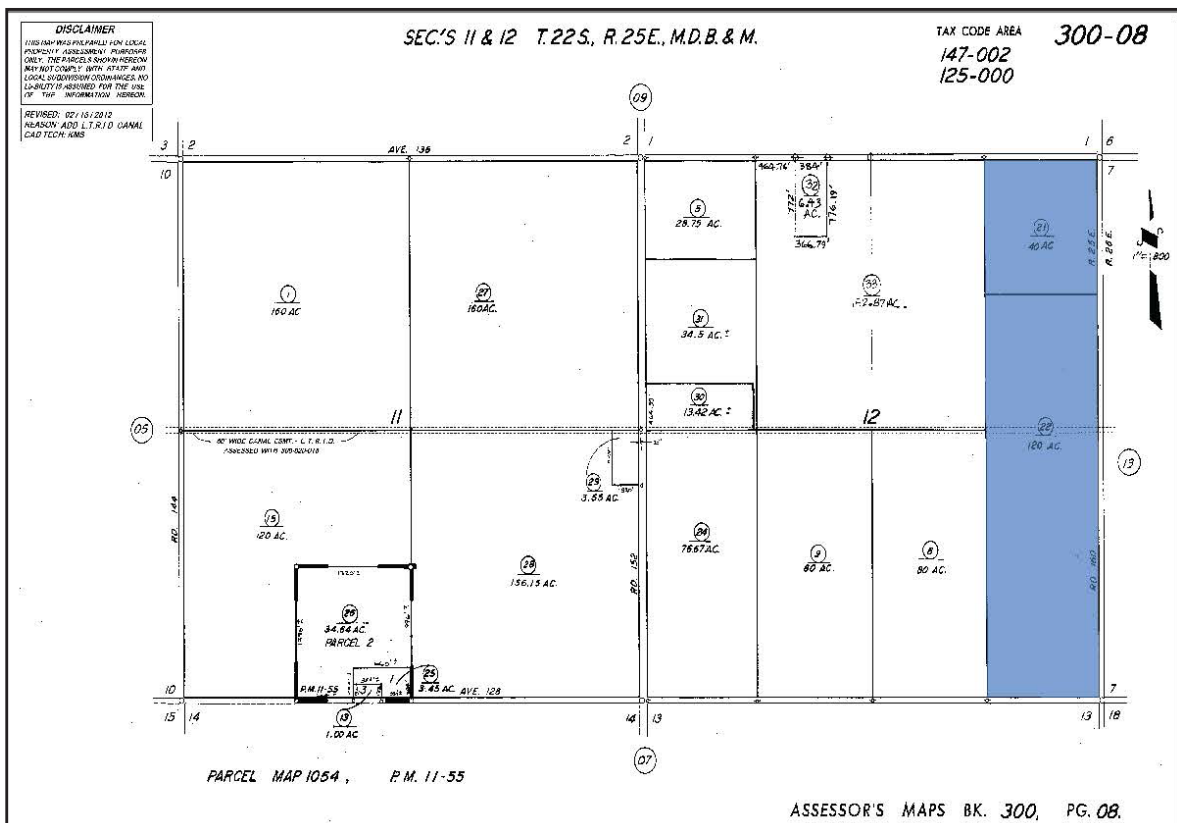
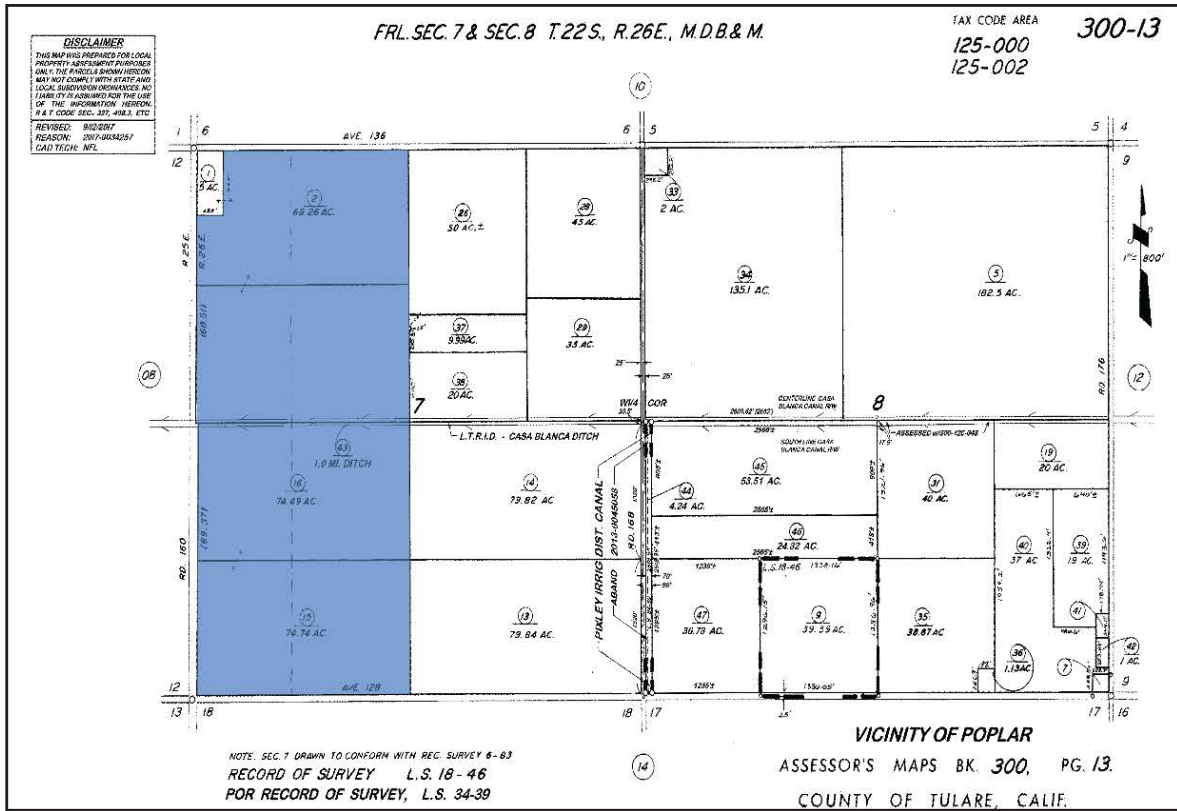
CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
101	Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	Grade 1 - Excellent	Akers (60%)	290.6	42.1%
			Akers, saline-sodic (25%)		
116	Flamen loam, 0 to 2 percent slopes	Grade 1 - Excellent	Flamen (85%)	118.1	17.1%
137	Tagus loam, 0 to 2 percent slopes	Grade 1 - Excellent	Tagus (85%)	278.9	40.4%
143	Yetterm sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Yetterm (85%)	3.1	0.4%
Totals for Area of Interest				690.6	100.0%



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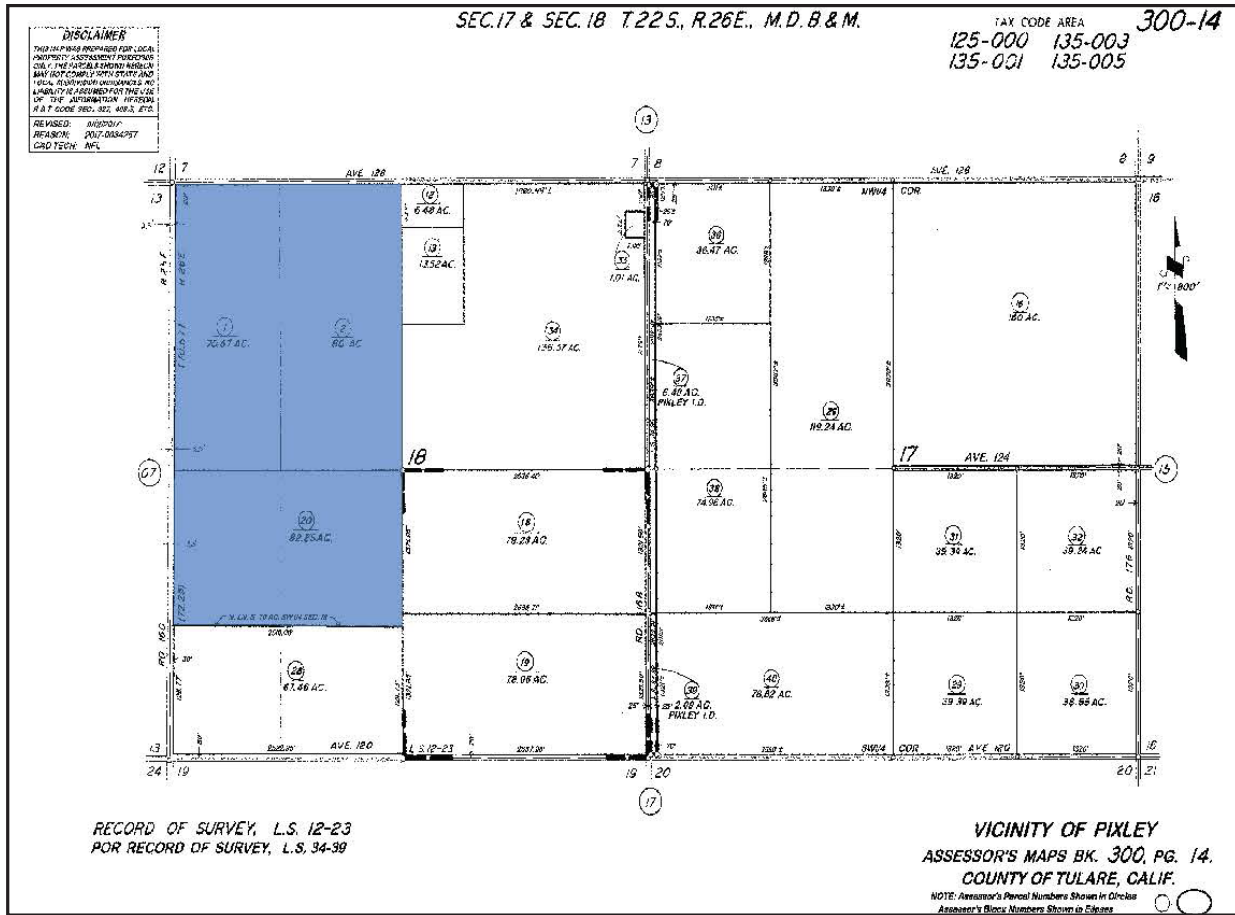
ASSESSORS MAP





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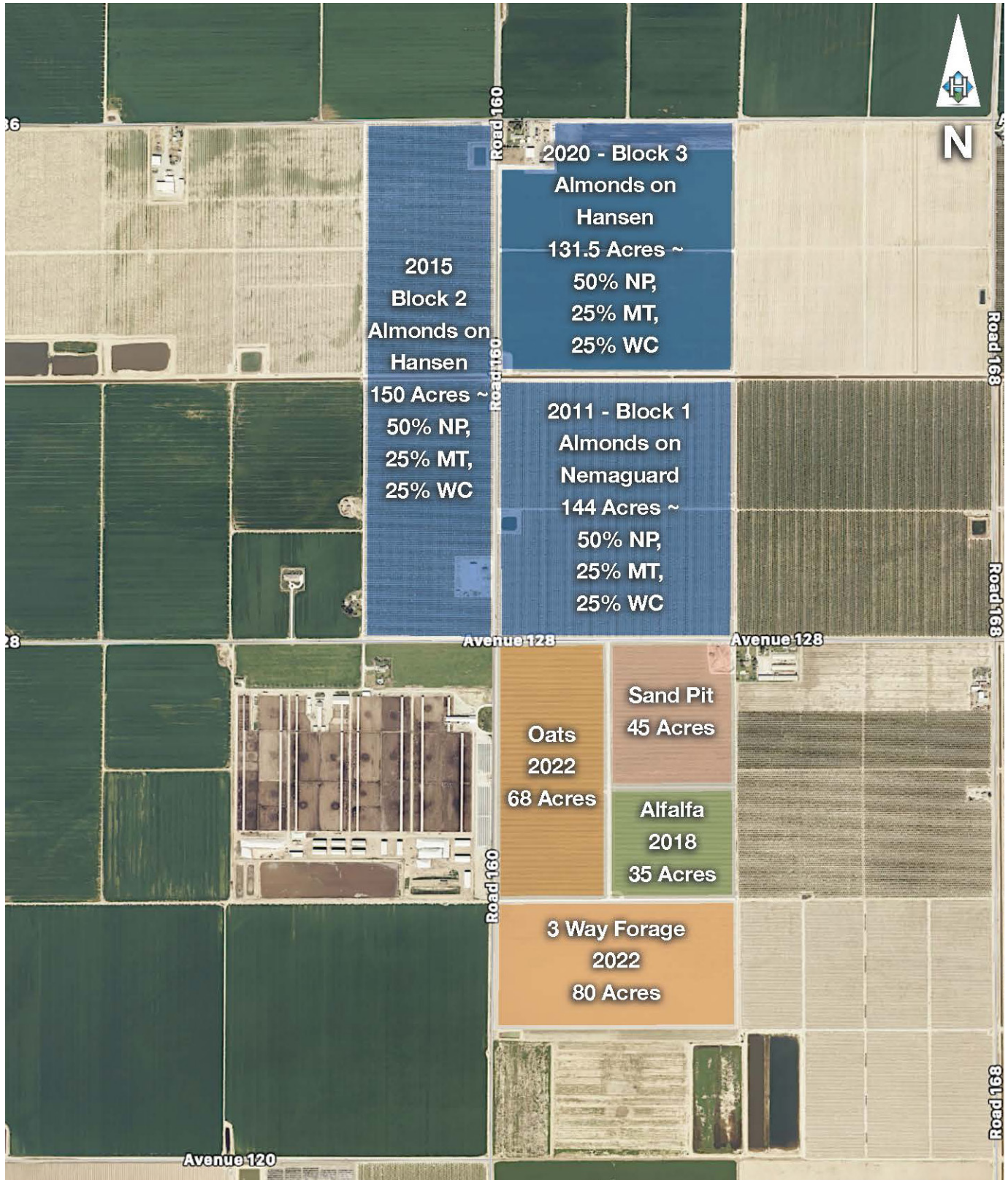
ASSESSORS MAP





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FIELD MAP





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ALMOND YIELDS

2021	PLANTING DATE	VARIETY	ACRES	SPACING	YIELD	POUNDS/ACRE
Block 1	5/2011	50% NP, 25% MONT, 25% WC	144	22 x 16	425,353	2,954
Block 2	1/2015	50% NP, 25% MONT, 25% WC	150	22 x 16	439,067	2,927
Block 3	3/2020	50% NP, 25% MONT, 25% WC	131.5	22 x 14	-	-

2020	PLANTING DATE	VARIETY	ACRES	SPACING	YIELD	POUNDS/ACRE
Block 1	5/2011	50% NP, 25% MONT, 25% WC	144	22 x 16	391,258	2,717
Block 2	1/2015	50% NP, 25% MONT, 25% WC	150	22 x 16	406,426	2,710
Block 3	3/2020	50% NP, 25% MONT, 25% WC	131.5	22 x 14	-	-

2019	PLANTING DATE	VARIETY	ACRES	SPACING	YIELD	POUNDS/ACRE
Block 1	5/2011	50% NP, 25% MONT, 25% WC	144	22 x 16	487,087	3,383
Block 2	1/2015	50% NP, 25% MONT, 25% WC	150	22 x 16	510,838	3,406

2018	PLANTING DATE	VARIETY	ACRES	SPACING	YIELD	POUNDS/ACRE
Block 1	5/2011	50% NP, 25% MONT, 25% WC	144	22 x 16	328,126	2,279
Block 2	1/2015	50% NP, 25% MONT, 25% WC	150	22 x 16	297,112	1,981

COUNTY APN AND TAX ASSESSMENT INFORMATION

County	APN	Description	Acres	Water District	Williamson Act	2021/22 Property Tax
Tulare	300-130-002	Almonds	69.26	Lower Tule River ID	Yes	\$ 2,781.38
Tulare	300-130-015	Almonds	74.74	Lower Tule River ID	Yes	\$ 3,215.34
Tulare	300-130-016	Almonds	74.49	Lower Tule River ID	Yes	\$ 3,017.68
Tulare	300-130-025	Almonds	74.26	Lower Tule River ID	Yes	\$ 3,624.82
Tulare	300-080-021	Almonds	40.00	Lower Tule River ID	Yes	\$ 4,698.96
Tulare	300-080-022	Almonds	120.00	Lower Tule River ID	Yes	\$ 15,192.06
Tulare	300-140-001	Oats	70.67	Lower Tule River ID	Yes	\$ 2,482.04
Tulare	300-140-002	Alfalfa/Sand Pit	80.00	Lower Tule River ID	Yes	\$ 8,539.96
Tulare	300-140-020	3 Way Forage	82.25	Lower Tule River ID	Yes	\$ 2,947.18
Total			685.67			\$ 46,499.42