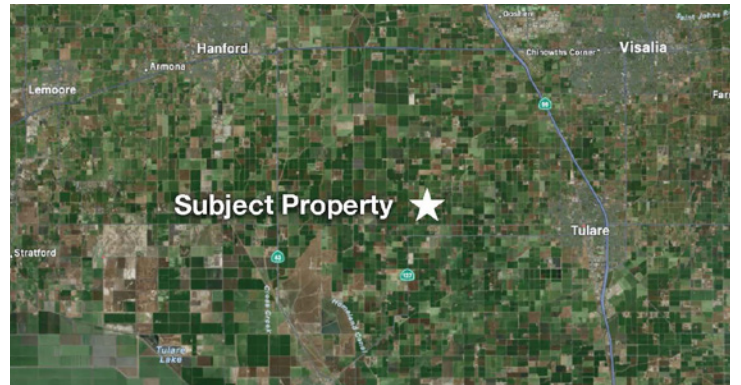




**\$14,000,000**

# 375.21 ACRES



**Sean Barajas**  
(559) 805-0179 cell  
sean@hoekstra.land  
CalBRE-02157022

**www.Hoekstra.land**





# HOEKSTRA & ASSOCIATES, INC.

## FOR SALE

## \$14,000,000

### BASSETT FARMS

### 375.21 ACRES

#### LOCATION

The subject property is located on the North side of Avenue 236, ¾ mile west of Road 48. Approximate address is, 4110 Avenue 236, Tulare, CA 93274.

#### DESCRIPTION

This opportunity is 375.21 +/- acres on six parcels, with mature producing almonds and pistachios. The property has 2 sources of water; well water and District Water from Tulare Irrigation District. There is a cattle feedlot on the property that currently rents for \$4,000/mo. This ranch offers sustainable income and depreciation in a highly desirable irrigation district.

#### PARCEL #'S

Tulare County APNs 147-050-016, 155-020-003, 155-020-010, 155-020-011, 155-030-015 and 158-040-001

#### ZONING

AE-40 - Exclusive Agricultural Zone 40 Acre Minimum

#### CROPS

Approximately, 164.5 net acres of pistachios planted at 19' x 17' spacing. There are 20 acres of Kerman planted in 1998, 60 acres of Kerman planted in 2002 and 84.5 acres of Golden Hills planted in 2013. There's also 170 acres of mature almonds, of which 80 acres are Nonpareil and Monterey planted in 2008 at 22' x 15' and 90 acres are Nonpareil and Fritz planted in 2013 at 22' x 16'.

#### SOIL

According to USDA California Revised Storie Index, mostly Grade 1 & 3 soils; see attached soils map for description.

#### WATER & IRRIGATION

This ranch has deep wells, booster pumps, a filter station and district water to efficiently irrigate the almonds and pistachios through fanjets on the almonds, and dual line drip on the pistachios. Tulare Irrigation District has a contract with the US Bureau of Reclamation for 30,000 AF of Class 1 and up to 141,000 AF of Class 2 water through the Friant-Kern Canal, as well as additional water sources.

#### 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

\$14,000,000 (\$37,312/acre) cash at close of escrow.





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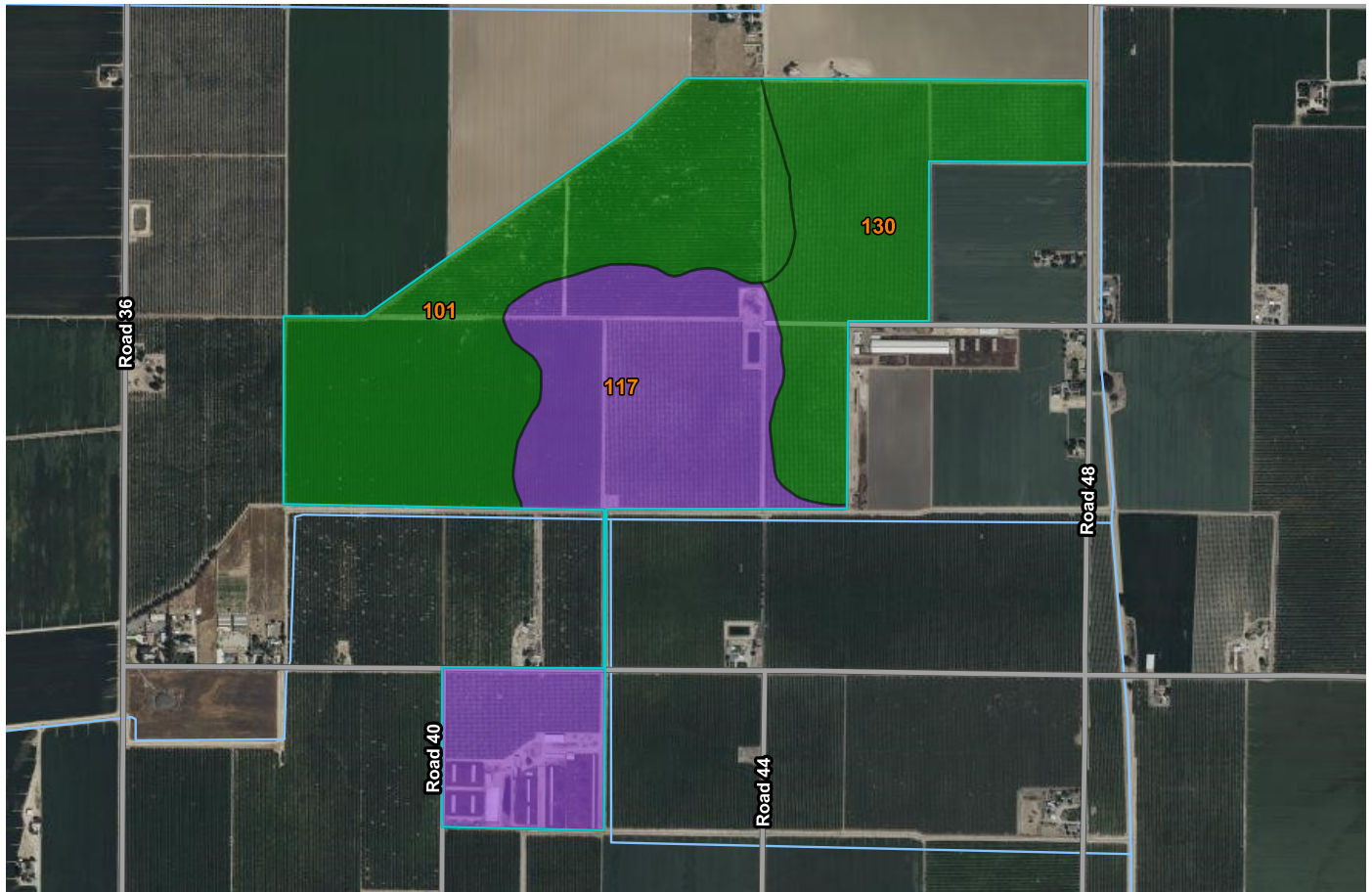






# HOEKSTRA & ASSOCIATES, INC.

## SOILS MAP



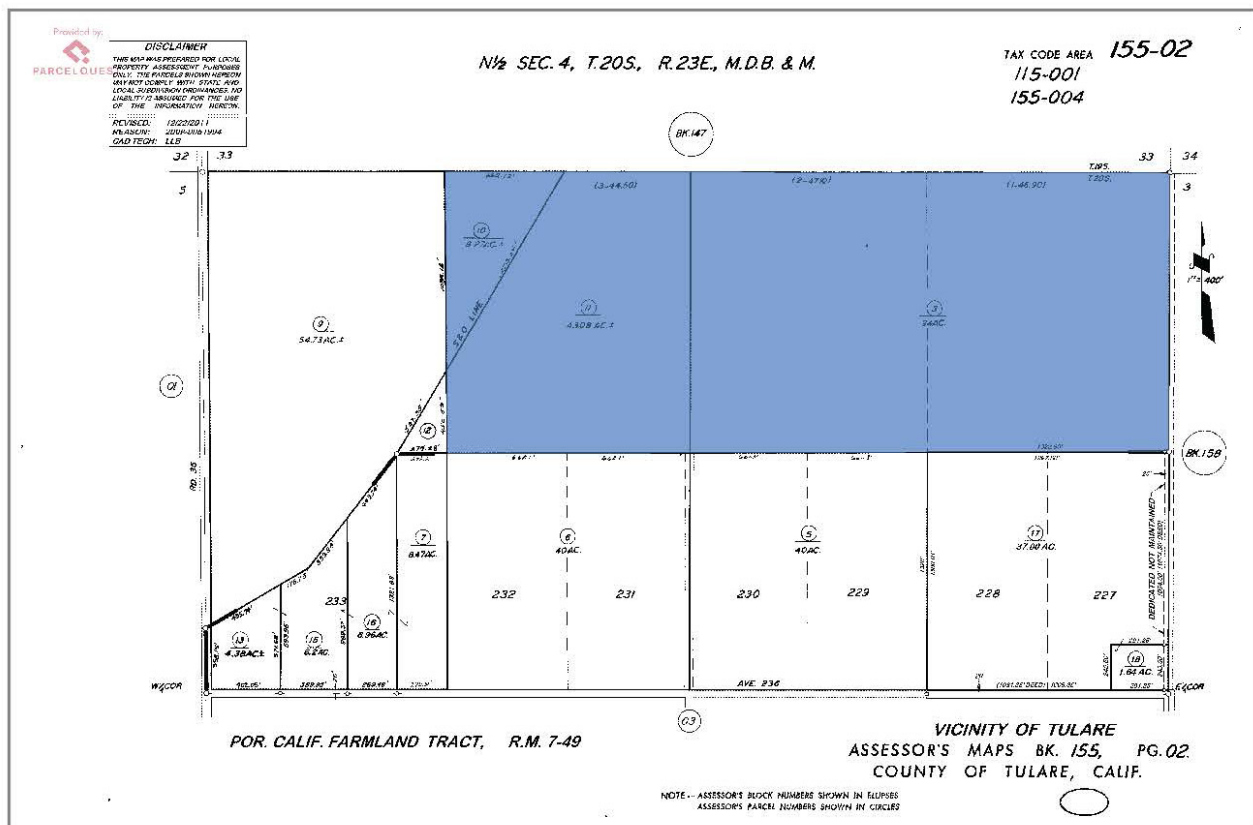
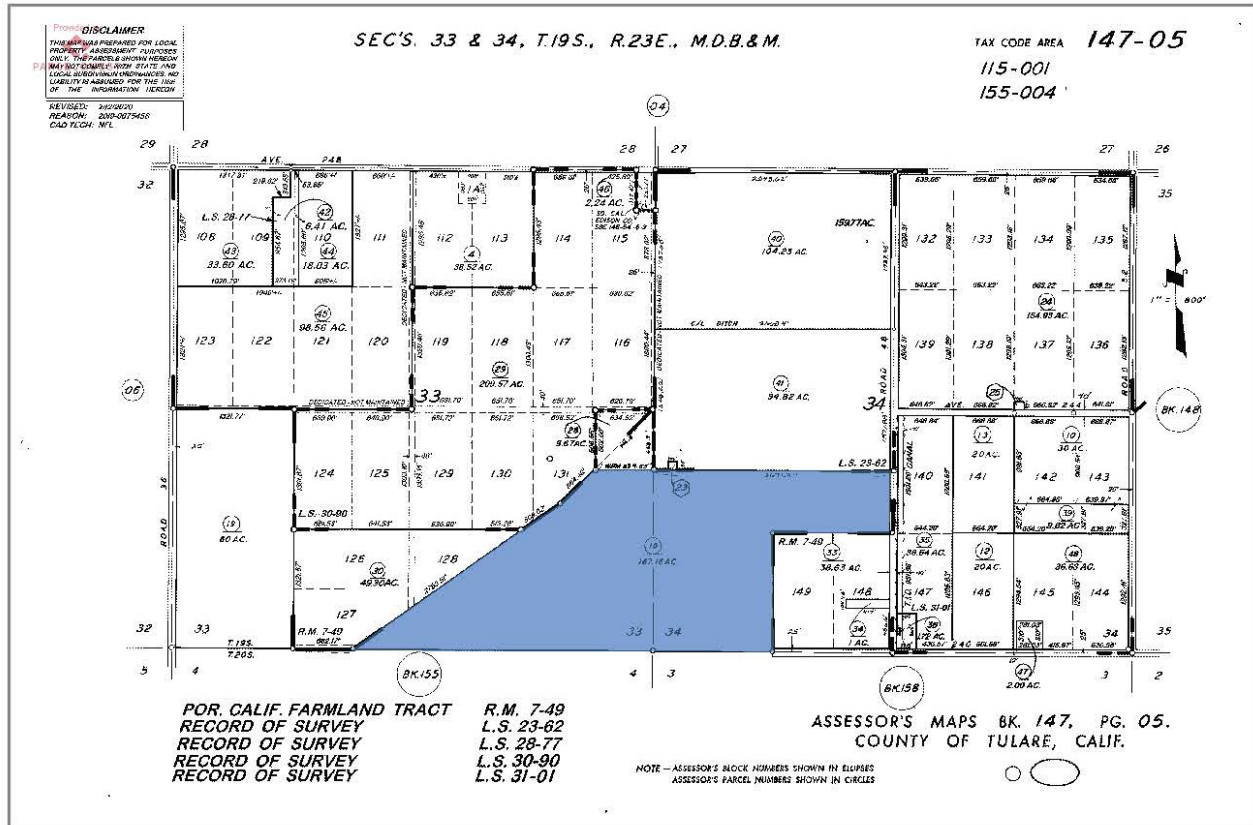
## CALIFORNIA REVISED STORIE INDEX (CA)

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%)	146.1	38.9%
			Akers, saline-sodic (25%)		
117	Gambogy loam, drained, 0 to 1 percent slopes	Grade 3 - Fair	Gambogy (85%)	134.3	35.7%
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Nord (85%)	95.3	25.4%
<b>Totals for Area of Interest</b>				<b>375.7</b>	<b>100.0%</b>



# HOEKSTRA & ASSOCIATES, INC.

## ASSESSORS MAP





# HOEKSTRA & ASSOCIATES, INC.

## ASSESSORS MAP

