



HOEKSTRA & ASSOCIATES, INC.

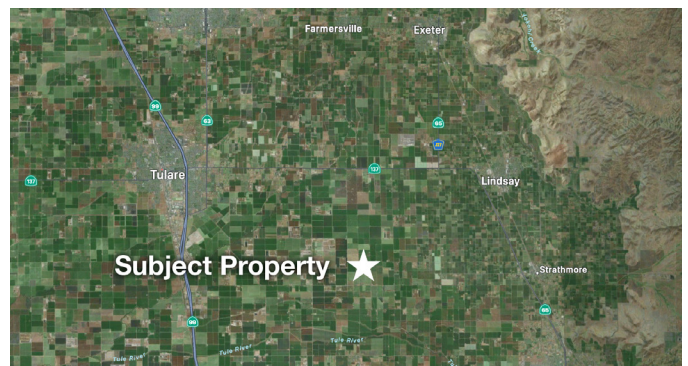
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$2,250,000

Law Ranch - Lower Tule

93.21 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



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93.21 Acres

LOCATION

The subject property is located between Road 168 and Road 172 on the south side of Avenue 200 in Strathmore, CA, (Tulare County).

DESCRIPTION

This opportunity is 93.21 +/- acres on two parcels with surface water deliveries from Lower Tule River Irrigation District. This ranch offers great water and soils with good producing pistachios and walnuts in a good location.

PARCEL #'S

Tulare County APNs 198-050-010 & 198-050-021

ZONING

AE-40 - Exclusive Agriculture

CROPS

Approximately, 27 acres planted to Kerman pistachios in 2005, spaced at 20'x20' on fanjet irrigation and 63 acres of Chandler walnuts planted in 2003, spaced at 22'x40'. The six year average yields for the pistachios are over 3,000 pounds per acre and the walnuts six year average is 4,287 pounds per acre. Detailed yields are available upon request.

SOIL

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

WATER & IRRIGATION

This entire ranch lies within the boundaries of and receives contract water from Lower Tule River Irrigation District. In addition to the District Water, there is a newer irrigation well (800 gpm) and a backup irrigation well (200-300 gpm), and the booster pump for the district water. The main well and booster pump are primarily used for irrigation through the media filters and fanjet irrigation.

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

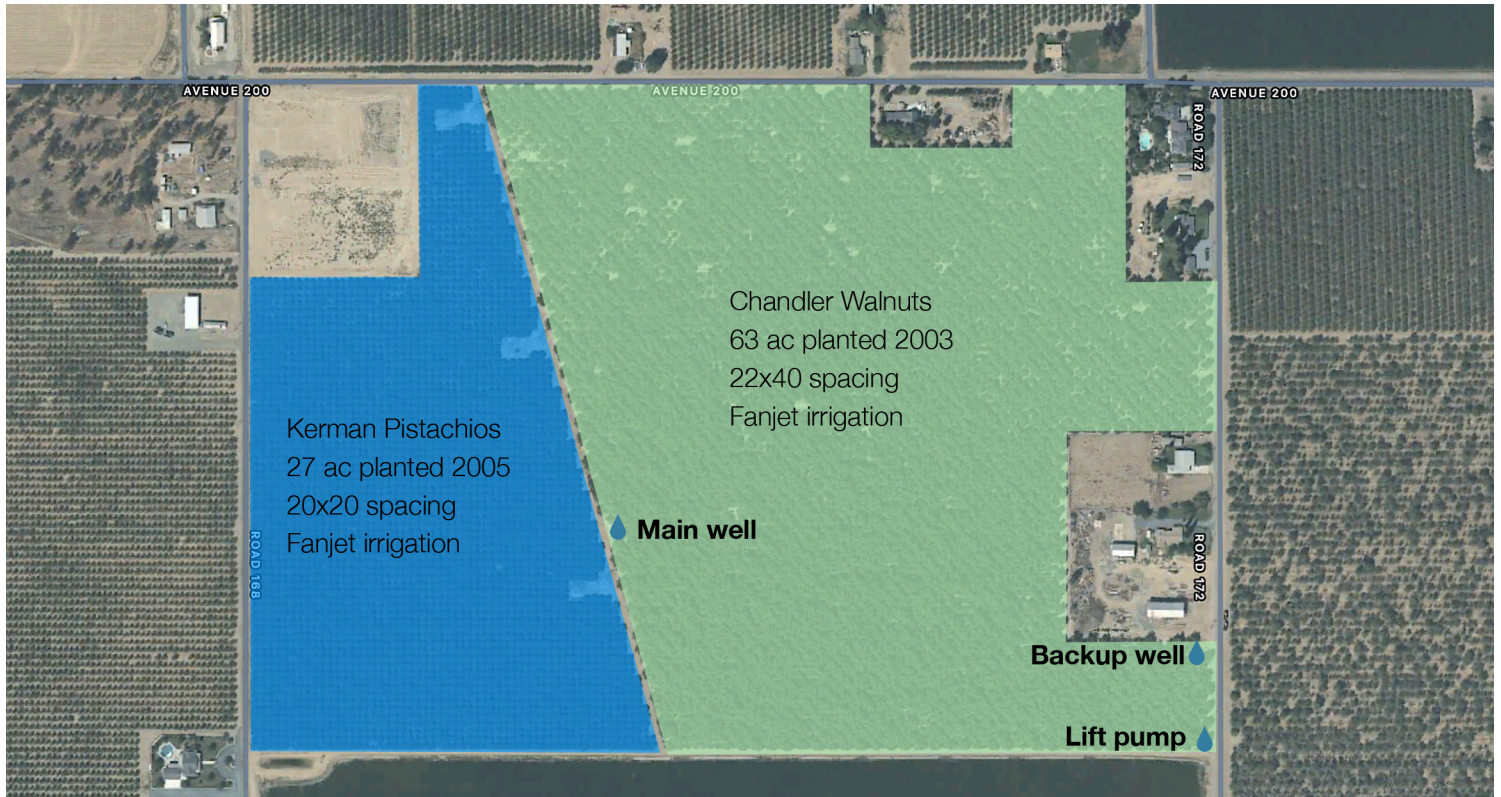
\$2,250,000 (\$24,139/acre) cash at close of escrow.



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FIELD MAP





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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%)	63.3	67.7%
			Akers, saline-sodic (25%)		
108	Colpien loam, 0 to 2 percent slopes	Grade 1 - Excellent	Colpien (85%)	29.6	31.7%
132	Quonal-Lewis association, 0 to 2 percent slopes	Grade 3 - Fair	Quonal (70%)	0.6	0.7%
Totals for Area of Interest				93.5	100.0%



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ASSESSORS MAP

