



# HOEKSTRA & ASSOCIATES, INC.

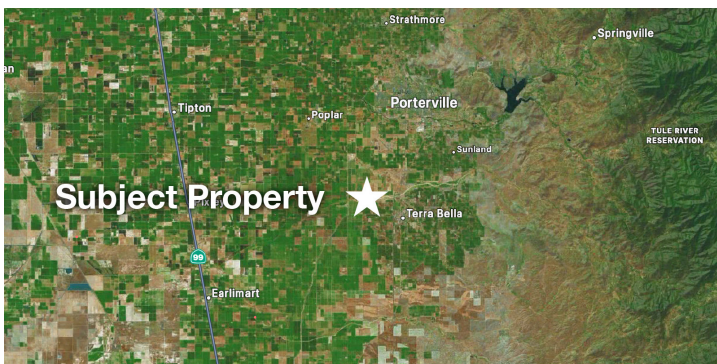
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

**\$654,000**

**Shan King Pistachios**

**76.93 Acres**



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**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**www.Hoekstra.land**



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## **LOCATION**

The subject property is located approximately  $\frac{3}{4}$  mile south of Avenue 112 on the east side of Road 216 (both the north side and south side of Deer Creek), 5.5 miles south of Porterville, CA, (Tulare County).

## **DESCRIPTION**

This opportunity is 76.93 +/- acres on three parcels with well water only for irrigation. This ranch offers mature good producing pistachios with prime soils in a white land area with no water district.

## **PARCEL #'S**

Tulare County APNs 302-170-015,  
302-170-036 & 302-170-038

## **ZONING**

AE-40 - Exclusive Agriculture

## **CROPS**

Approximately, 55 acres planted to Kerman pistachios. The north block is 20 acres of Kerman on Pioneer Gold planted from 1992-1998, spaced at 20'x17' on fanjet irrigation and the south block is 35 acres of Kerman on Atlantica planted in the 1970's, spaced at 24'x18' on fanjet irrigation. The four year average yields for the pistachios are over 2,500 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 is in the Eastern Tule GSA, this is a White Area, well water only ranch. There is a submersible irrigation well 700' deep (450 gpm) on the south block that irrigates both blocks.

## **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**

\$654,000 (\$8,500/acre) cash at close of escrow.





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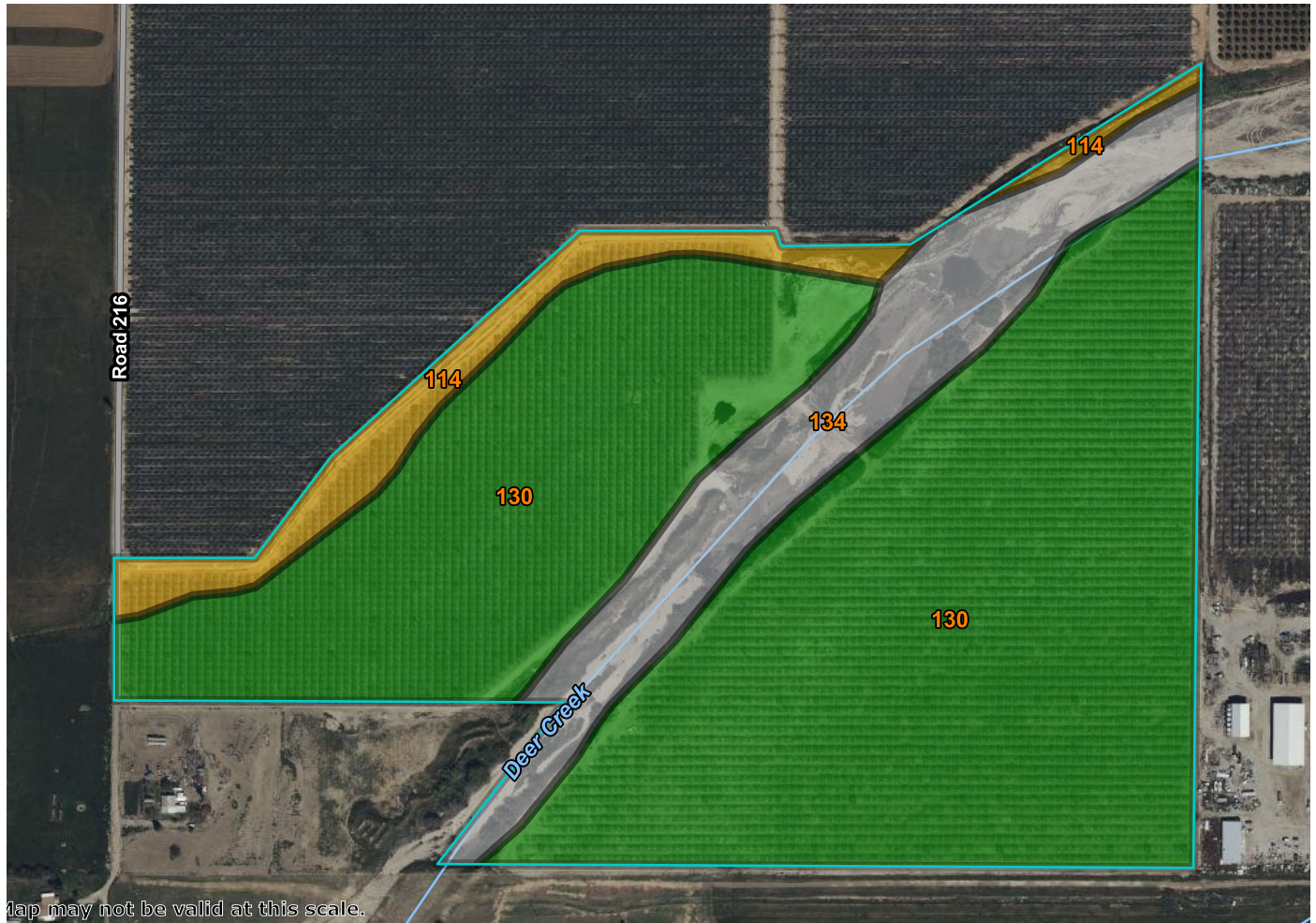




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## SOILS MAP



## CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	Exeter, 0-2% slopes (85%)	5.1	6.8%
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Nord (85%)	58.5	78.3%
134	Riverwash	Not Rated	Riverwash (100%)	11.1	14.9%
Totals for Area of Interest				74.7	100.0%



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## ASSESSORS MAP

