



SCHUIL
AG REAL ESTATE



+/-137.4 Acres – Almonds – Terra Bella, CA

Rd 184 & Ave 84, California 93270, USA • 137.4 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the southwest corner of Avenue 84 and Road 184 in Terra Bella, CA.

SIZE:

+/-137.4 Assessed Acres

PLANTINGS:

The property is planted to 4th leaf almonds, featuring Nonpareil and Monterey varieties on Hansen rootstock, spaced at 16' x 24'.

WATER:

Property has two (2) wells (200 HP and 150 HP) and a reservoir equipped with a 50hp booster pump. It is within the Pixley Irrigation District.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Tulare County APN: 319-110-001

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS :

This pristine almond ranch is in its prime, featuring 4th-leaf Nonpareil and Monterey varieties on Hansen rootstock. Excellent water sources and strong overall condition make this property an outstanding opportunity for growers and investors alike.

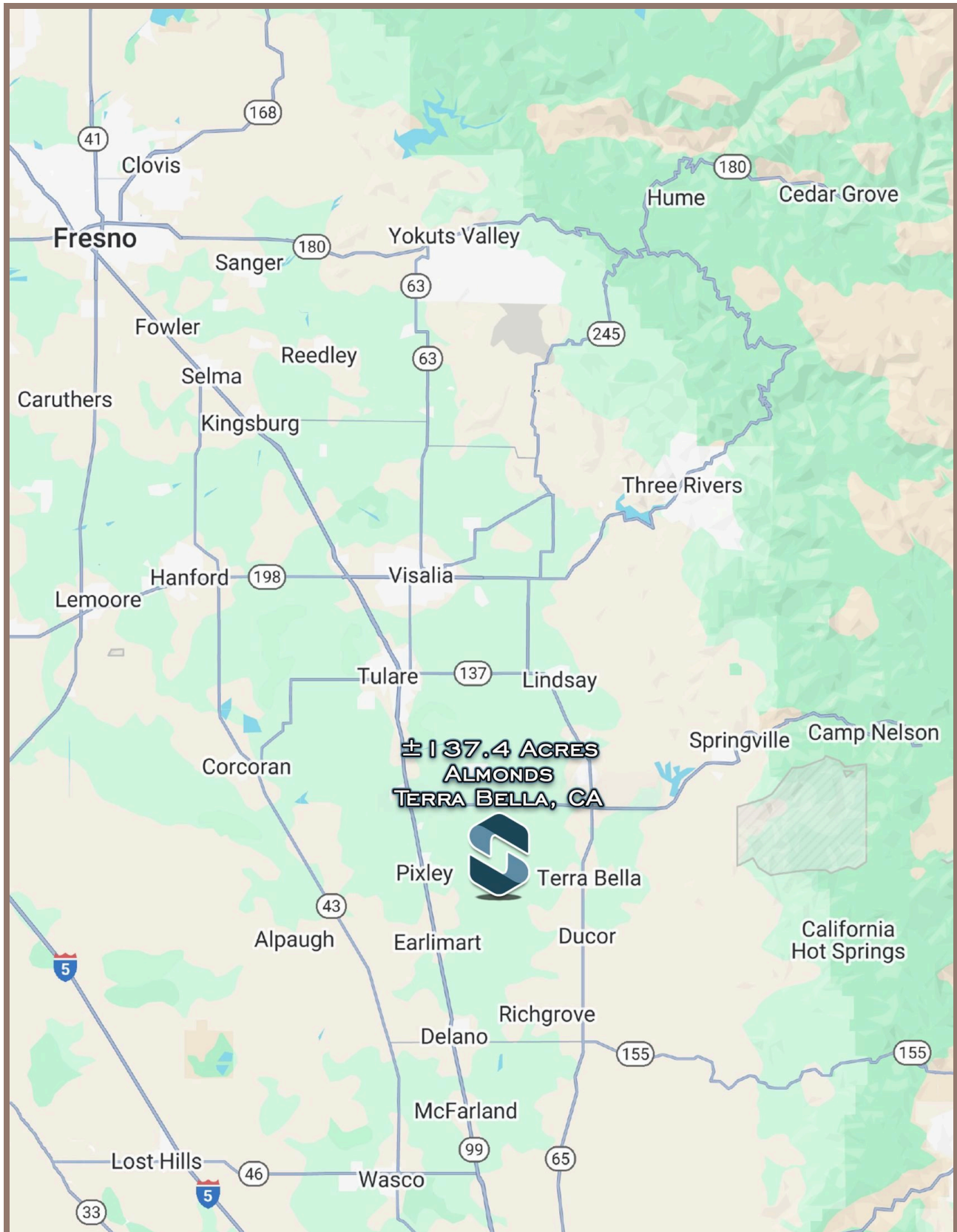
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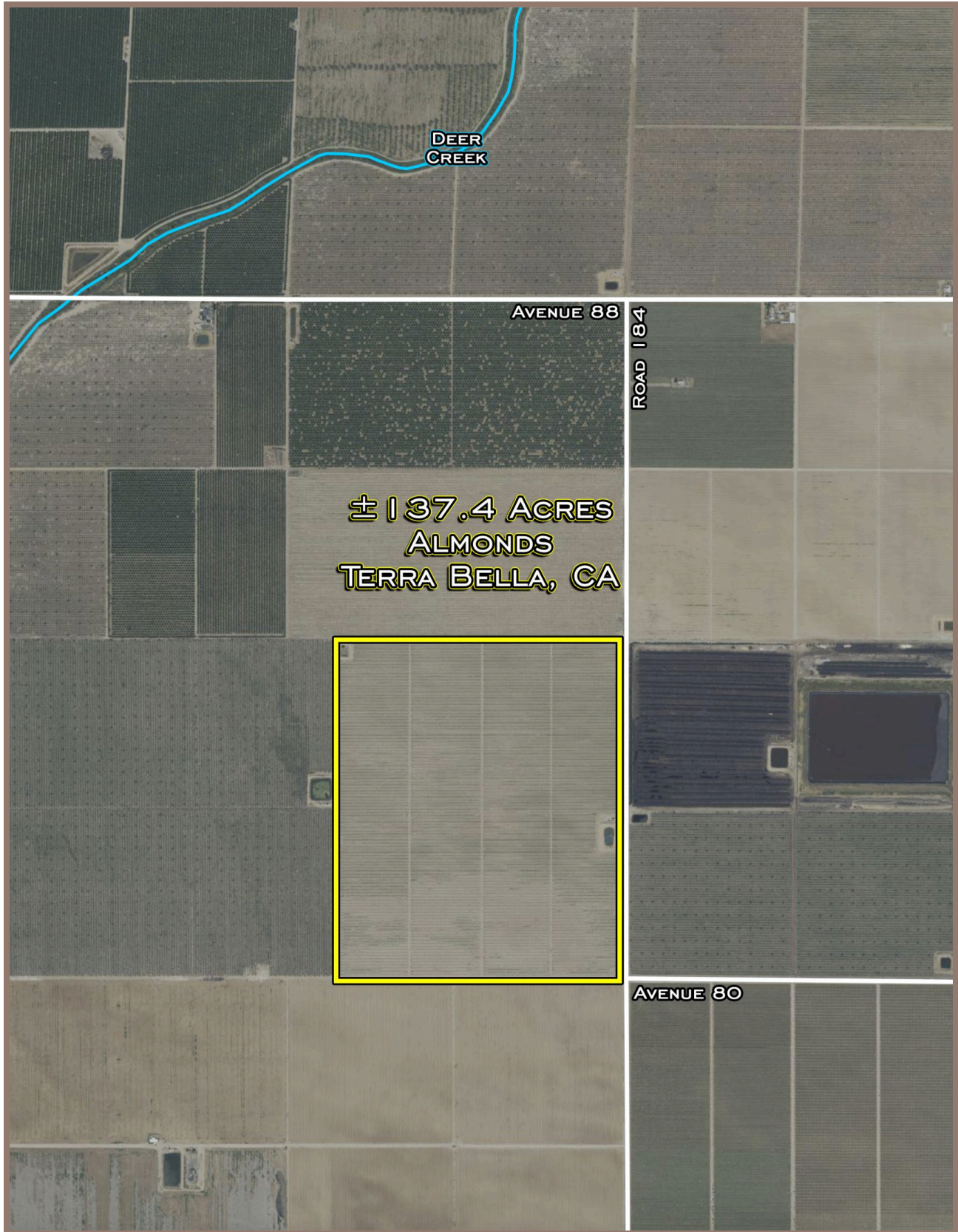
\$2,130,000

CONTACT:

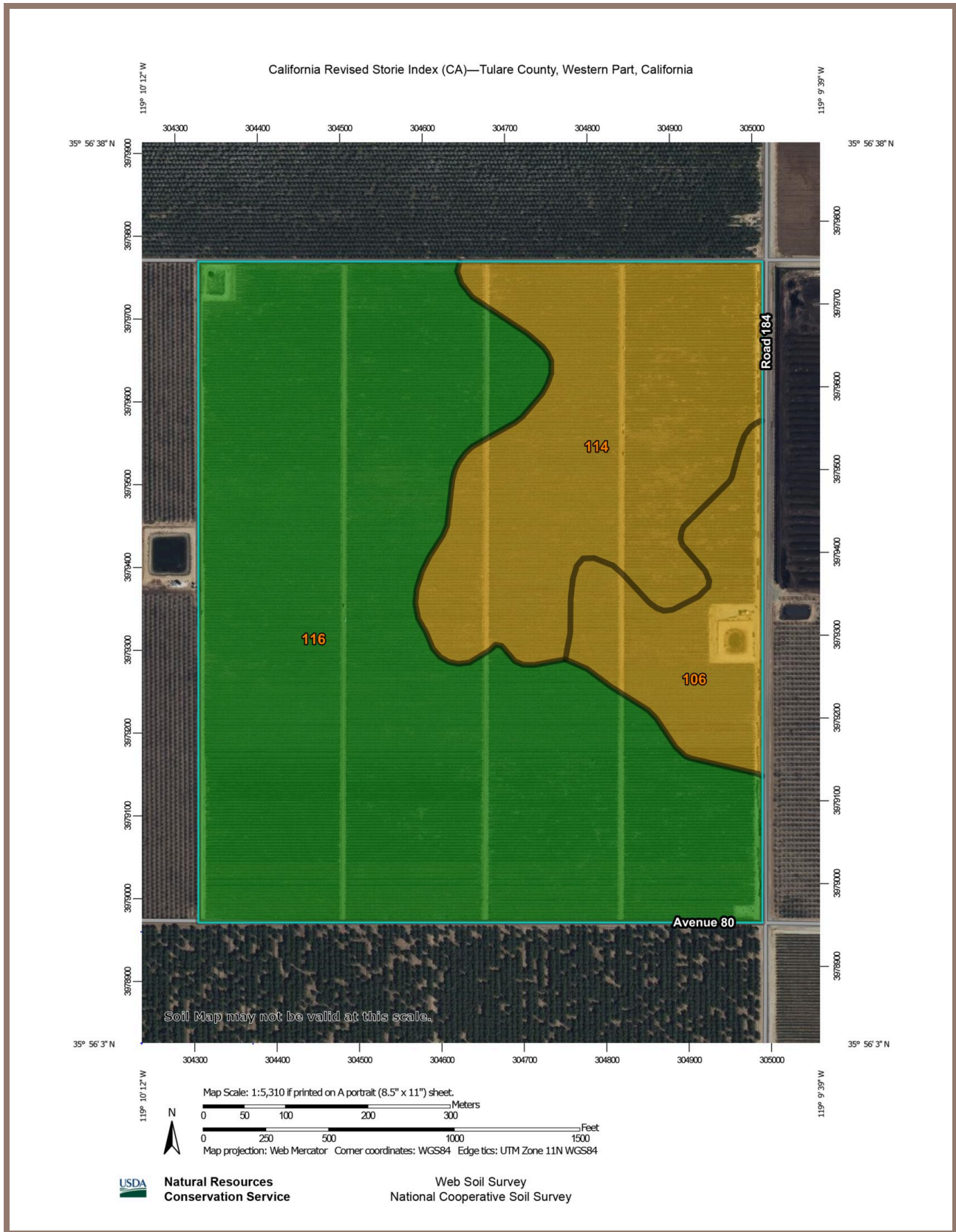
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California Revised Storie Index (CA)—Tulare County, Western Part, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
106	Centerville clay, 0 to 2 percent slopes	Grade 4 - Poor	Centerville, 0-2% slopes (90%)	12.8	9.4%
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	Exeter, 0-2% slopes (85%)	34.0	25.1%
116	Flamen loam, 0 to 2 percent slopes	Grade 1 - Excellent	Flamen (85%)	88.7	65.5%
Totals for Area of Interest				135.5	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

