



SCHUIL
AG REAL ESTATE



+/-118.83 Acres – Pistachios and Vines – Terra Bella, CA

Ave 80 & Rd 208, California 93270, USA • 118.83 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the northeast corner of Ave 80 and Road 208 in Terra Bella, CA.

PLANTINGS:

Property is planted to +/-78 acres of mature Thompson seedless raisin grapes and +/-40 acres of Golden Hills pistachios planted in 2020.

WATER:

There is one (1) deep well, 200 HP, with two (2) booster pumps. The two pumps are 40 HP and 25 HP. Pond is +/-1 acre.

SOIL:

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

LEGAL:

Tulare County APN: 320-010-015

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.

PRICE:

\$1,485,375 (+/- \$12,500 per acre)

CONTACT:

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559-859-4484

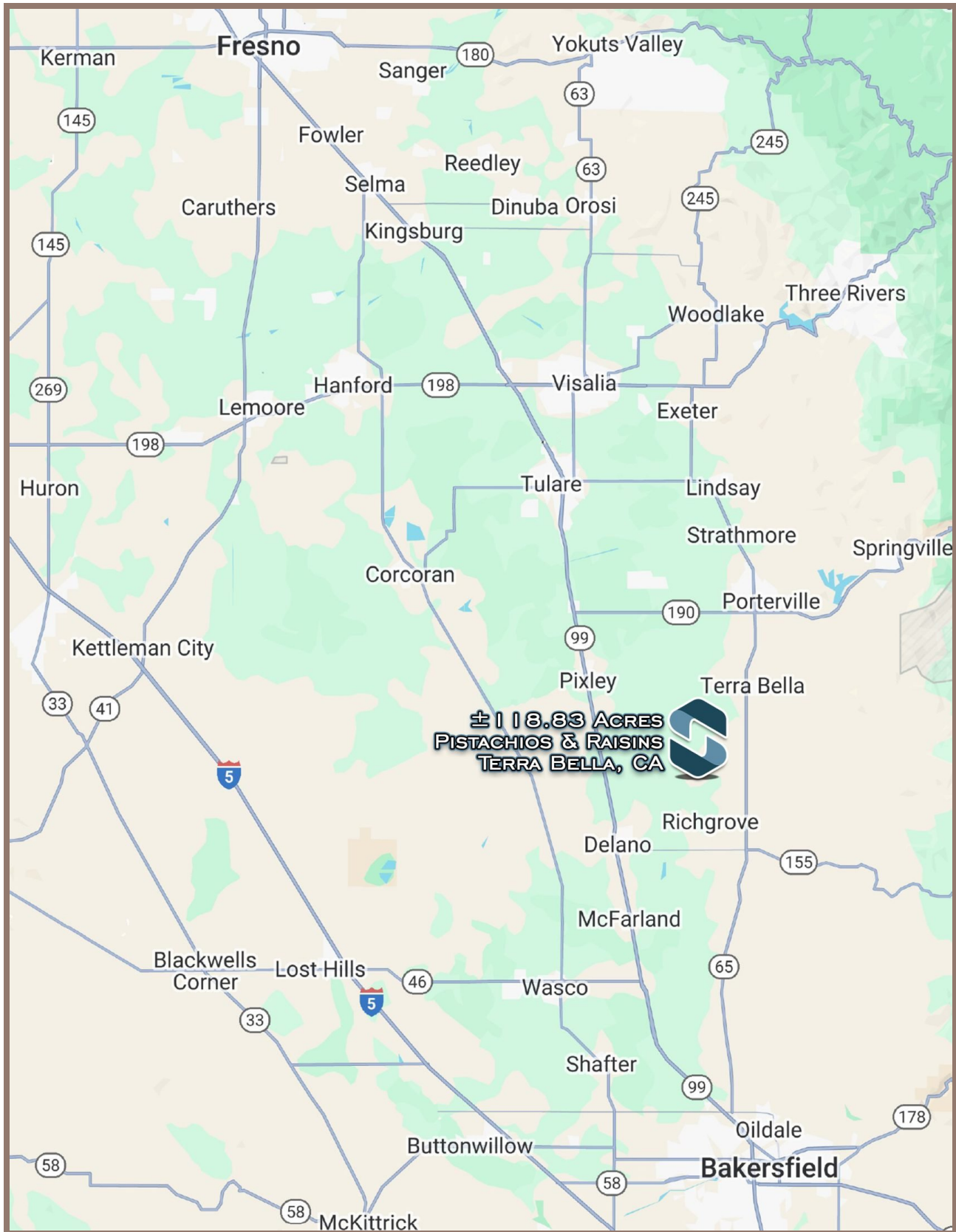
rick@schuil.com

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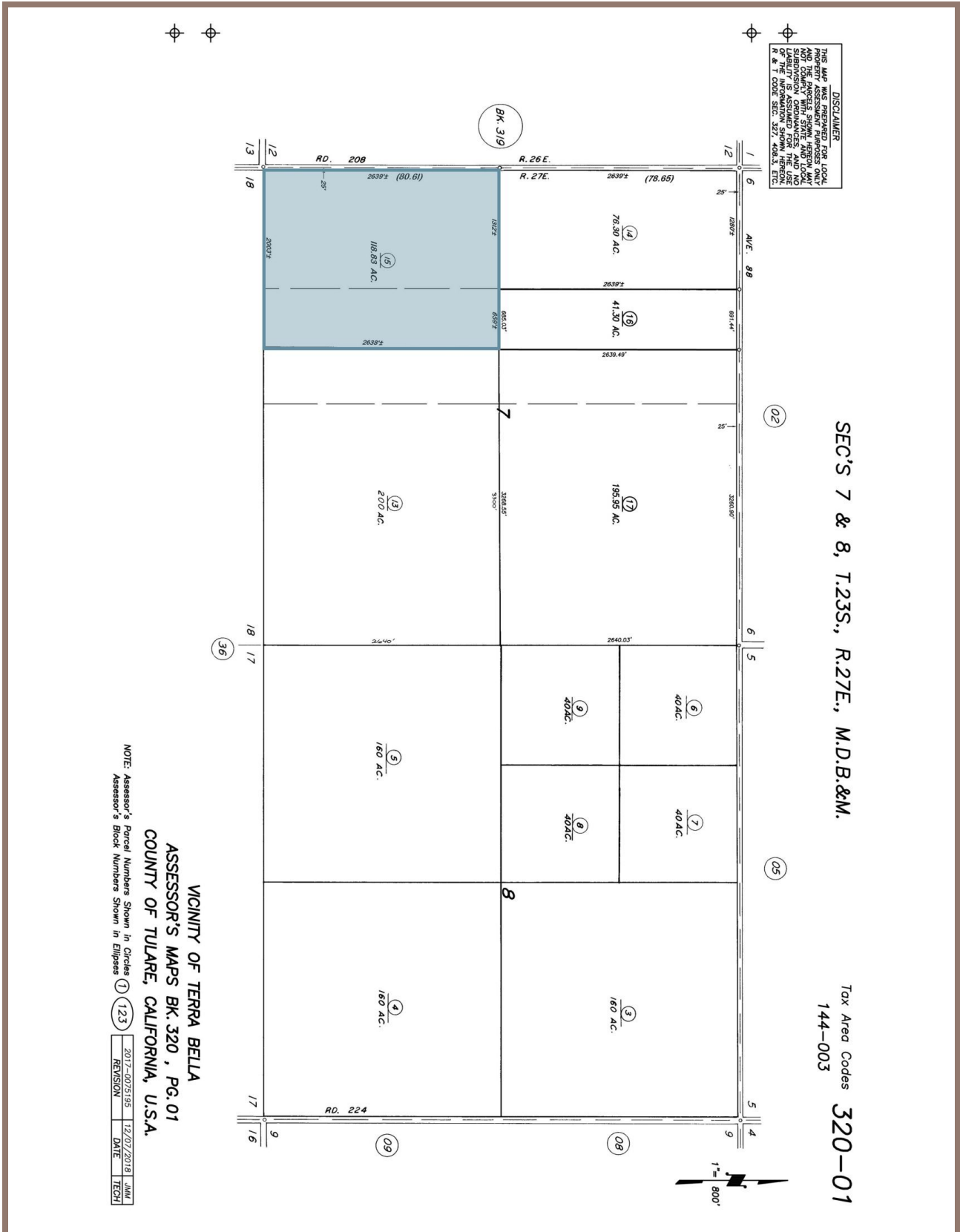
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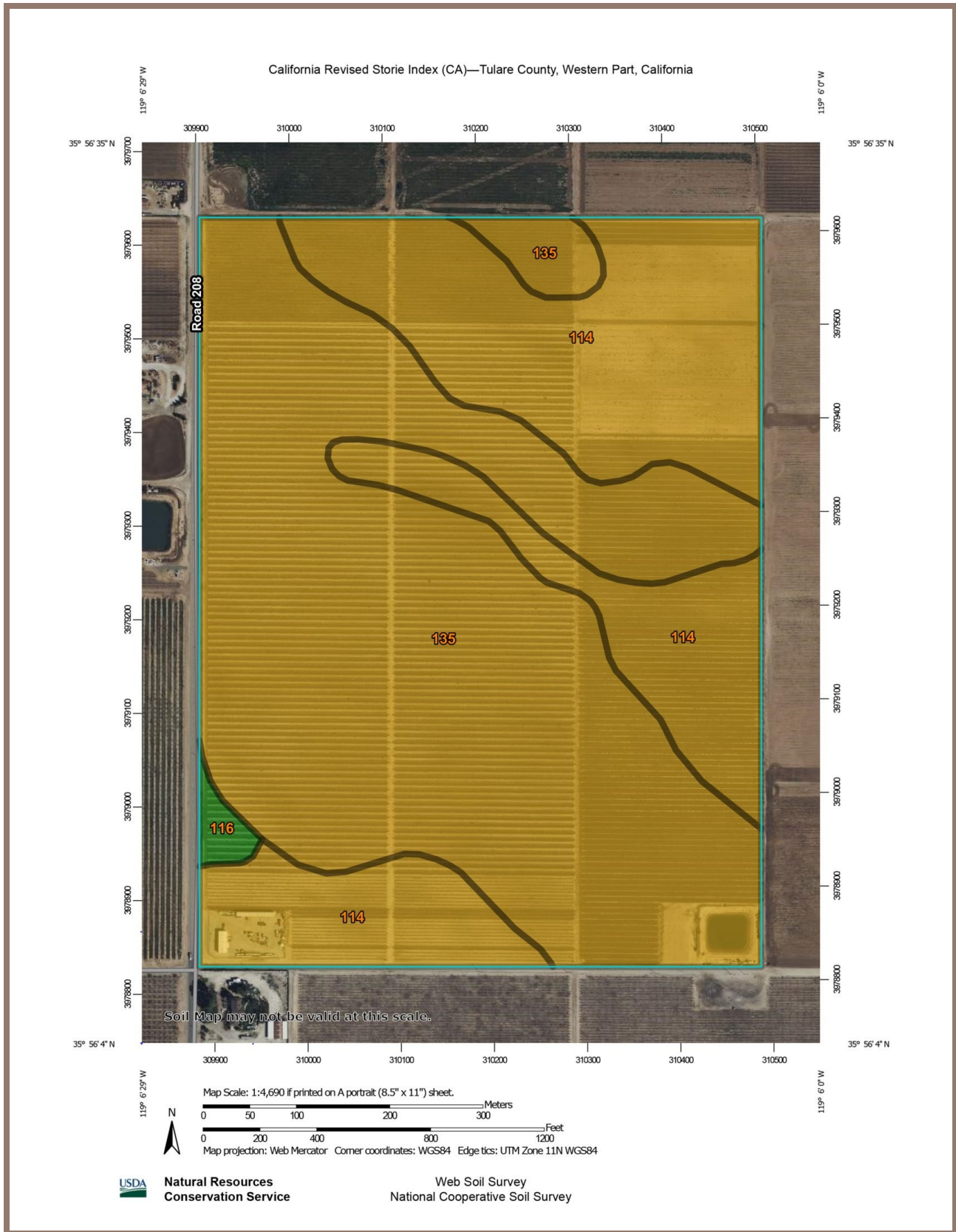
dirk@schuil.com

CalBRE #02157255









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
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	Exeter, 0-2% slopes (85%)	44.0	36.8%
116	Flamen loam, 0 to 2 percent slopes	Grade 1 - Excellent	Flamen (85%)	1.0	0.8%
135	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	San Joaquin (85%)	74.6	62.4%
Totals for Area of Interest				119.7	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

