

GRAHAM | & ASSOCIATES



Property For Sale:
+/- 167.6 Acre Almond Orchard, Tulare County

1005 N Demaree
Street
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

Landon Fernandes
#02015859
(559) 471-6262
www.mdgre.com

Collin Kapigian
#02261865
(559) 967-5565
www.mdgre.com

PROPERTY DETAILS

Address: Located on NE Corner of Ave 192 and Road 172 in Strathmore, CA (Tulare County).

APN: 198-030-013, 198-020-001, 198-030-007

Acreage: +/- 167.6 Total Gross Acres; +/- 160 Acres Net Planted Acres

Plantings: The orchard is planted to 50% Nonpareil and 50% Monterrey Almonds on Nemaguard Rootstock. The orchard was planted in 2016 (10th Leaf) with 22' x 16' spacing.

Water and Irrigation:

- Surface Water - The property is located in the Lower Tule River Irrigation District (LTRID). The property has two turnouts located on the south side of the orchard along Ave. 192 with one turnout having an active 10 HP lift pump. For more information on LTRID visit: <https://ltrid.org/>
- Groundwater - The property is also irrigated by one (1) active irrigation well drilled in 2016, equipped with a 125 HP electric turbine motor. There is an additional irrigation well on the west side of the property along Rd. 172. This well is not currently equipped with a pump but is operable according to the Seller. The property is located in the Lower Tule River Irrigation District Groundwater Sustainability Agency (LTRIDGSA). For more information visit: https://ltrid.org/sgma-lower-tule_gsa/
- Irrigation System - Irrigation water is pumped into the onsite reservoir and then boosted through the sand media filtration station and out to the orchard via a 60 HP booster pump. The orchard is irrigated in two (2) sets via dual-line drip.

PROPERTY DETAILS CONTINUED

Groundwater Disclosure: Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit: www.sgma.water.ca.gov/portal.

Production:

Production	2022	2023	2024	2025	Avg.
Nonpareil Pounds	180,561	192,119	191,824	183,005	186,877
Monterey Pounds	188,430	169,388	202,969	169,158	182,486
Gross Total Pounds	368,991	361,507	394,793	352,163	369,364
Gross Total Pounds/Acre	2,306	2,259	2,467	2,201	2,309

Remarks: Exceptional opportunity to own a well managed, productive almond orchard in a premier California growing region. Featuring mature, productive trees, good quality soils, and well-appointed irrigation infrastructure, this property offers promising potential and long-term investment value. A turnkey agricultural asset in a highly sought-after farming area.

- 2026 Crop is Negotiable

Price: \$4,690,000.00

+/- 167.6 Acre Almond Orchard

GRAHAM | & ASSOCIATES

Property For Sale

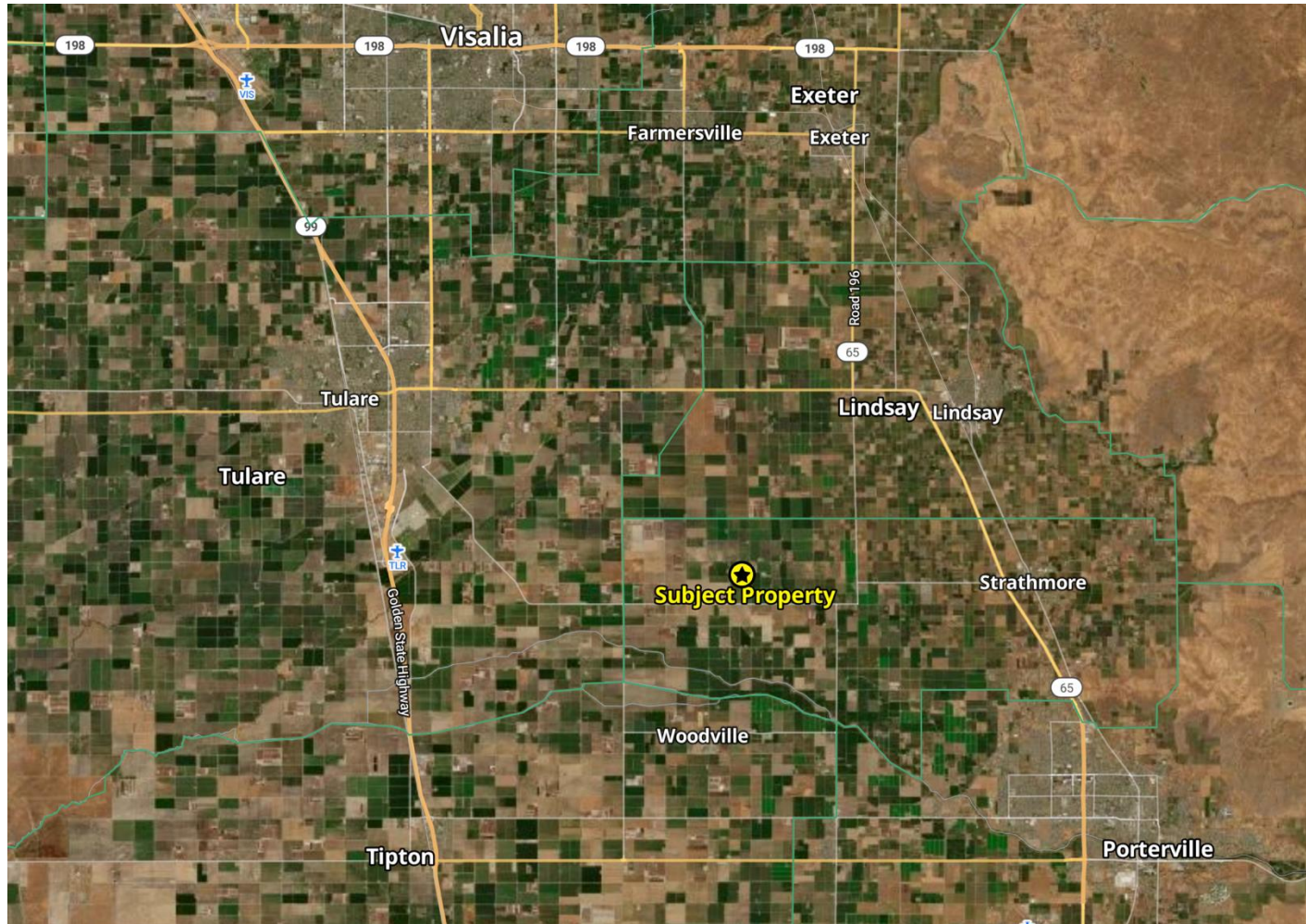
AERIAL VIEW: +/- 167.6 ACRE PROPERTY



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St
Visalia, California 93291
O | 559.754.3020

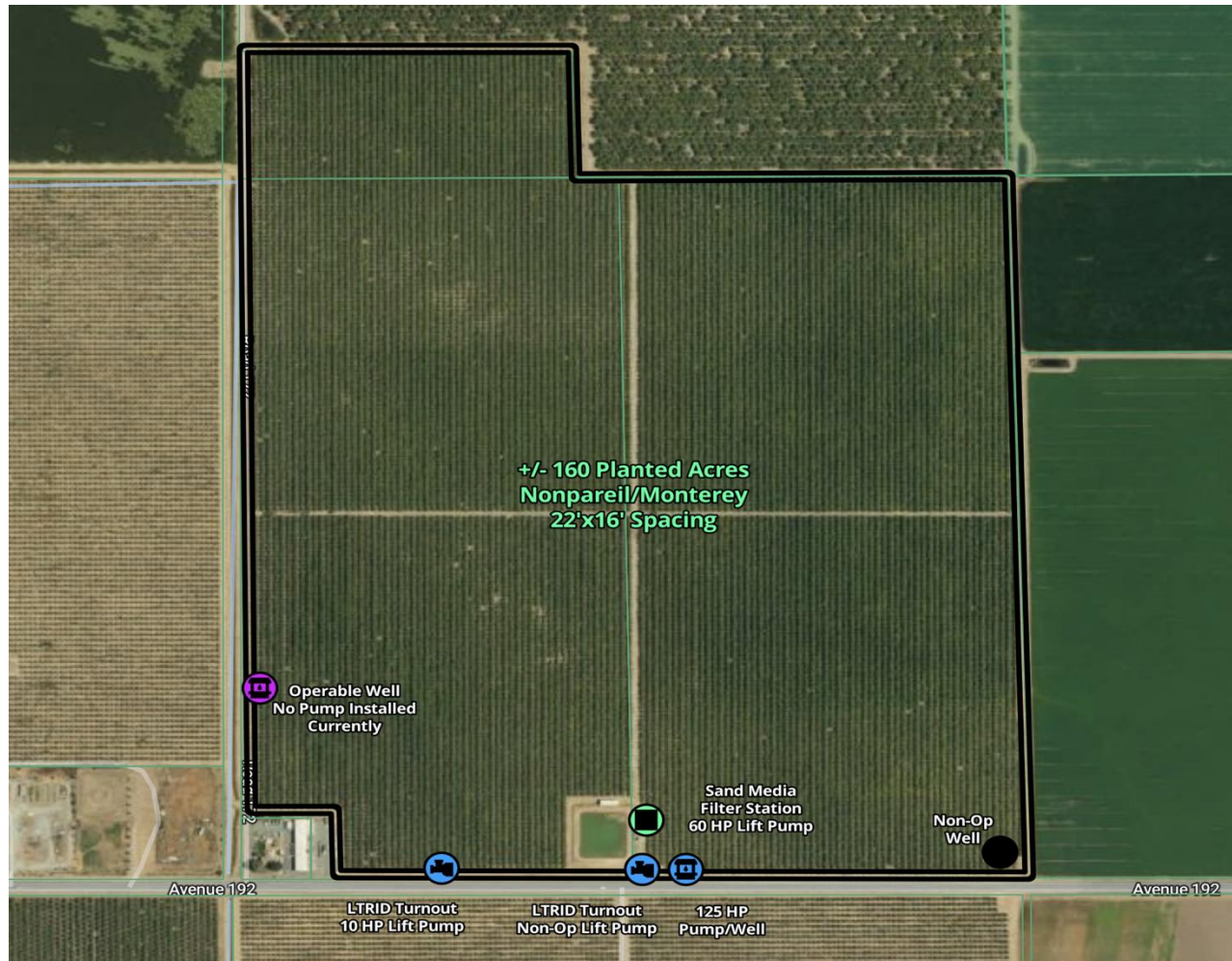
PROPERTY LOCATION MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

RANCH MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St
Visalia, California 93291
O | 559.754.3020

SOIL MAP

Average Soil Score



NCCPI **Storie**

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
108	Colpien loam, 0 to 2 percent...	54.5	82.9	4
130	Nord fine sandy loam, 0 to 2...	24.7	92.7	4
101	Akers-Akers, saline-Sodic, complex, 0...	20.8	82.3	4



+/- 167.6 Acre Almond Orchard

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY PHOTOS



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

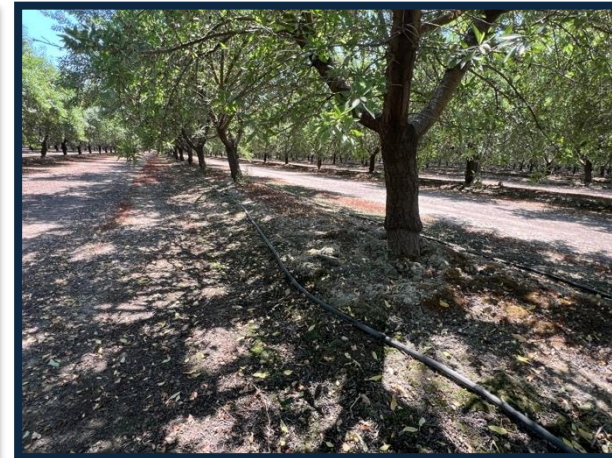
1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

+/- 167.6 Acre Almond Orchard

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY PHOTOS



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

+/- 167.6 Acre Almond Orchard

GRAHAM & ASSOCIATES

Property For Sale

PROPERTY PHOTOS



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020