



MANUEL ORTIZ REAL ESTATE

Almond Orchard

±115.37 Acres, Tulare County, CA

TULARE IRRIGATION DISTRICT
4032 W. INYO AVE, TULARE, CA

OFFERING PRICE: \$4,600,000 | PRICE PER ACRE: \$40,000

www.manuelortizjr.com | CA DRE #01788064 | 559.972.0909

PROPERTY HIGHLIGHTS

Hard to come by 115-acre Almond Ranch located $\frac{3}{4}$ of a mile west of the Tulare City limit. Three wells, Domestic well, Ditch pump, lift pump and booster pump, plenty of water. All class 1 soils and receives water from one of the most preferred districts Tulare Irrigation District. There is a 1,762 S.F home on the property built in 1957. Remodeled 6 years ago.

Offering Price: \$4,600,000
Price Per Acre: \$40,000

KEY PROPERTY HIGHLIGHTS:

- ±115 Assessed Acres in Tulare County, California
- APN: 160-030-005
- Located within Tulare Irrigation District with reliable surface water
- Multiple agricultural and domestic wells on-site
- Solid-set sprinkler irrigation with Flow-Guard filtration
- Quality agricultural soils ideal for Orchard or row crop production
- 50% Nonpareil and 50% Carmel almond varieties
- Mature trees with options for continued operation or replanting



Disclaimer: Maps, boundary lines, and aerial outlines are provided for reference only and are not a legal survey. All boundary lines are approximate and accuracy is not guaranteed. Information is deemed reliable but not guaranteed. Buyers are advised to conduct their own independent investigations and due diligence, including obtaining a professional survey to verify property boundaries. SGMA / Groundwater Advisory: Property lies within a SGMA-regulated groundwater basin. Present or future regulations may limit well pumping or impose requirements affecting agricultural water use. Buyers should verify potential impacts with the local GSA and review the applicable GSP.

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ORCHARD DETAILS

Planted in 2002, this mature almond orchard features a 50/50 variety split of Nonpareil and Carmel on Nemaguard rootstock. Having provided many years of commercial production, the orchard is now approaching the end of its productive economic life, presenting an exceptional redevelopment opportunity for investors and growers. The property offers the flexibility to remove and replant with modern, high-density almond plantings or convert to other profitable crops suited to the region, including almonds, pistachios, walnuts, or row crops.

With historically productive soils and reliable district water access, this property provides a strong foundation for future agricultural development. Located in one of Tulare County's premier farming regions, the land is well-positioned for long-term value creation through redevelopment and crop conversion opportunities.

Tree Spacing: 22' x 20'
Trees Planted: 2002

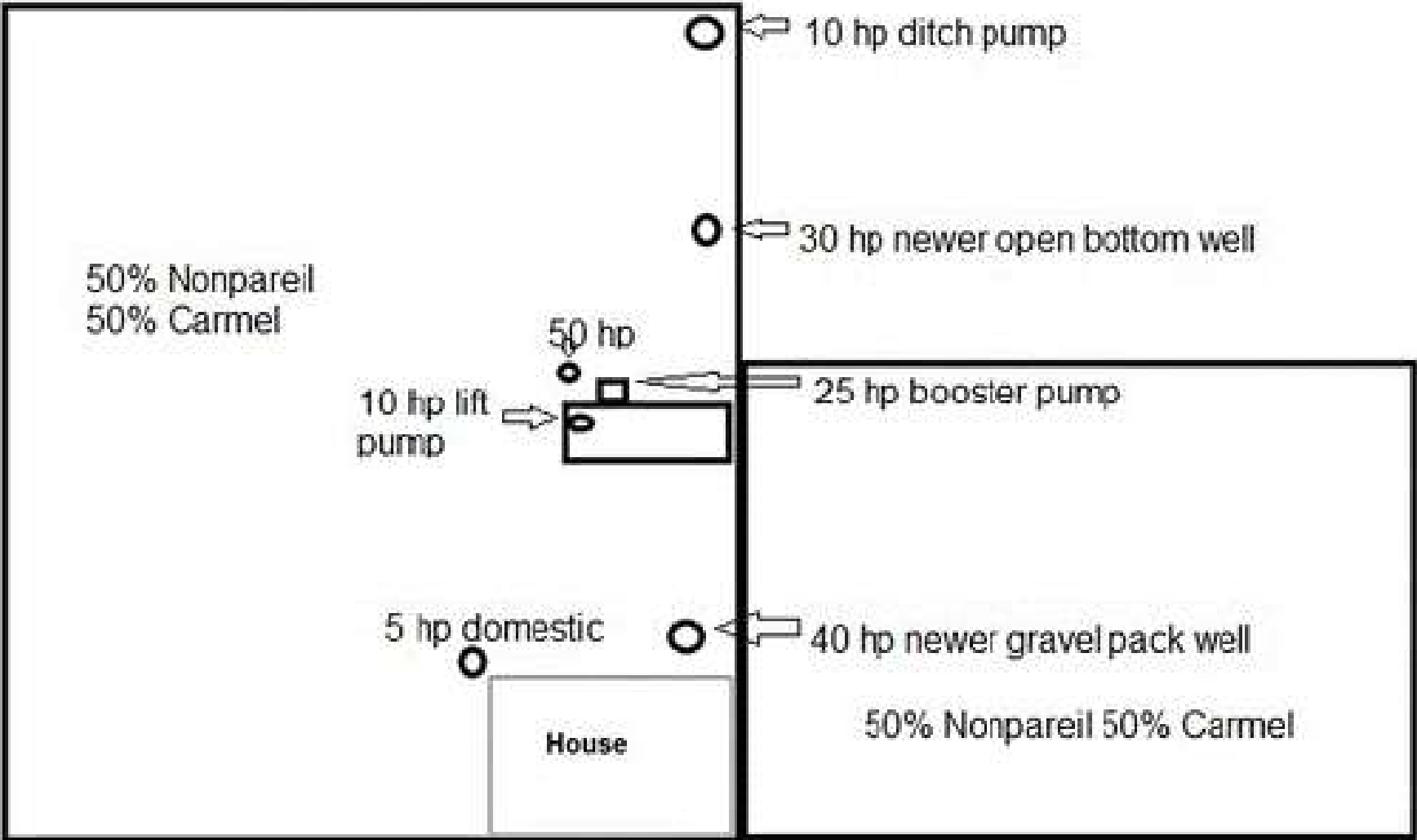


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WELLS & PUMPS DETAILS

Pump Locations

- Wells: 40 HP Gravel-Pack Well on-site
- Wells: 30 HP Open-Bottom Well on-site
- Wells: 50 HP Irrigation Well on-site
- Wells: 5 HP Domestic Well on-site
- Pumps: 10 HP Lift Pump from Pit
- Pumps: 25 HP Booster Pump
- Irrigation: Solid-set sprinkler system throughout
- Irrigation: Single-line jet sprinklers
- Irrigation: Flow-Guard filtration system



WATER & IRRIGATION OVERVIEW

The orchard benefits from a comprehensive and reliable water supply system, combining district surface water with multiple on-site groundwater sources. This layered approach ensures consistent irrigation delivery throughout the growing season, supporting optimal almond production across all ±115 acres.



KEY WATER & IRRIGATION FEATURES:

- Located within Tulare Irrigation District (TID) with reliable surface water
- Solid-set sprinkler irrigation system with single-line jet sprinklers
- Flow-Guard filtration system ensuring efficient water delivery
- Multiple agricultural and domestic wells providing groundwater backup
- Established infrastructure minimizes capital investment needs
- Multiple water sources enhance operational flexibility and water reliability



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PRODUCTIVE SOILS

The ±115-acre property is underlain by high-quality agricultural soils that have supported decades of successful orchard production. These productive loam-based soils offer excellent drainage, water-holding capacity, and nutrient availability, providing a strong foundation for future agricultural investment. As the existing orchard approaches the end of its productive life, the property's soil characteristics make it well-suited for redevelopment and replanting.

Combined with reliable water access and a favorable growing climate, the property's soil quality enhances its long-term value and versatility, making it an attractive opportunity for growers seeking to establish the next generation of production in Tulare County.

SOIL TYPES & QUALITY OVERVIEW

- Nord Fine Sandy Loam — deep, well-drained soil ideal for almond root systems
- Hanford Sandy Loam — highly productive, excellent water infiltration and aeration
- Additional productive loam soils distributed across the parcel
- Soil profiles support strong canopy development and high kernel yield potential
- Low salinity and favorable pH levels conducive to almond cultivation
- Soil quality is a key driver of this orchard's long-term agricultural value

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GALLERY



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Investment Opportunity

CONTACT US TODAY TO SCHEDULE A PROPERTY TOUR.

Manuel Ortiz, CA DRE #01788064 | 559.972.0909 | manuel@manuelortizjr.com | www.mmanuelortizjr.com