

# GRAHAM | & ASSOCIATES

GBB ADVISORS | MERGERS & ACQUISITIONS

272 Acres - Almonds | Pixley, CA | Property For Sale

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

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## PROPERTY DETAILS

**Address:** The property is located on both the east side and west side of Rd 140, along the south side of Ave. 80 in Pixley, CA

**APN:** 318-140-009; 318-150-006, 007, 008, 014

**Acres:** +/- 272 Gross Acres; +/- 248 Planted Acres; +/- 3.75 Acres – Irrigation Reservoir/Yard; 20.25 Acres – Ancillary Land

**Plantings:** +/- 248 Acres of Nonpareil (50%) and Monterey(50%) almonds planted in the Fall of 2018 (**7<sup>th</sup> leaf**) on Hansen rootstock with 22'x15' spacing (132 Trees/Acre). Production Records, Soil Report, and Plant Tissue Report available upon request.

**Surface Water:** The property is located within Pixley Irrigation District and is entitled to surface water when available. However, this property does not have an active turnout to convey surface water connected to the property.

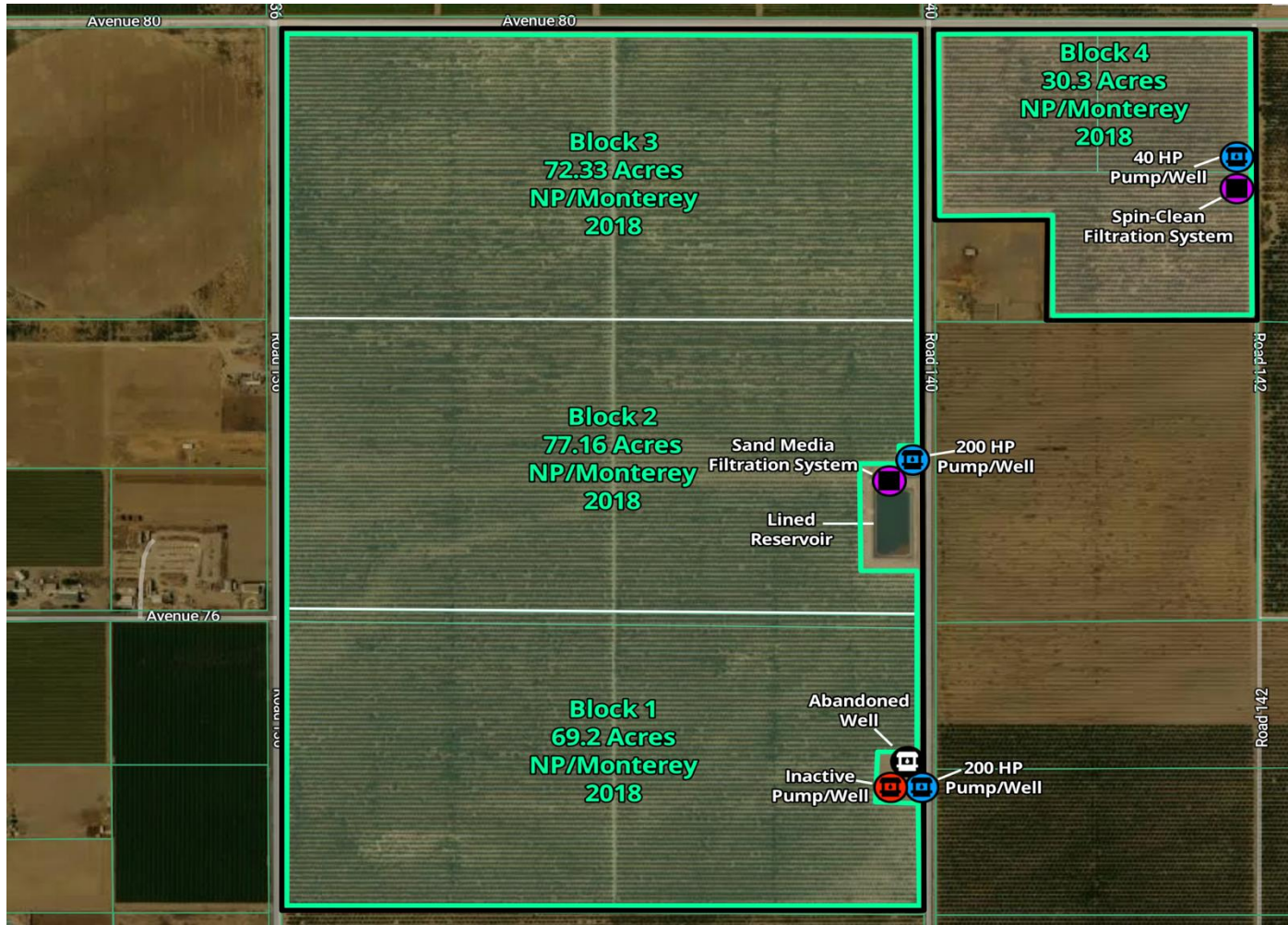
**Ground Water:** The property is irrigated with three active irrigation pumps/wells including two - 200 HP pumps/wells and one – 40 HP pump/well. The wells have a combined output of 3,032 GPM (based on July 2024 performance tests). The property is located in the Pixley Irrigation District Groundwater Sustainability Agency (PIDGSA). For more information, please visit <https://ttrid.org/sgma-pixley-gsa/>

The 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](http://www.sgma.water.ca.gov/portal).

**Irrigation:** The property is equipped with a large reservoir, sand media filtration system, dual booster pumps, and gypsum silo. Block 4 is equipped with a spin clean filtration system and booster pump fed by the backup 40 HP pump/well located on this block. However, Block 4 is connected to Blocks 1-3 via pipeline that connects under Road 140 and is typically irrigated from the booster pump/sand media filter station located at the reservoir. The entire property/all blocks are equipped/irrigated with dual-line drip complimented by a third line of micro-sprinklers/fanjets. The system provides the option to irrigate the entire property in two sets via drip or micro-sprinkler. The property is also equipped with a WiseConn Automated Irrigation Management System.

**SALES PRICE: \$4,080,000 | \$15,000/Acre**

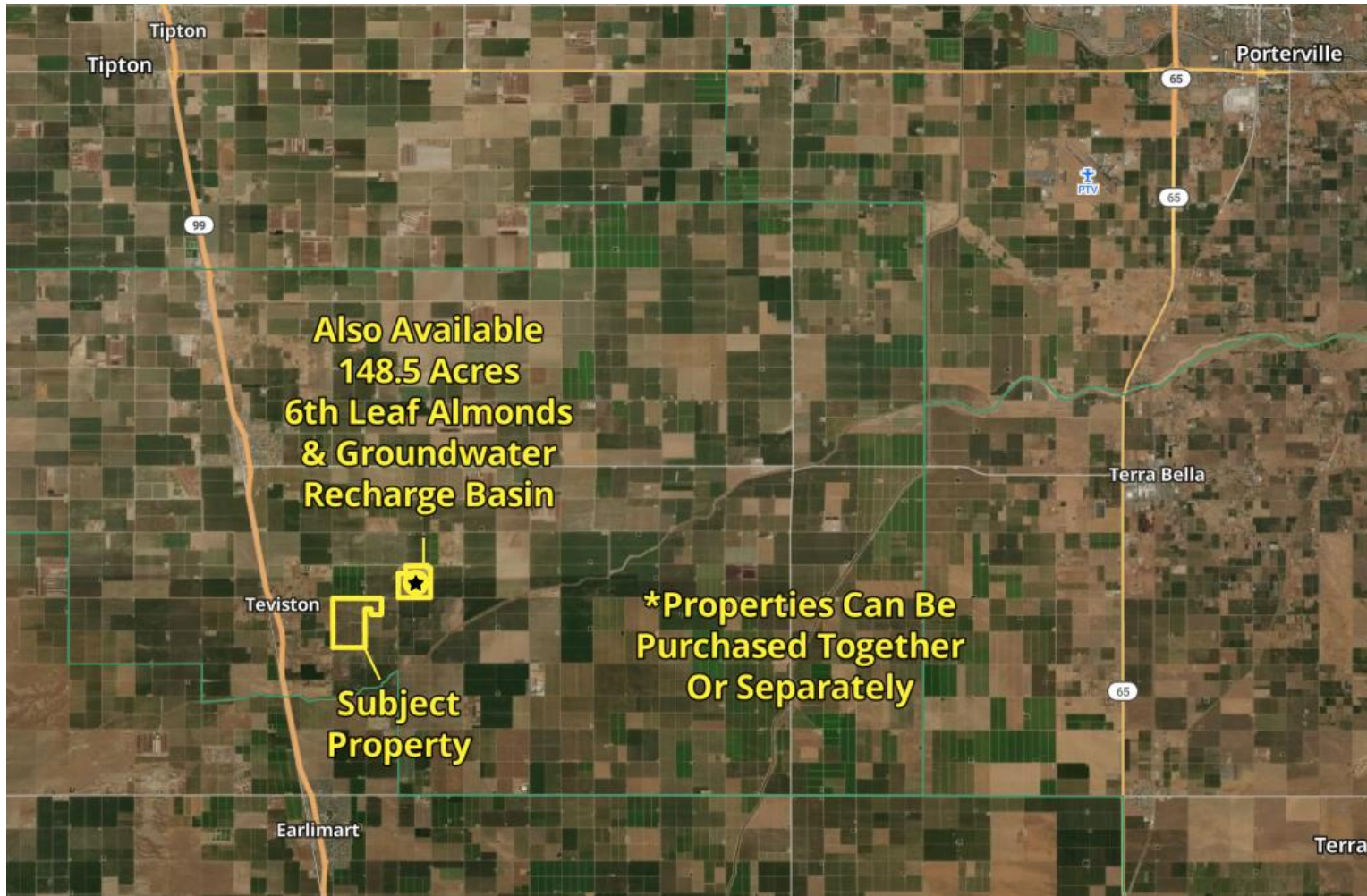
# PLANTING MAP



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.

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## LOCATION MAP



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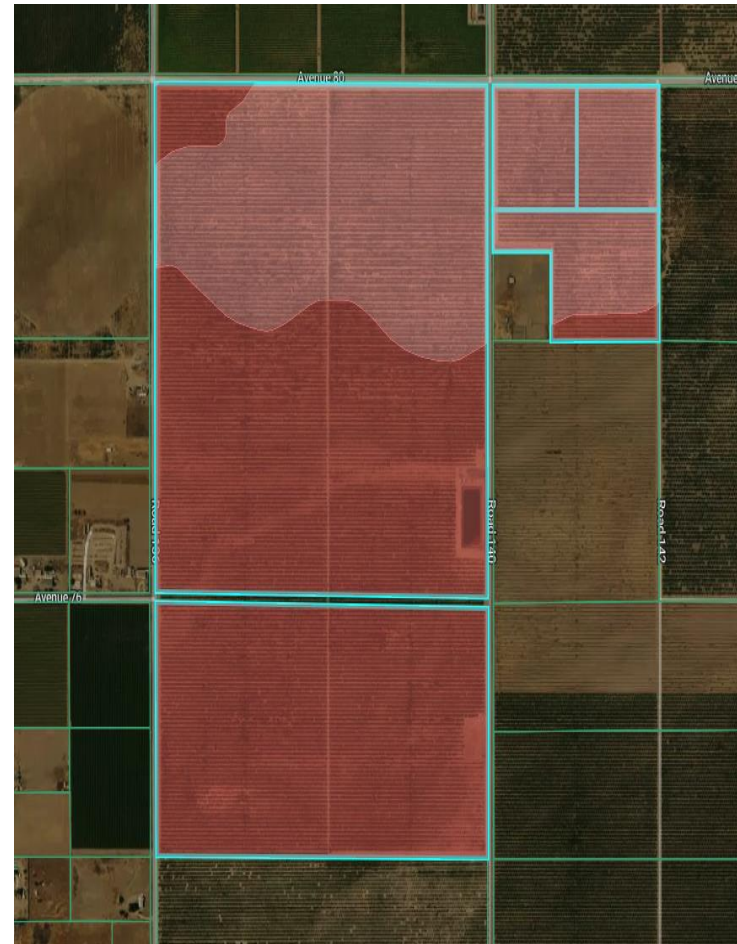
## SOIL MAP

### Average Soil Score



NCCPI **Storie**

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
● 124	Hanford sandy loam, 0 to 2...	63.0	92.7	3c
● 101	Akers-Akers, saline-Sodic, complex, 0...	37.0	82.3	4s



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## PROPERTY PHOTOS



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## BROKER CONTACT INFORMATION



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**Bradley Bickers**  
*Managing Partner Of GBB Advisors*

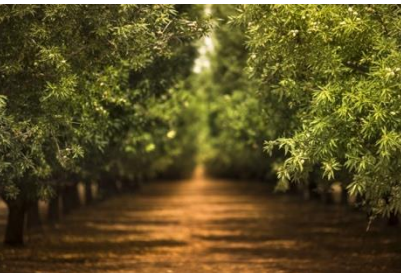


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