



SCHUIL
AG REAL ESTATE



+/-47.38 Acres – Pistachios – Terra Bella, CA

Ave 68, California 93270, USA • 47.38 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located south of Ave 68 and just northeast of Ave 66 in Terra Bella, CA.

SIZE:

+/-47.38 Assessed Acres

PLANTINGS:

Property is planted to Kerman pistachios:

- +/-17.26 acres planted in 2006/2007, spaced 14' x 20'
- +/-28.74 acres planted in the 1980s, spaced 14' x 20'

WATER:

Property is within Terra Bella Irrigation District and receives water deliveries via pipeline. There is no well on the property.

SOIL:

See 'Soil Map' for details.

LEGAL:

Tulare County APN: 323-310-008

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:

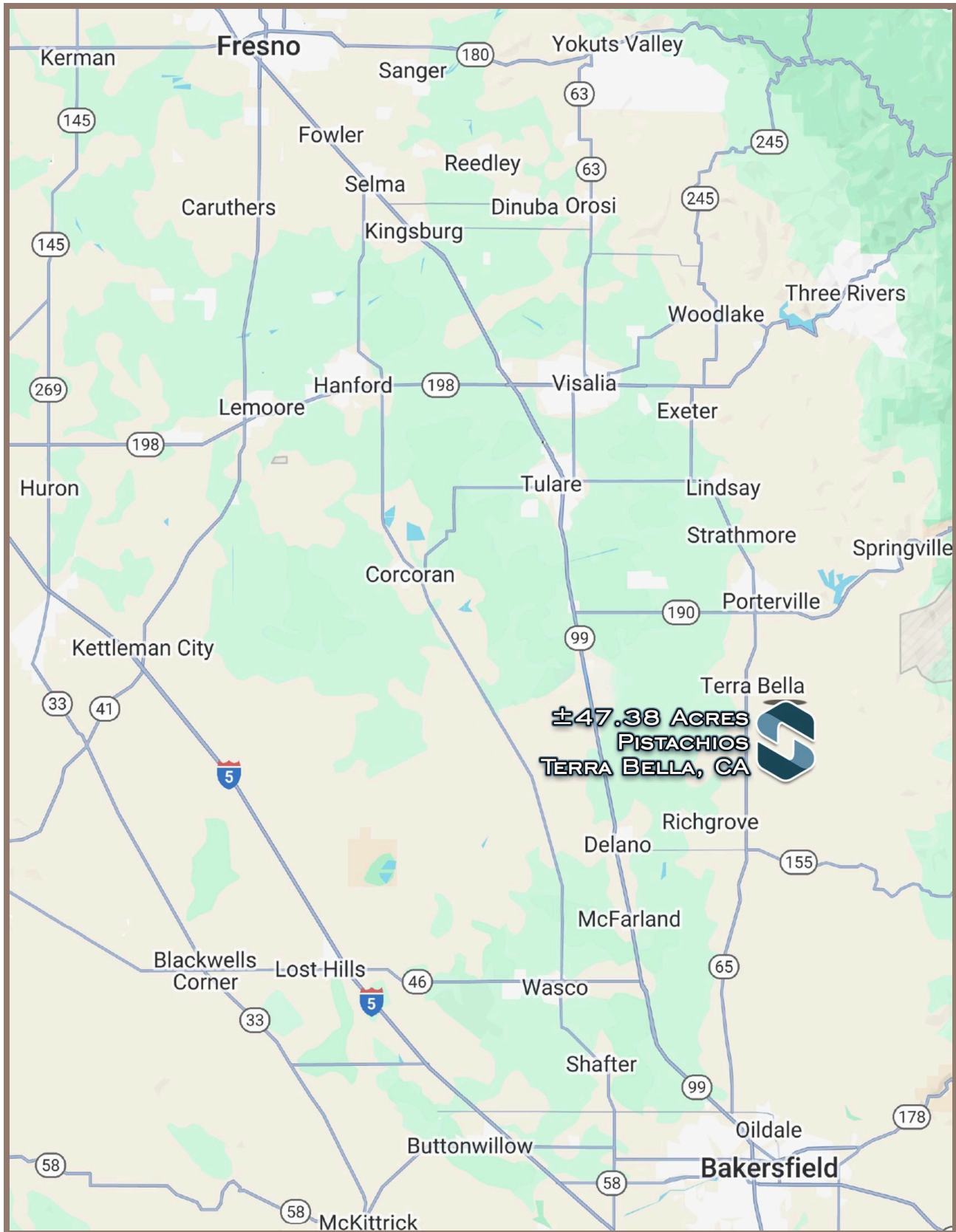
\$1,375,000

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1 PRODUCTION (Lbs. / NET ACRE)

USE	VARIETY	2019	2020	2021	2022	2023	2024	2025	3-Yr AVG	Total AVG
Orchard, Pistachio	Kerman	2,074	2,297	3,148	141	undisclosed	43	3,105	1,096	1,801

2 WATER RESOURCES

SURFACE WATER	
Water District	Terra Bella Irrigation District
Allocation	100%
Allocation AF / Ac	Unlimited
Physical Access	Yes

GROUNDWATER	
On-site well(s)	No
Groundwater Sustainability Agency (GSA)	Terra Bella Irrigation District GSA
Basin	San Joaquin Valley - Tule
Subbasin	Tule 5-022.13
Basin Priority	High Priority (40)
Critically Overdrafted	Yes
Groundwater Sustainability Plan (GSP)	Submitted to State - Rejected (Inadequate)

3 2026 DISTRICT RATES

CHARGE	RATE / UNIT
Zone	\$ / Acre Foot
9	\$209.81
1	\$247.37
6 & 7	\$273.70
4 & 8	\$324.66

STANDBY CHARGE	\$ / ACRE / YR
All Acreage	\$40.00

BACKFLOW TESTING	\$ / YR
Per Turnout	\$30.00

Soils

Tulare County, CA

47.7 Acres, 1 Boundary



 **23.1** /100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	110	Centerville clay, 2 to 9 percent slopes	67.3%	32.1	3e	3e	18
	133	Greenfield sandy loam, 2 to 5 percent slopes	32.7%	15.6	4e	2e	33.7

