



# FOR SALE:

**±67.00 Ac Mature Pistachios**  
**Alta Irrigation District Water!**  
**Majority Class 1-Hanford Series Soils!**  
**Tulare County**  
**Dinuba/Orosi, California**



**\$2,680,000 ±67.00 ac**

**Matt Pennebaker, ARA, Broker**

**CALBRE #01987838**

**Call: 559.259.0756**

Information furnished by owners or other professionals is assumed to be accurate and reliable, however not guaranteed.

# PROPERTY DATA

**Location:** Between Dinuba and Orosi, on the east side of Smith Mountain. Approximately 1/2 mile south of the Floral Avenue and Road 120 intersection, on the west side of Road 120.

**- Call Broker for Inspection.**



## Alta Irrigation District Acreage

Mature Kerman Pistachios

**±67.00 acres offered at: \$2,680,000 or ±\$40,000/ac**

**Offered By:**

**Advanced Ag Realty & Appraisal**

**Contact:**

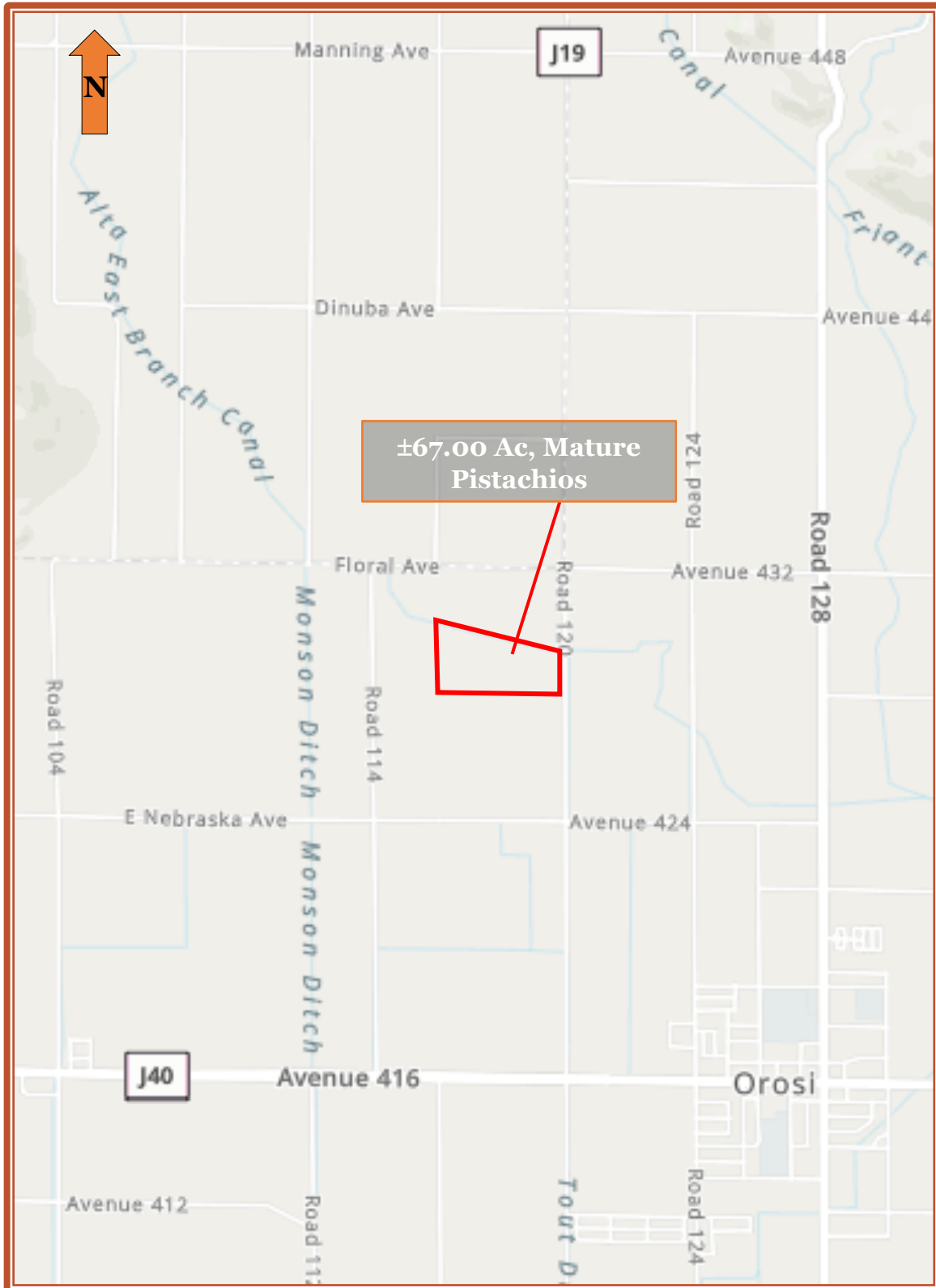
**Matt Pennebaker, Broker**

**Call or Text: 559.259.0756**

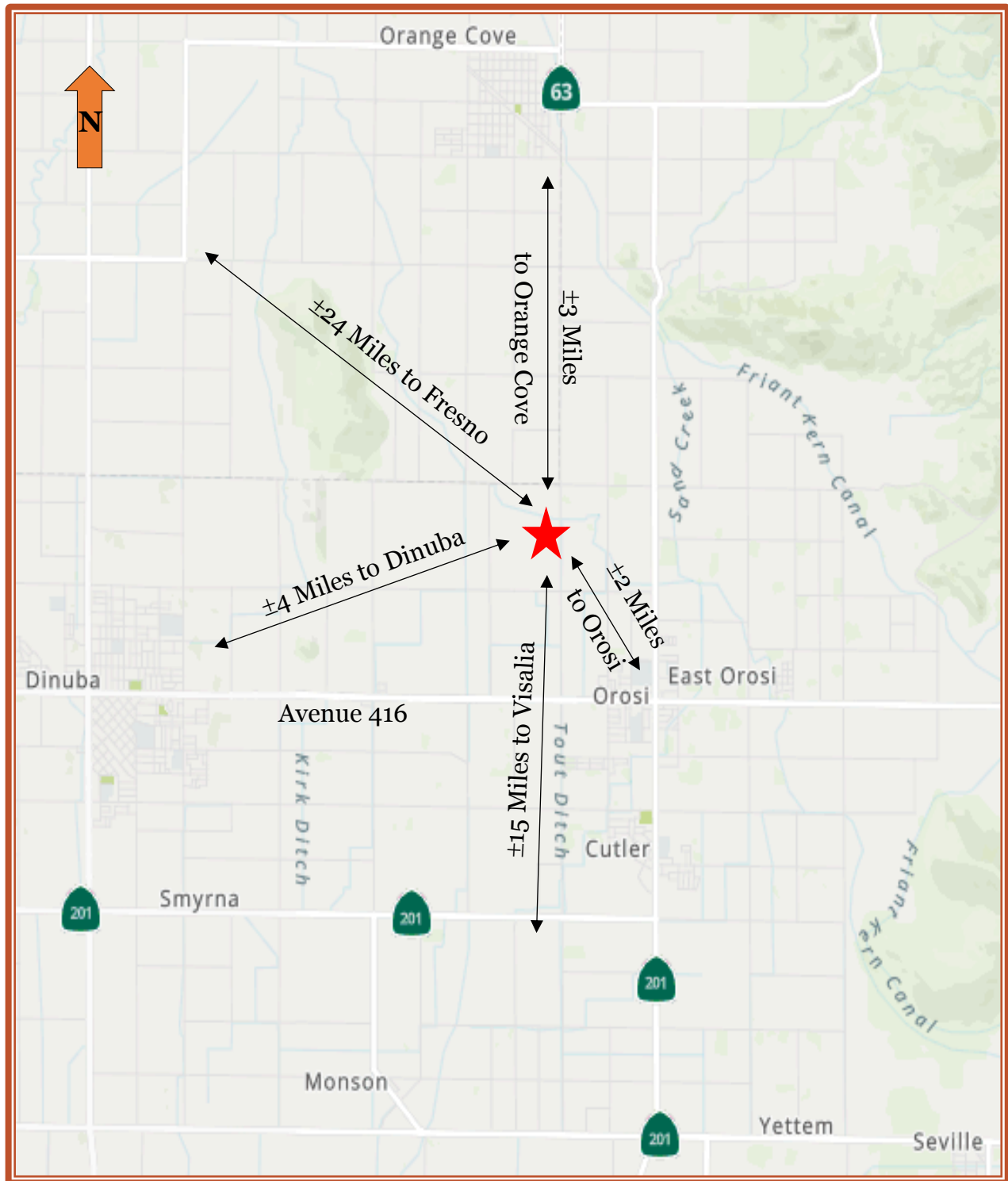
**Email: [matt@advancedagra.com](mailto:matt@advancedagra.com)**

**[www.AdvancedAgRA.com](http://www.AdvancedAgRA.com)**

## LOCATION MAPS



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± 45–55 minute drive time to nearby processing facilities in and around the Visalia and Tulare areas. Avenue 416 is the main thoroughfare connecting the eastside towns to Highways 99 and 63.

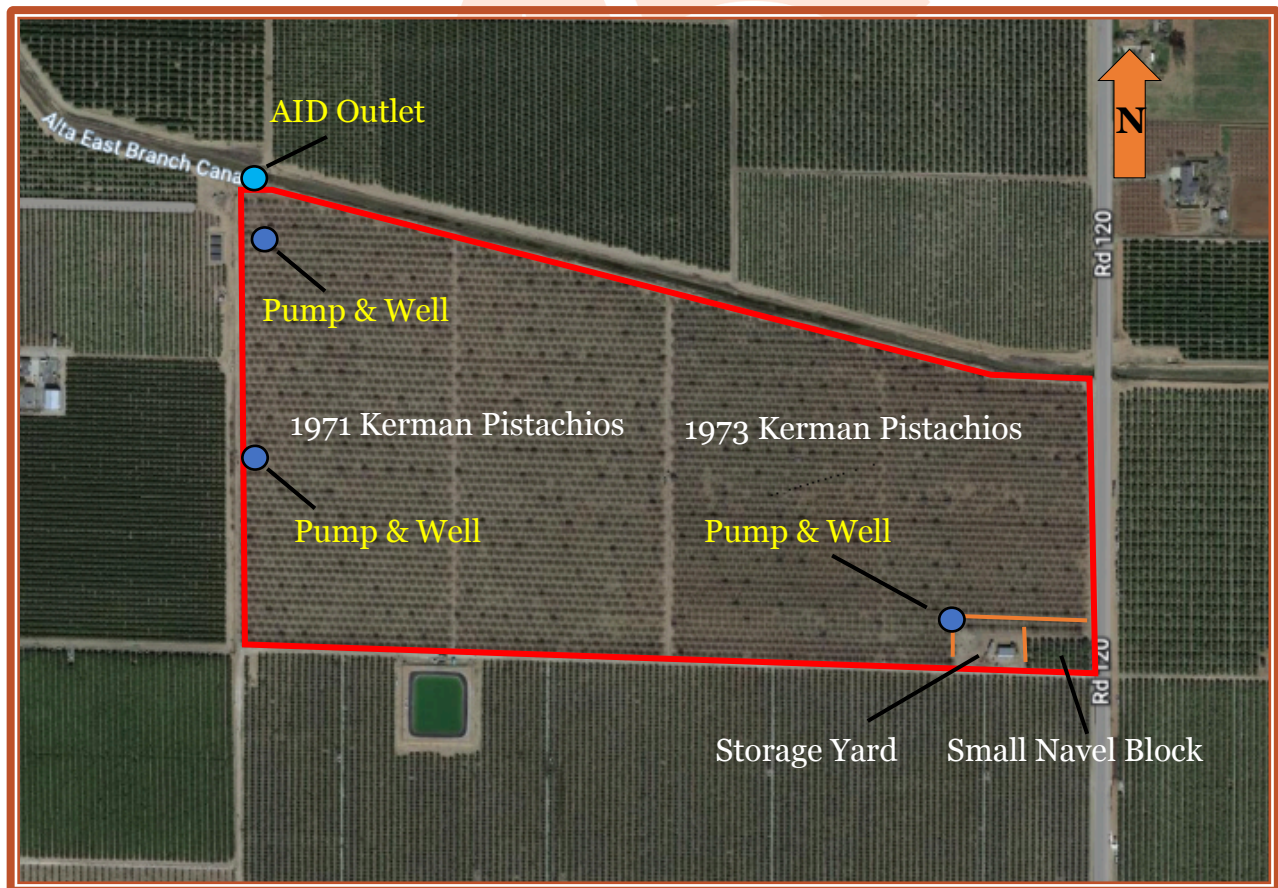


## Pistachio Ranch

Land Use	Net Acres	Description
Pistachios	62.25	1971 & 1973 planted Kerman Pistachio on a 24' x 24' diamond pattern spacing. The trees are on an Atlantica Rootstock with Randal pollinators. The trees are in good condition. The 6-year historical production average was reported at $\pm 1,700$ lbs per acre. Irrigation by double drip ling.
Citrus	0.5	Small block of mature navel oranges on a 16' x 20' spacing. The trees are in average condition. Micro sprinkler irrigation.
Ancillary	4.25	Farm Roads, AID Canal, Pump Sites, Storage Yard
<b>Total Acres</b>	<b>67.00</b>	

**For Production & Income Records Contact Broker**

### Plat Map



Adjacent properties are developed to good blocks of permanent plantings including mixed citrus varieties.

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## WATER SOURCE AND DISTRIBUTION

**Two sources of water** are provided by the **Alta Irrigation District (AID)** and **three** Ag pumps and wells. The property has an onsite AID outlet and is adjacent to an Alta Irrigation District East Branch Canal (unlined) which provides a beneficial groundwater recharge. All of the blocks are irrigated with double-drip irrigation systems. The property is located within the Kings River East GSA.

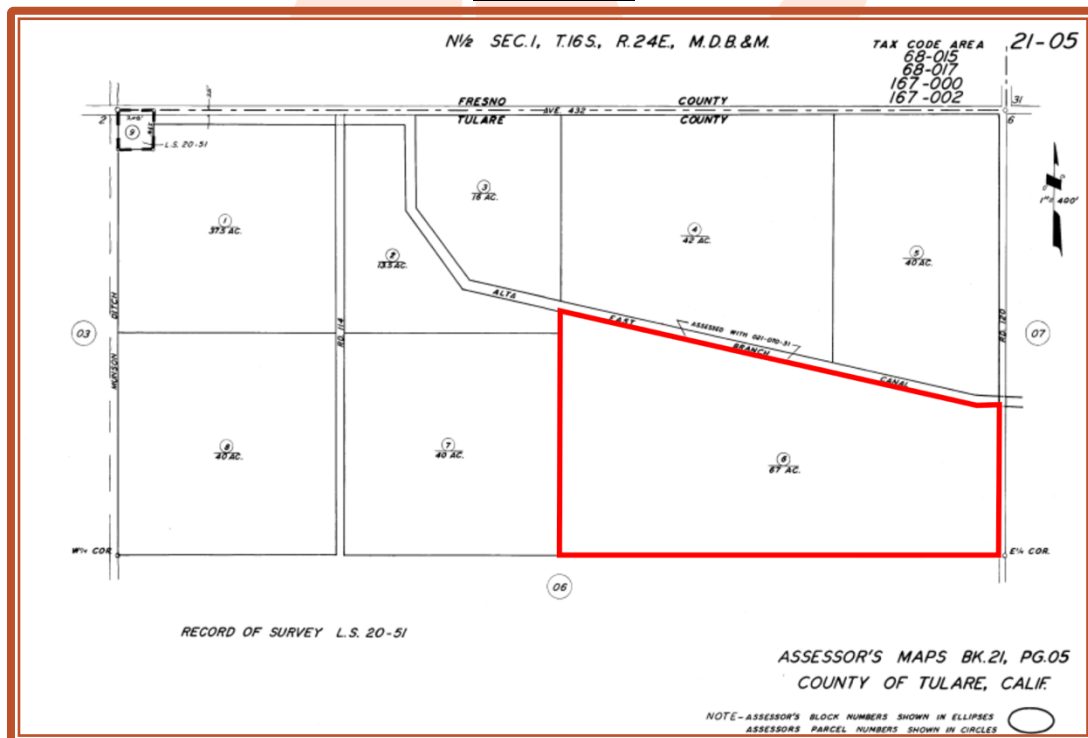
On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package, composed of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley), collectively known as the Sustainable Groundwater Management Act (SGMA). For the first time in its history, California has a framework for sustainable, groundwater management - "management and use of groundwater in a manner that can be maintained during the planning and implementation horizon without causing undesirable results." SGMA requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, that will be 2040. For the remaining high and medium priority basins, 2042 is the deadline.

## PROPERTY IDENTIFICATION and TAXES & ASSESSMENTS

The property is located in Tulare County and contains the following parcel number with a total of ±67.00 assessed acres.

Assessor's Parcel	Acreage	Land Value	Imp. Value	Other Value	Total Value	Tax Amount	Ag Preserve
021-050-006	67.00	\$136,589	\$226,334	\$0	\$362,923	\$3,829.72	Yes
<b>Totals:</b>	<b>67.00</b>	<b>\$136,589</b>	<b>\$226,334</b>	<b>\$0</b>	<b>\$362,923</b>	<b>\$3,829.72</b>	

### APN MAP



## **ZONING**

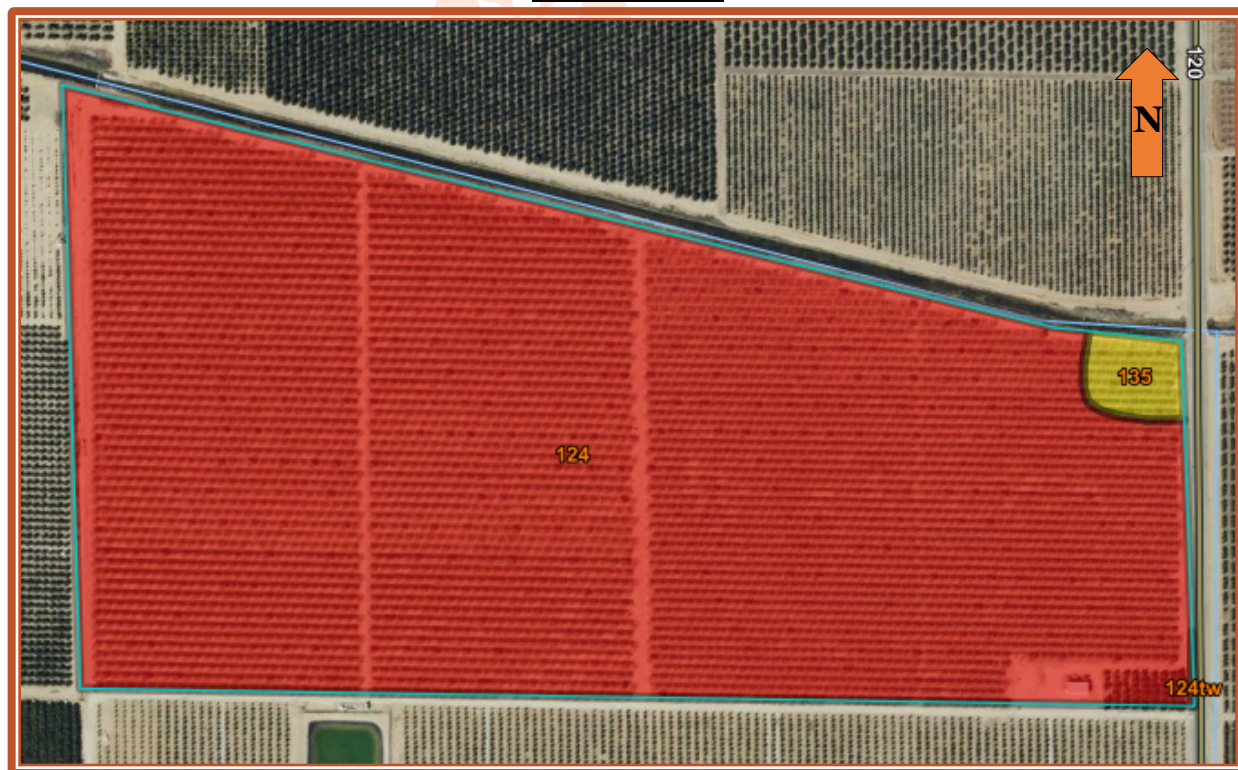
The current Tulare County zoning designation is AE-20 (Exclusive Agriculture). This zoning provides for general agricultural uses with a 20-acre minimum parcel size. Permanent plantings such as nut crops, citrus, vineyards and irrigated field crops are acceptable under this zoning, with one dwelling per minimum lot size. The property is enrolled in the Ag Preserve.

## **SOIL DETAILS**

The soils found on the property are classified by the Natural Resources Conservation Service using the mapping tools found on the USDA's Web Soil Survey. The property is located within the Western Part Tulare County Area Version 15, September 8, 2021. The soils are summarized as follows:

Map Unit Symbol	Map Unit Name	Capability Class	Percentage of Soil
124	Hanford sandy loam	1	98%
135	San Joaquin loam	3	2%
			100%

### **SOILS MAP**





## **PHOTOS**

### **Ranch Overview**



### **Farm Access Road**



Information furnished by owners or other professionals is assumed to be accurate and reliable, however not guaranteed.



## **Farmstead Yard**



## **Mature Pistachios**



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**“When you have eaten and are satisfied, praise the Lord your God for the good land he has given you.” – Deuteronomy 8:10**

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