Road 120 Ranch

99.87 acres - Agricultural & Water Banking Property

$1,194,000

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Features

Location | NE Corner Ave 64 & Rd 120, Earlimart, CA - Tulare County

APN | 314-200-021

Size | 99.87 acres

Price | $1,194,000

Description | The site features a high-capacity deep agricultural well, frontage along Deer Creek, structural residential improvements, and a grandfathered 51 kW NEM-1 solar PV array. Located in Pixley Irrigation District and access to PID water.

Currently fallowed under the Pixley Irrigation District (PID) water credit program, the land presents immediate opportunities for groundwater recharge projects, water banking, or redevelopment into permanent or annual crops.

Almonds were planted in 2011, they are no longer being farmed.

The property is in Chapter 11 bankruptcy proceedings and the sale will be subject to court approval and overbid process.

The information presented herein, or subsequently provided by the Broker, has been obtained directly from the seller or other third parties and has not been independently verified by the Broker. Any and information pertaining to the location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals.



Water

Water

Deep Agricultural Well (2018):

- Depth: 700 feet | Casing: 16-inch steel.
- Status: Primary private groundwater supply providing high-volume irrigation capacity.

Surface Water & Creek Frontage:

- Deer Creek crosses the northern portion of the property.
- Land includes access to PID surface water deliveries via the creek channel.

Domestic Water System:

- Independent domestic well and pump dedicated to the residential structure.

Groundwater Disclosure

The Sustainable Groundwater Management Act was passed in 2014 and requires groundwater basins to be sustainable by 2040. SGMA and GSA/GSP plans may limit ground water pumping. For more information please visit the SGMA website at https://sgma.water.ca.gov/portal.

The Buyer is responsible for conducting their own due diligence concerning groundwater and surface water resources, including their availability, permitted uses, water rights, and any applicable limitations or restrictions .

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Plantings

Cropping History | Historically cultivated in winter forage, silage corn, and almonds (planted in 2011; no longer being farmed).

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Site Improvements

Buildings

Residential Headquarters (Log Home): Rustic log residence serving as a primary ranch or homestead.

Multi-Use Barn: Enclosed ground-level storage area with a separate upstairs apartment suited for equipment storage, ranch labor, or rental income.

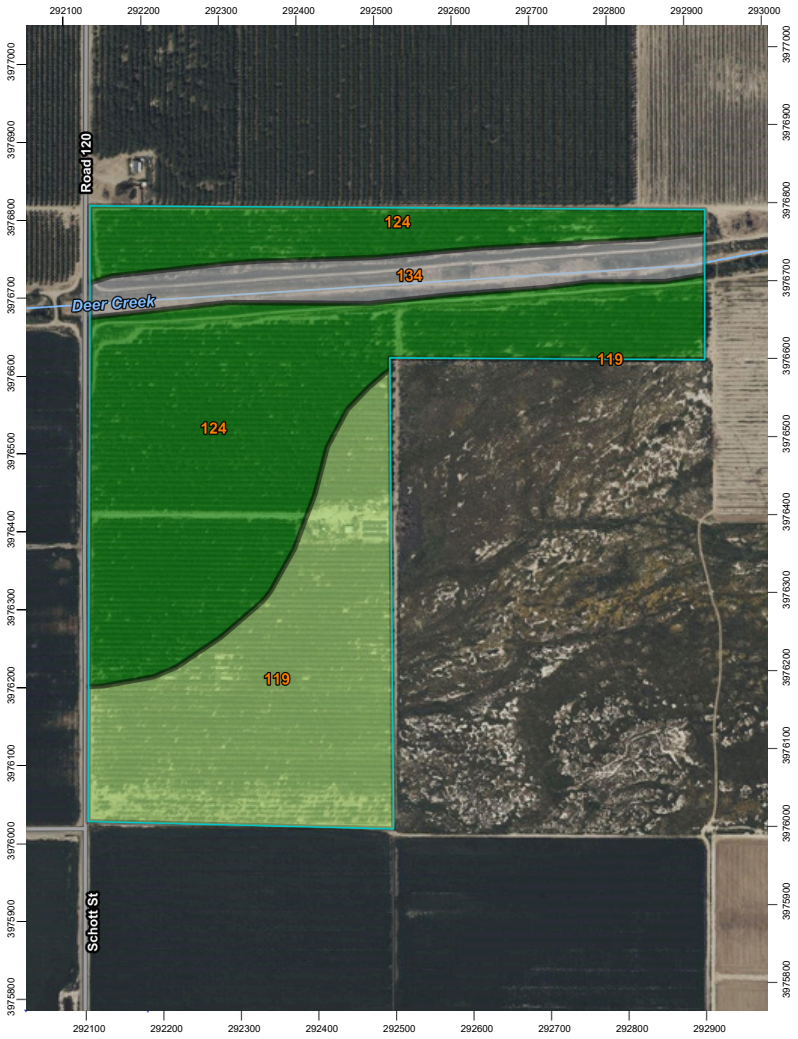
51 kW NEM-1 Legacy Solar System: Ground-mounted PV array grandfathered under California's Net Energy Metering 1.0 (NEM-1) rate structure, delivering full retail-rate energy for site operations.

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Soil Information

Soils

Coarse, sandy soils situated along both banks of Deer Creek— high infiltration rates suited for groundwater recharge, water banking, or dedicated basin projects.



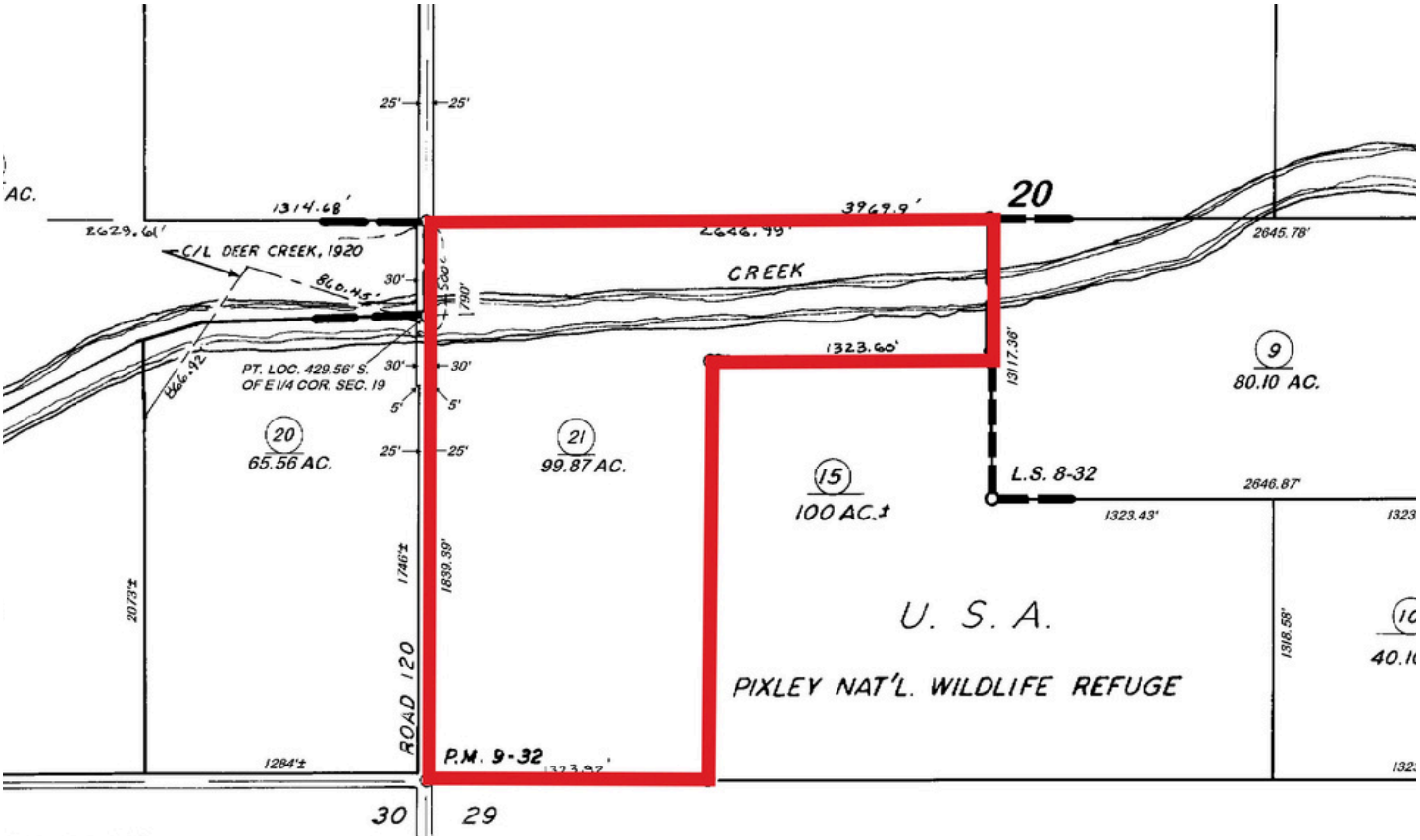
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
119	Gareck-Garces association, 0 to 2 percent slopes	Grade 2 - Good	Gareck (70%)	30.8	32.1%
124	Hanford sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hanford (85%)	54.6	56.9%
134	Riverwash	Not Rated	Riverwash (100%)	10.6	11.1%
Totals for Area of Interest				**96.0**	**100.0%**

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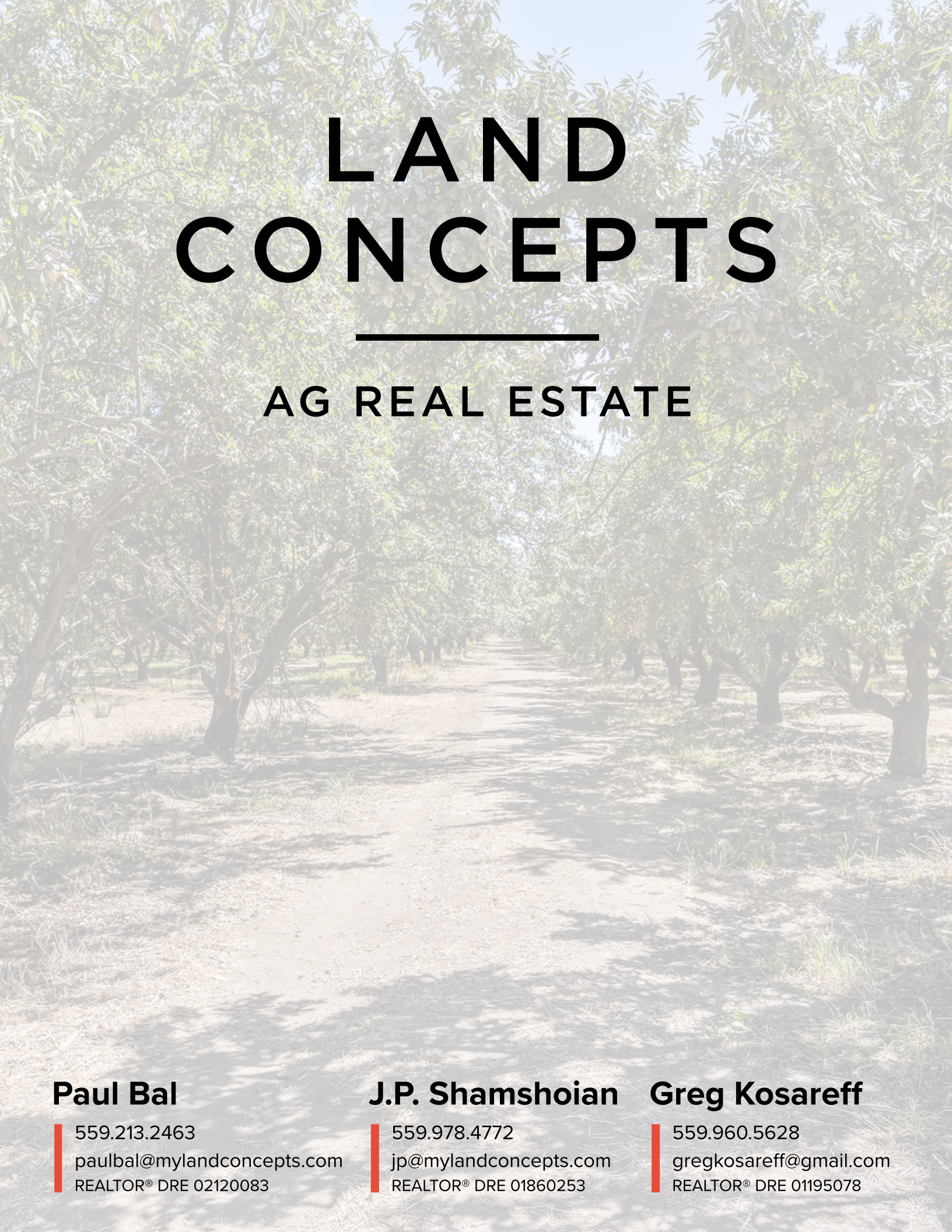
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