Road 136 Delano

77.97 acres

Producing Almonds

LAND CONCEPTS

AG REAL ESTATE





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81.70 acres | DEID Almonds

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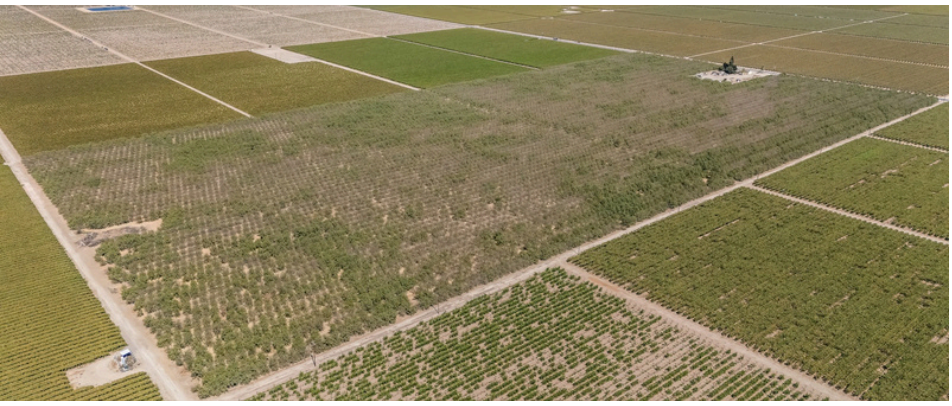



Features

Location | West side of Road 136, approximately 1/2 mile north of County Line Road

APN | 336-120-045 (Tulare County)

Size | 77.97 acres

Description |

This is a rare opportunity to acquire a turn-key, young almond orchard located just north of the Kern/Tulare County line.

Situated in a premier growing region, this property features high-quality varieties, a robust water infrastructure system, and excellent proximity to the city of Delano.

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

This property is exceptionally well-watered, utilizing both district and groundwater sources to ensure long-term sustainability.

- District Water: Located within the Delano-Earlimart Irrigation District (DEID)
- Primary System: High-efficiency micro-irrigation with Fanjet emitters
- Infrastructure: 20 HP booster pump with sand media filters for clean, reliable water delivery
- Backup Supply: On-site deep well equipped with a 60 HP turbine motor, providing a reliable secondary water source

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

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2018 - 50% Nonpareil & 50% Monterey

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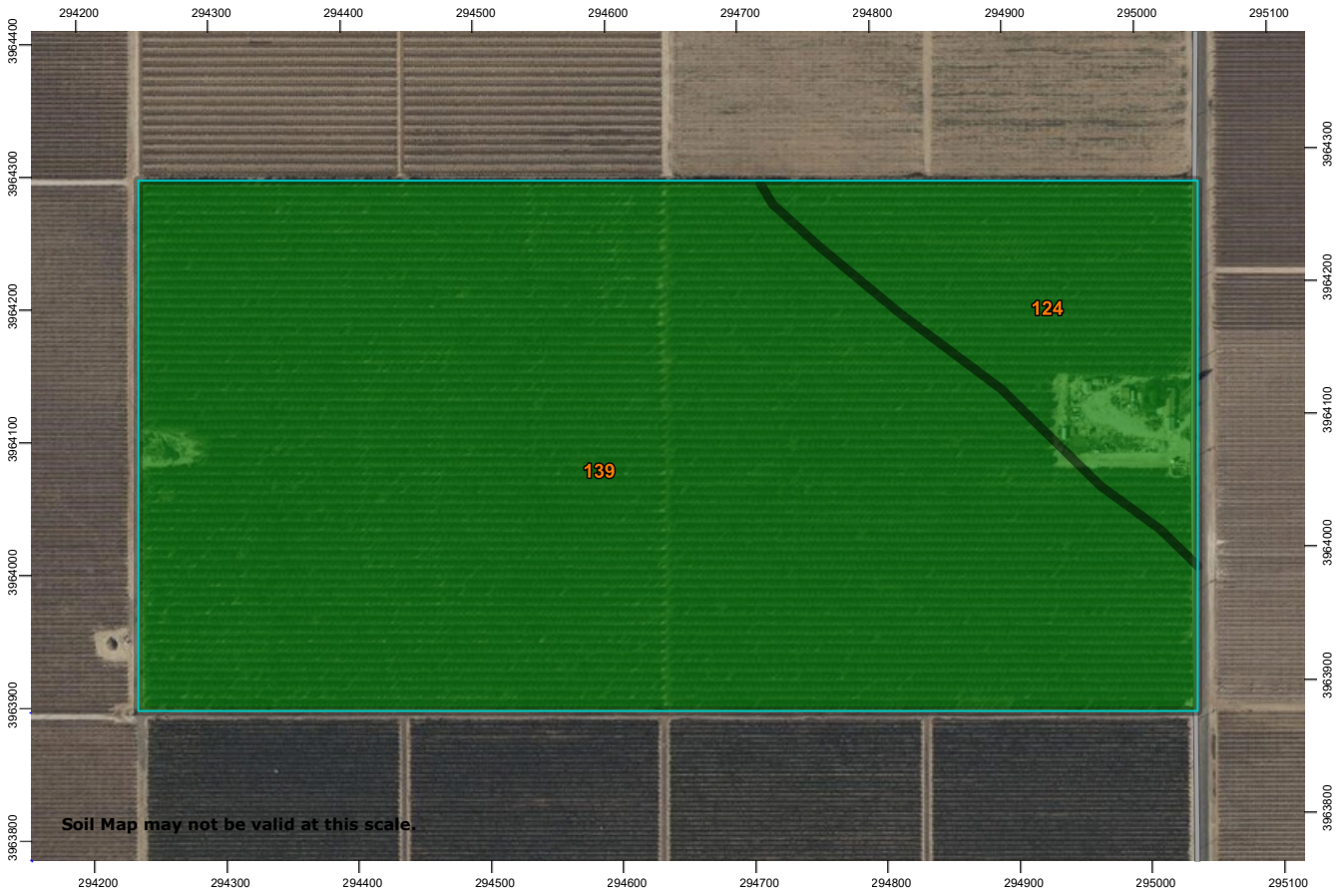
Soil Information



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
124	Hanford sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hanford (85%)	12.2	15.4%
139	Wasco sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Wasco (85%)	67.0	84.6%
Totals for Area of Interest				**79.2**	**100.0%**

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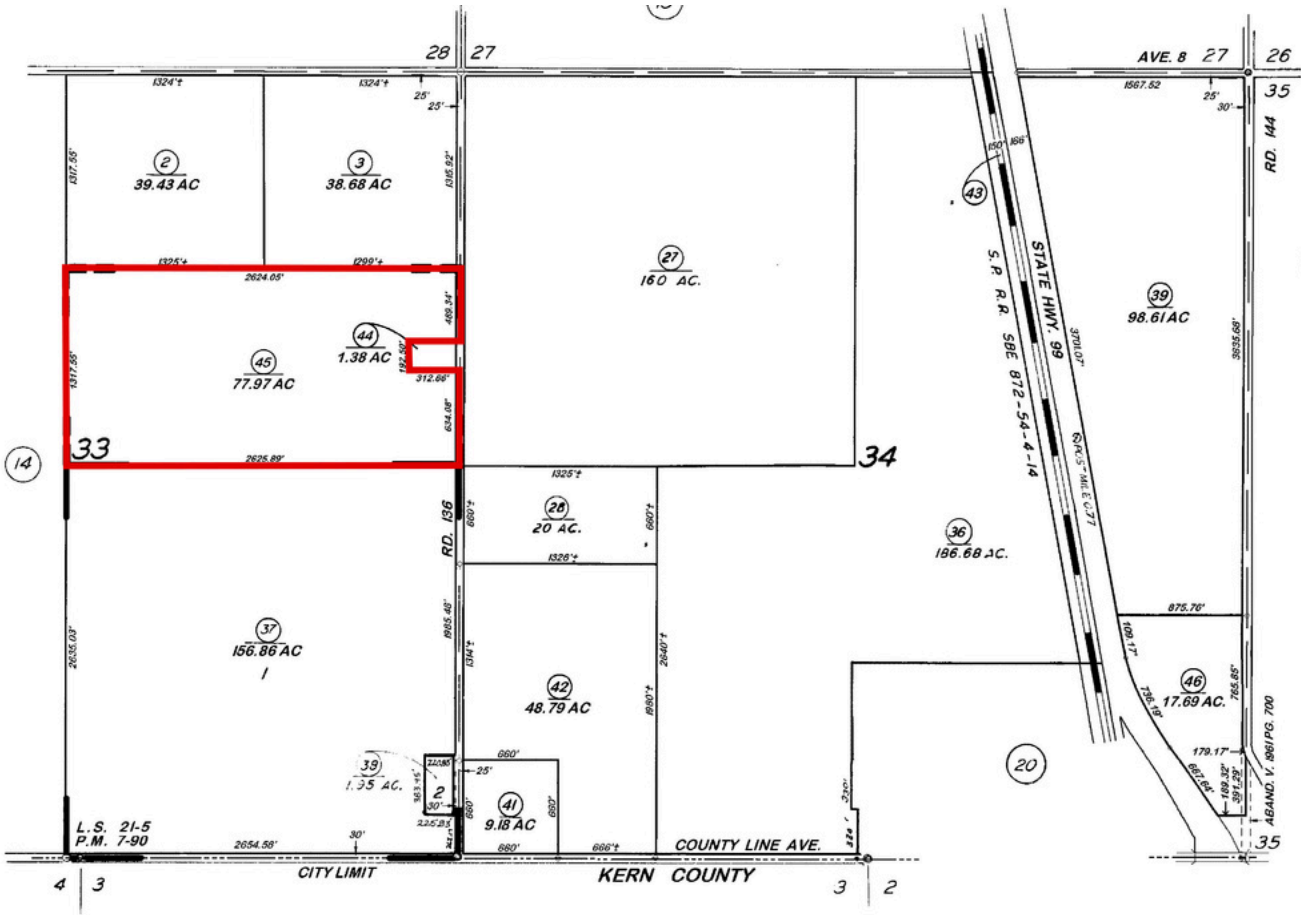

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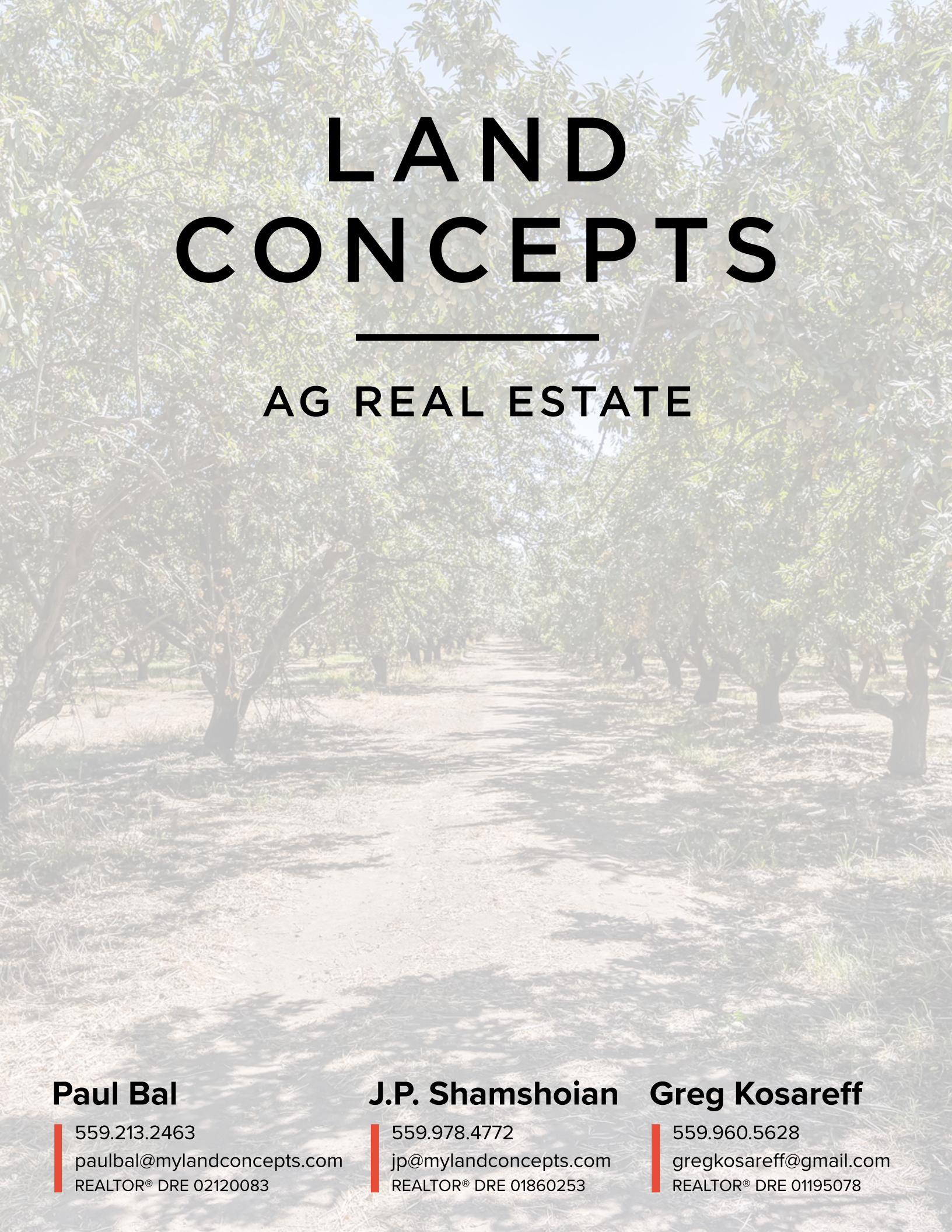

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