Ave 48

156.28± acres

Almond & Cherry Orchard

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57.05± acres | Producing Almonds

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Features

Location

SE corner Ave 48 & Rd 164, Earlimart, CA

APN

338-130-010, ±76.28 ac - Block A — Almonds

338-130-011, ±80.00 ac - Block B — Cherries

Size

156.28± acres

Description

A rare dual-crop offering in the heart of Earlimart's premier growing region: 156.28± contiguous acres split between a mature almond block and a mature cherry block, both planted in 2016 and sharing a single well/booster/sand-media filtration site at the property's center line. The orchard sits within the Delano-Earlimart Irrigation District (DEID) and includes a shop and house at the shared infrastructure site.

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

District Water: Delano-Earlimart Irrigation District (DEID) — Class 1/Class 2 Friant water

High-efficiency booster pump with professional sand media filtration, sited at the almond/cherry block line

Auxiliary DEID turnout plus an older well site on the cherry block (SE corner)

Once-active backup well on site

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

Plantings

Block A — Almonds (±76.28 ac)

- Planted 2016
- Varieties: 50% Nonpareil (NP), 25% Monterey, 25% Aldrich
- Includes a shop and small residence at the shared infrastructure site

Block B — Cherries (±80.00 ac)

- Planted 2016
- Main variety: Coral Champagne ("Corrals"); pollinators Tulare and Brooks

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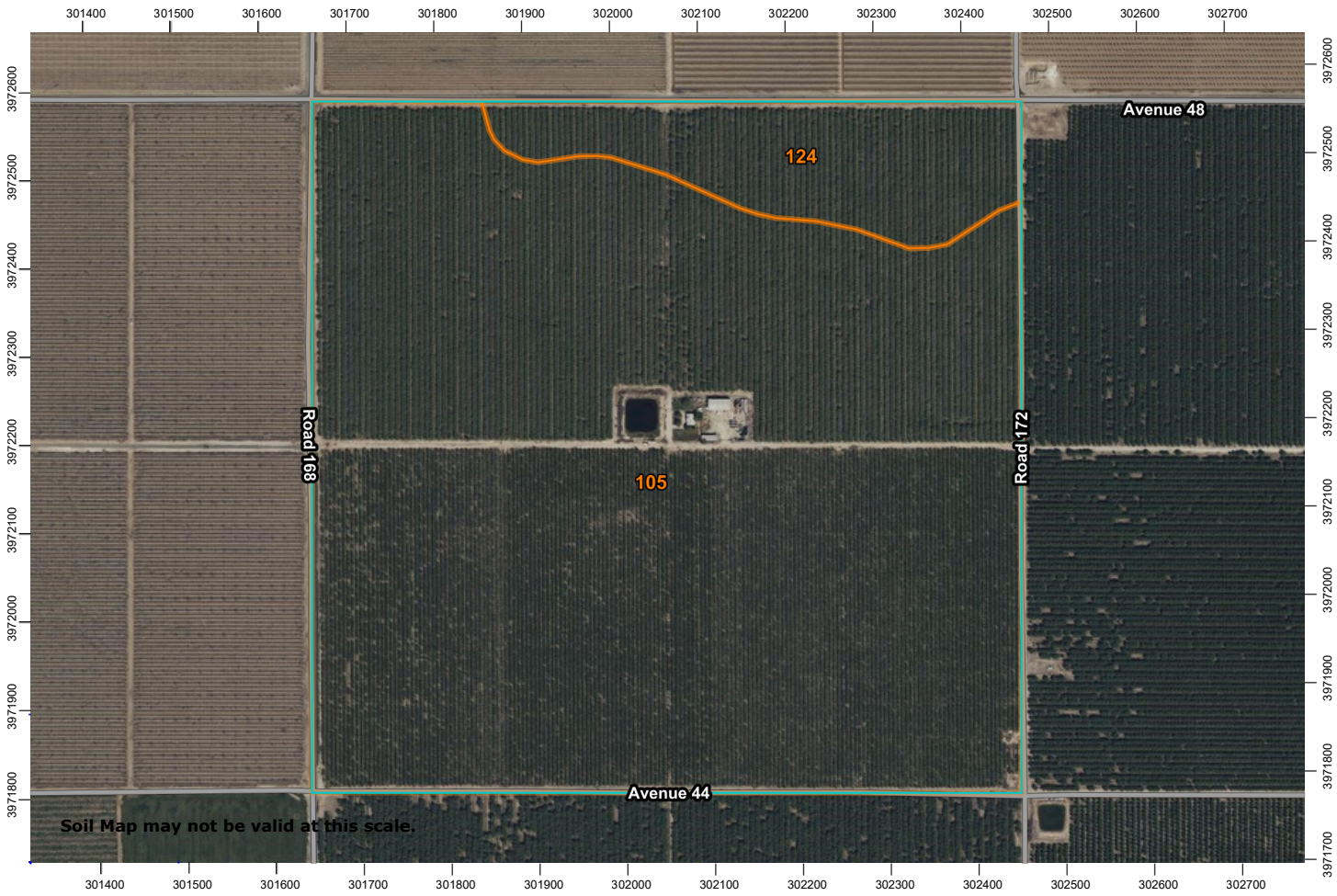
Soil Information



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
105	Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes	140.0	89.3%
124	Hanford sandy loam, 0 to 2 percent slopes	16.7	10.7%
Totals for Area of Interest		**156.8**	**100.0%**

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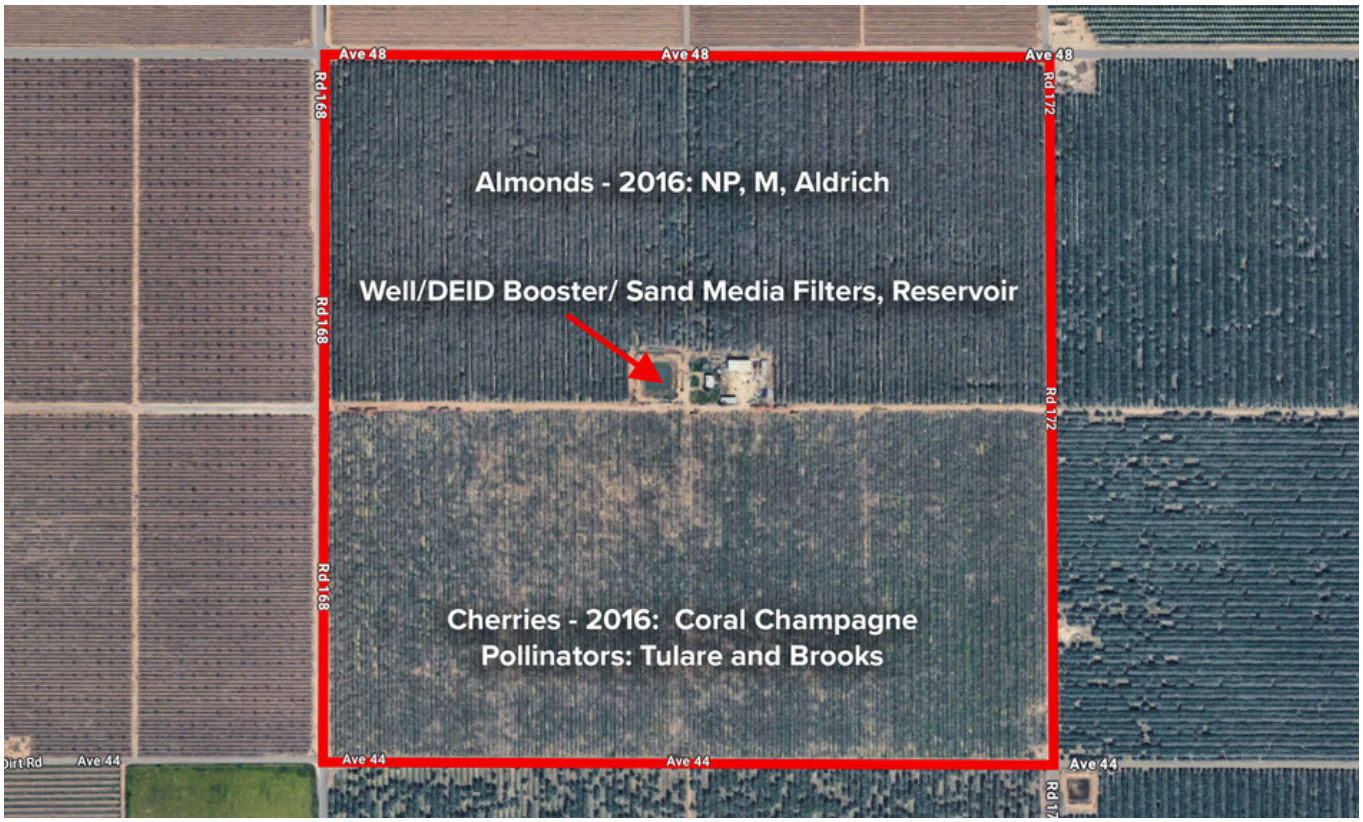

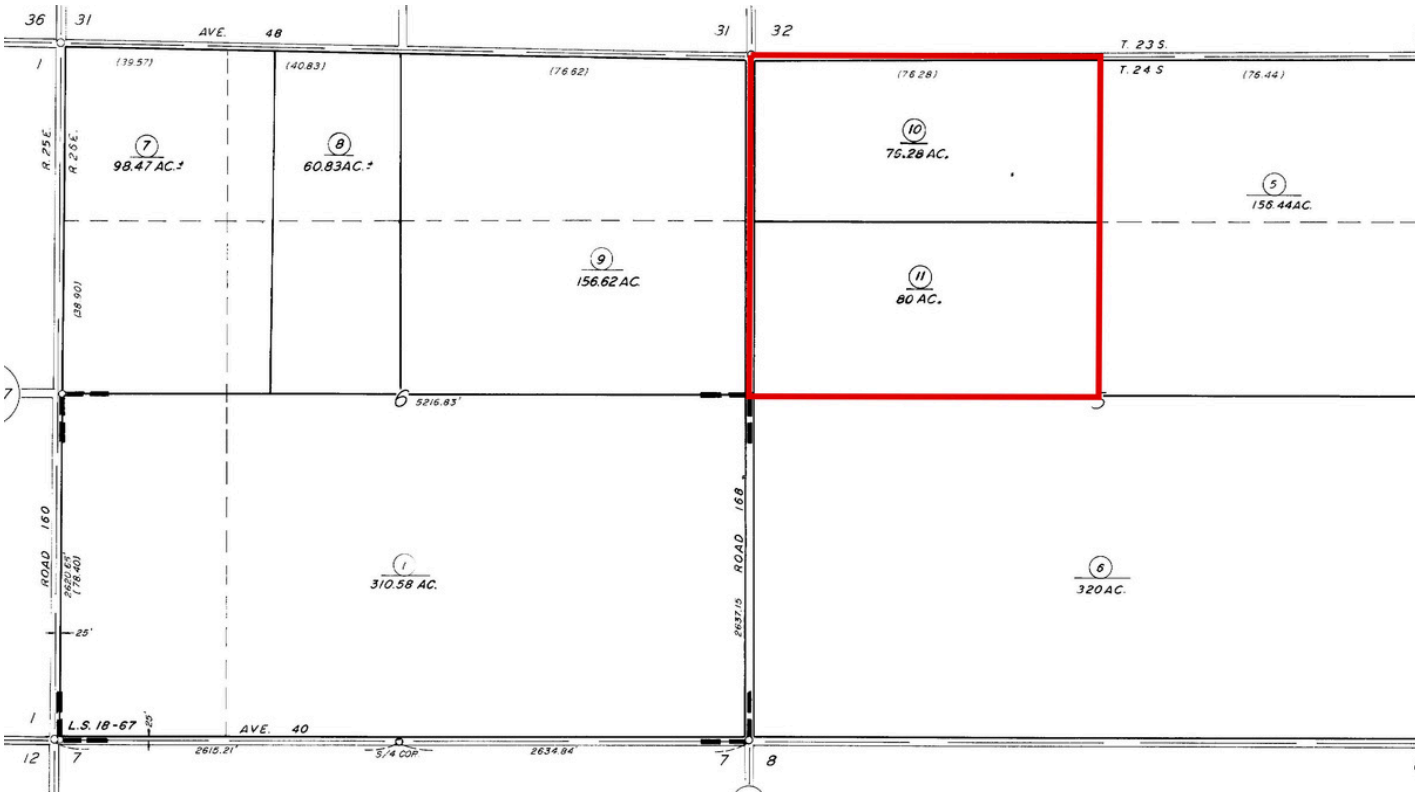

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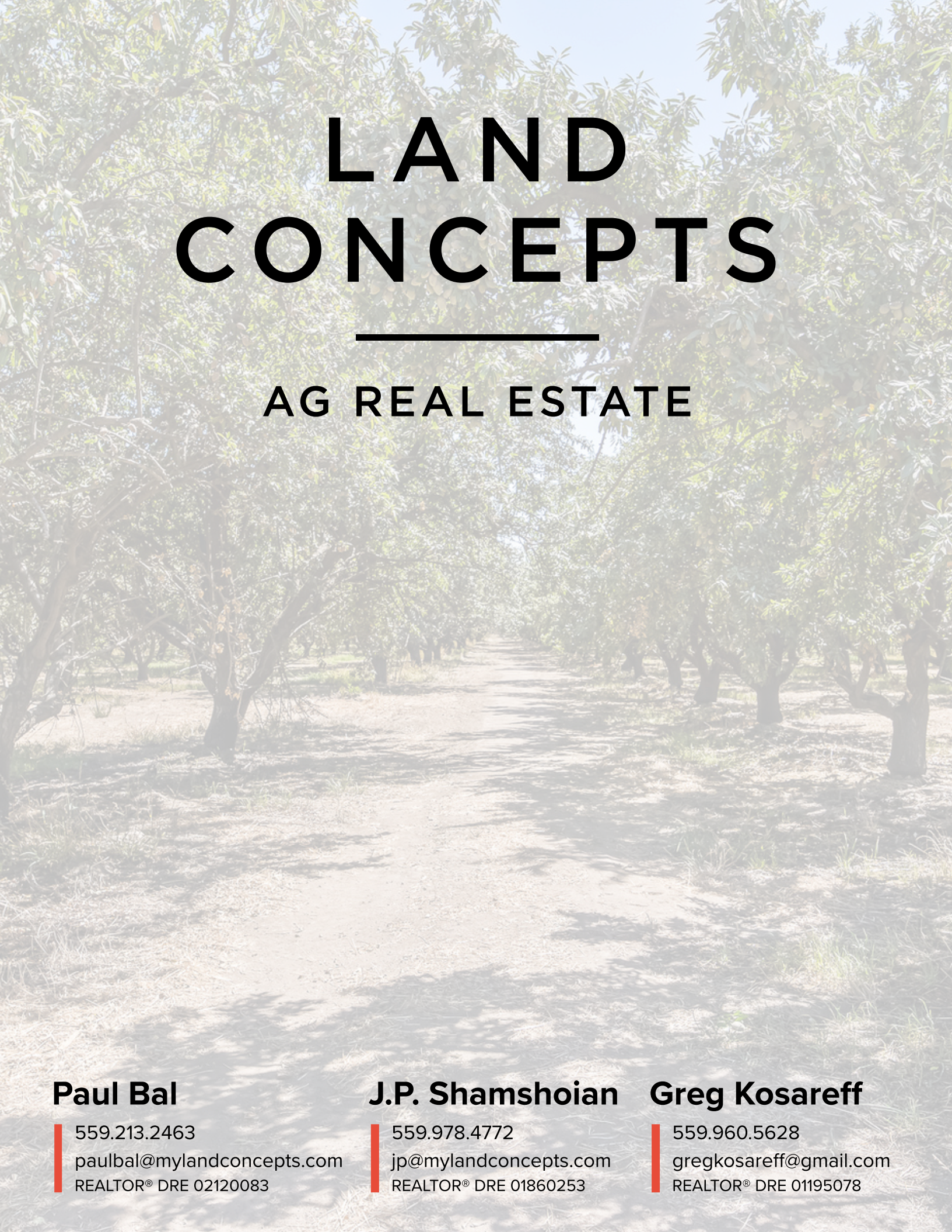

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