Road 164 Almonds - Earlimart, CA

57.05± acres

Producing Almonds

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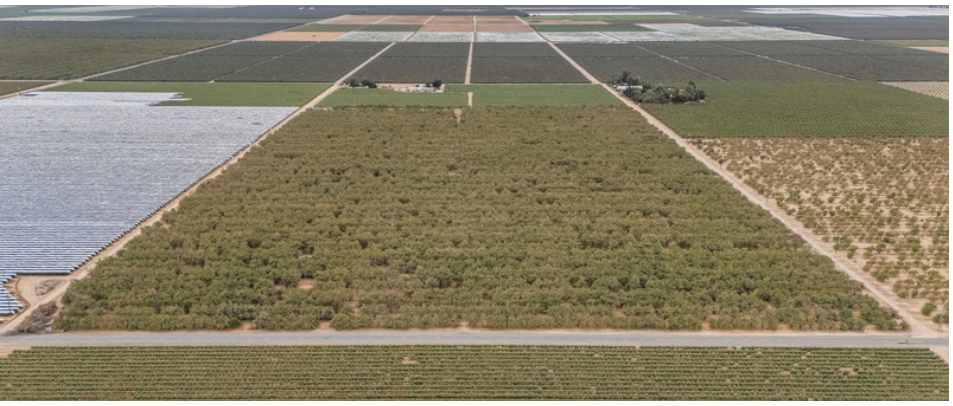



Features

Location | SE Corner - Rd 164 and Ave 52 in Earlimart, CA

APN | 319-040-016-000

Size | 57.05± acres

Description | A 57.05 + acre producing almond orchard on Avenue 52 between Road 164 and Road 168 in the Earlimart area of Tulare County. Planted in 2013 to a three-variety Nonpareil/Monterey/Wood Colony mix, the orchard sits within the Delano-Earlimart Irrigation District (DEID) and is backed by a newly drilled 700-foot groundwater well, giving an incoming buyer both district surface water and a deep supplemental source on one contiguous.

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)

Irrigation system: Micro-sprinkler / fan-jet

Filtration: 20 HP booster pump with sand-media filtration

Backup well: New well, 700 ft. depth, 16" casing (pump not yet installed)

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 | 2018 - 50% Nonpareil & 50% Monterey

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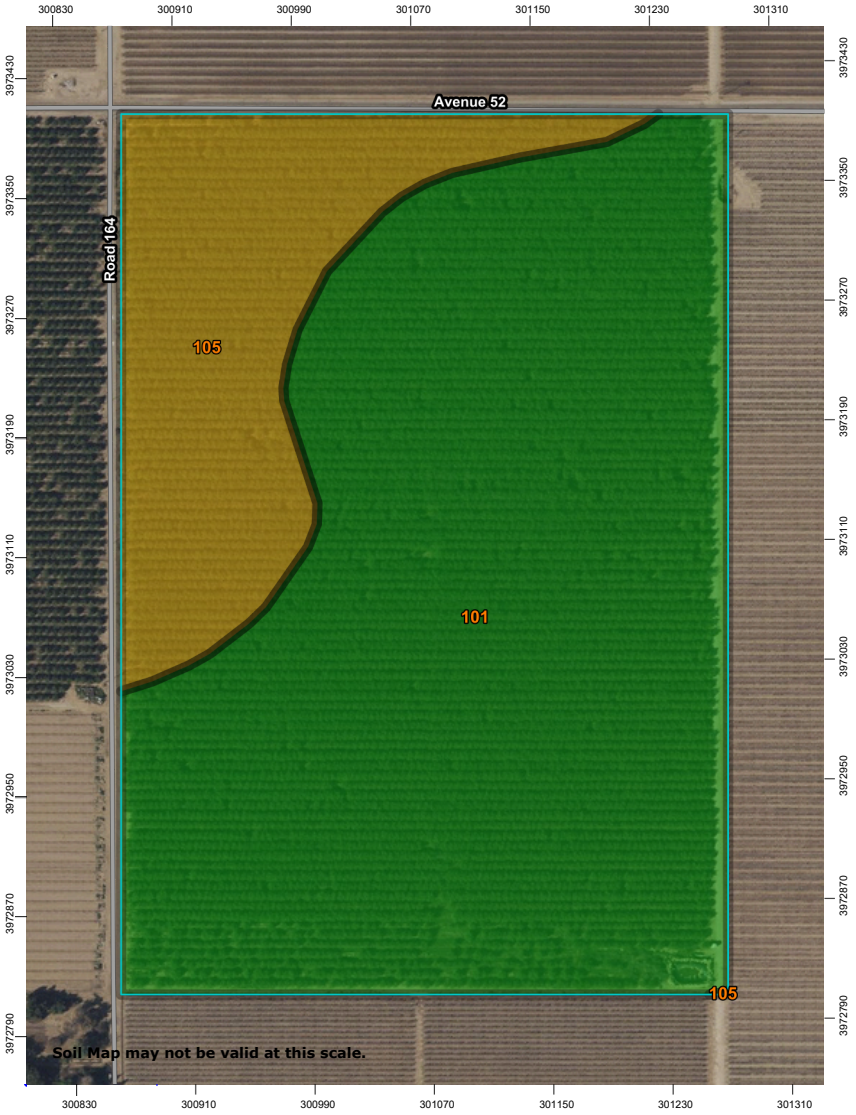
Soil Information



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
101	Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	Grade 1 - Excellent	Akers (60%)	46.1	77.7%
			Akers, saline-sodic (25%)		
105	Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes	Grade 4 - Poor	Calgro (60%)	13.3	22.3%
Totals for Area of Interest				**59.4**	**100.0%**

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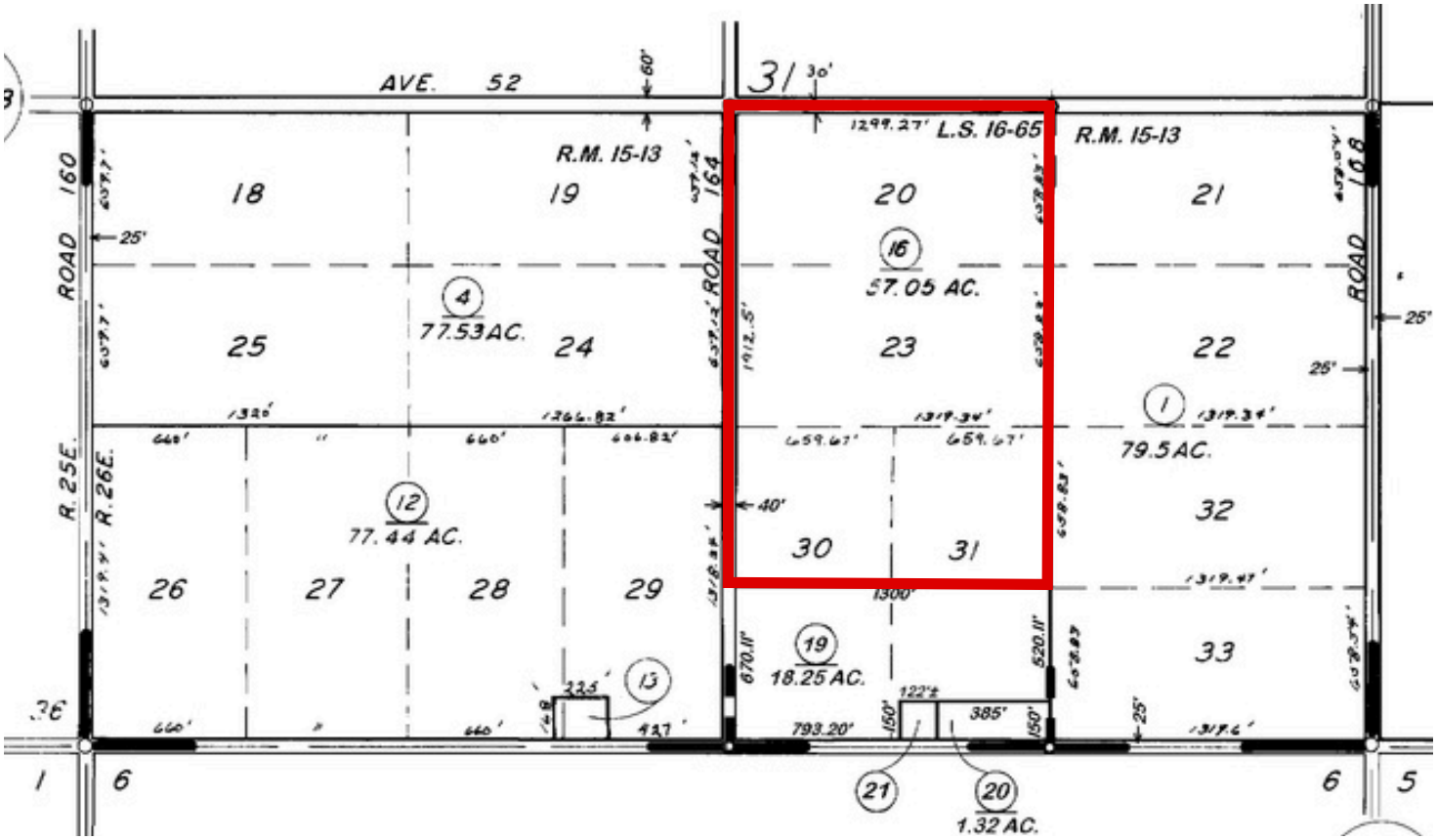

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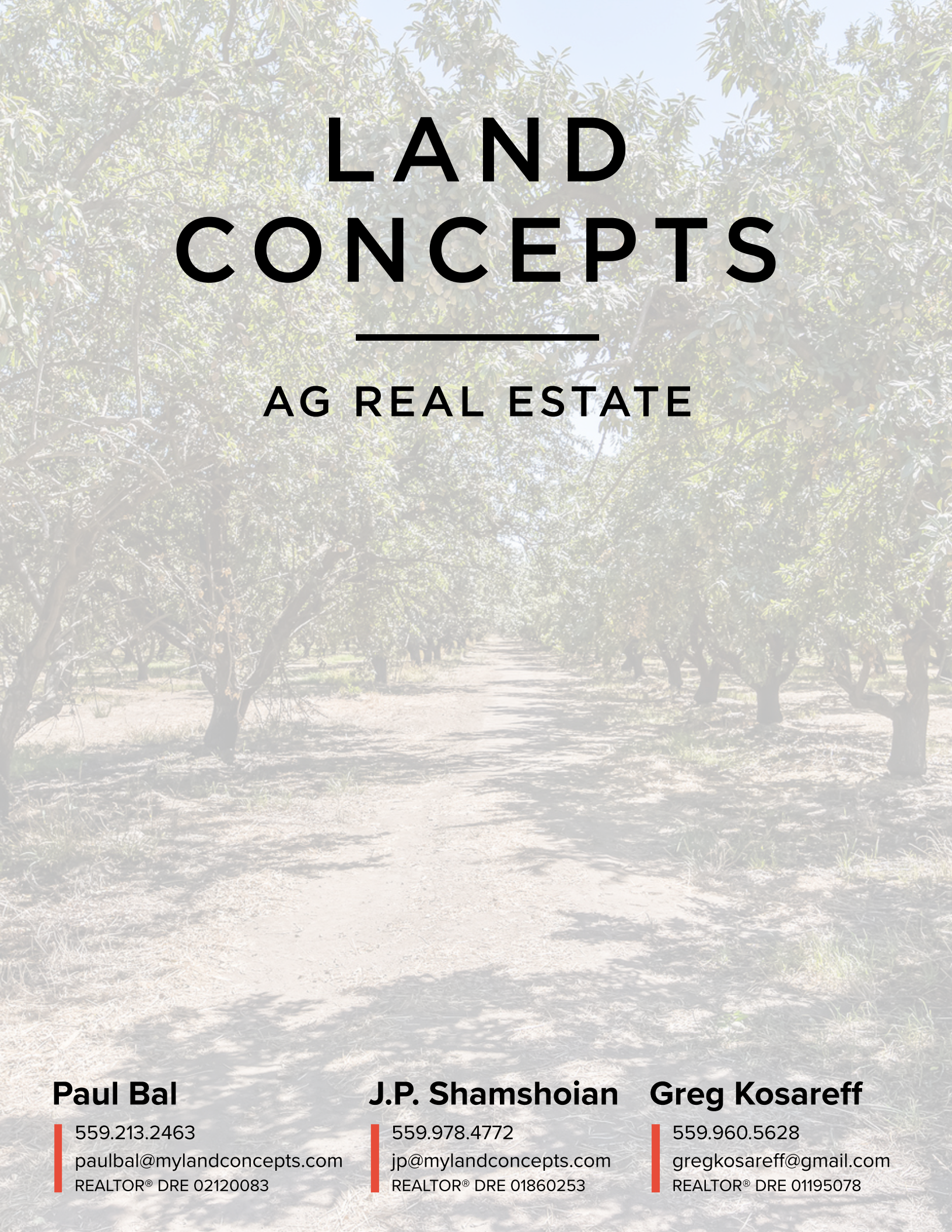

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