



SCHUIL & ASSOCIATES
DIVERSIFIED REAL ESTATE

148.84 Acres Almonds, Prunes and Open Land, Strathmore

Ave 184, Strathmore, CA 93267, USA

Schuil & Associates

559-734-1700 • www.schuil.com

CalBRE: 00845607



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Listing Details

- Size:** +/-148.84 Assessed Acres
- Location:** The property is located on Avenue 184 one quarter mile west of Road 180 in Woodville, Tulare Co. CA.
- Legal:** Tulare County APN 236-010-028, 236-040-045, 023, 236-030-001.
- Plantings:**
+/-37 acres of almonds planted in 2011. Nonpareil and Monterey on Nemagard rootstock, 50/50.
+/-9 acres of almonds planted in 2016. Nonpareil and Monterey on Hansen rootstock, 50/50.
+/-34 acres of Prunes, planted one third at a time in 1991, 1994, and 1998.
+/-57 acres of open field and row crop land recently cleared of plum trees.
- Production:** Production records available upon request.
- Water:**
One 100 hp turbine pump with VFD motor in new well drilled in 2015 with 14" casing to 720 ft.
30 hp submersible pump set at 386 ft. with new liner to 400 ft. with booster pump, acid tank and injector.
Booster pump for the sprinklers is powered by a VFD motor.
The 37 acres of almonds are on single line Netafim Supernet Sprinklers and the 9 acres of almonds are on single line fanjet sprinklers. The prunes are flood irrigated with valves set 36 ft. apart.
The open land is set up for trees with pipeline manifolded and set at 20ft spacing.
The property is located within the Lower Tule Irrigation District and has access to surface water via a canal along the northern property line. Water is accessed by a lift pump.

The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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Listing Details, Cont.

- Improvements:** One single wide mobile home and small shop located on the 9 acre parcel south of Ave. 184 has a domestic well and propane tank. Two large shops located on the north side of Ave. 184 include a domestic well.
- Soils:** Predominately Tagus loam (class I) with lesser amounts of Akers-Akers complex (class 2) and Nord fine sandy loam.
- Price:** \$3,800,000
- Contact:** Ed Dias
559-734-1700 Ext. 311 (o)
559-731-5116 (m)
ed@schuil.com
CalBRE #01053099

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