SCHUIL
AG REAL ESTATE

+/-60.48 Acres – Pistachios – Terra Bella, CA

26954 Ave 96, Terra Bella, CA 93270, USA • 60.58

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION: Property is located at 26954 Ave 96, Terra Bella, CA.

SIZE: +/-60.58 Assessed Acres

PLANTINGS : Property is planted to +/-57 Acres of Golden Hills pistachios planted on UCB-1 rootstock, with Block 1 planted in 2016 and Block 2 planted in 2018.

WATER: The property is located within the Terra Bella Irrigation District.

SOIL: See 'Soil Map' for details.

LEGAL: Tulare County APNs: 304-140-006, 304-140-007, 304-140-033, and 304-140-014

GROUNDWATER DISCLOSURE : Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

PRICE: $2,116,800

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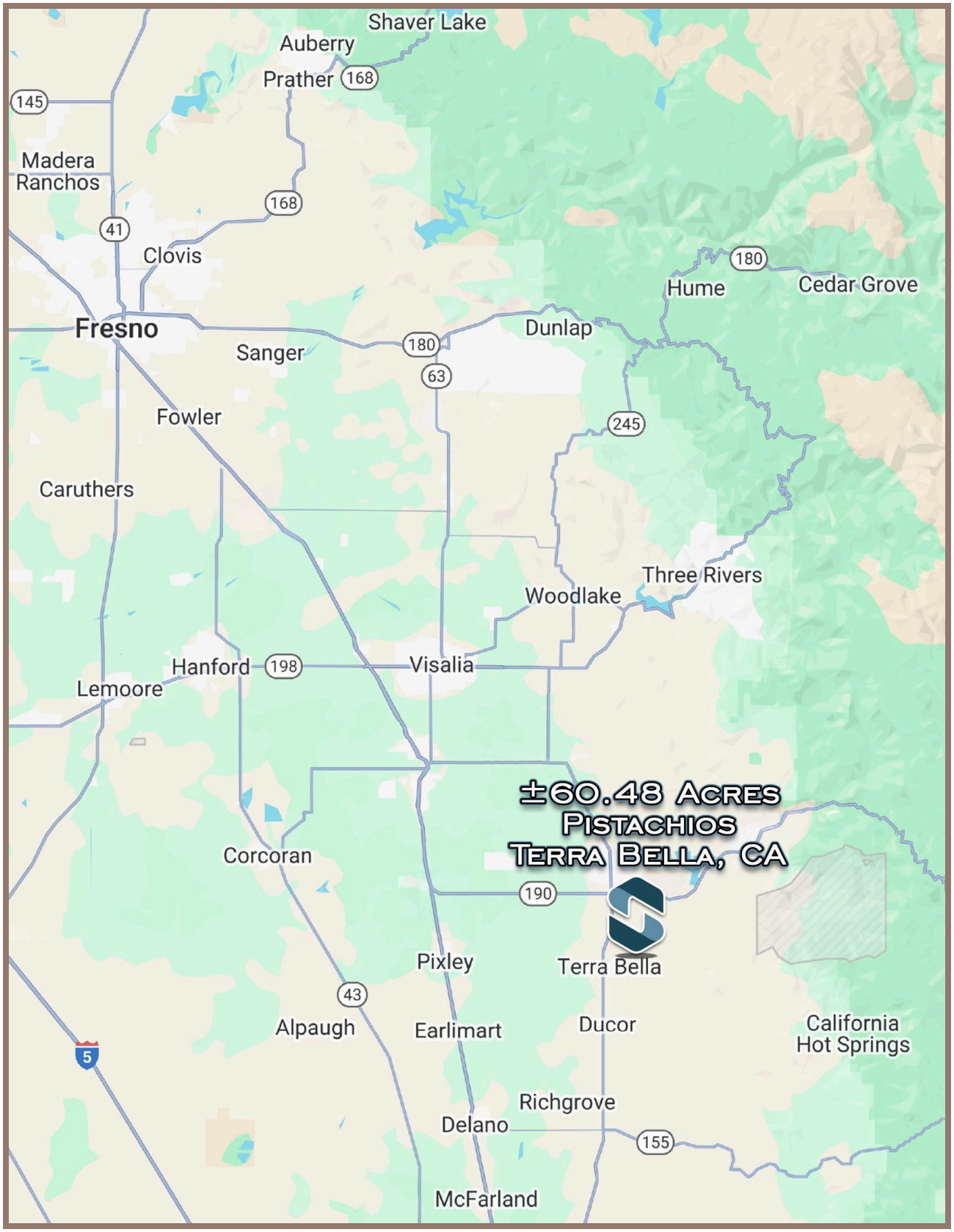
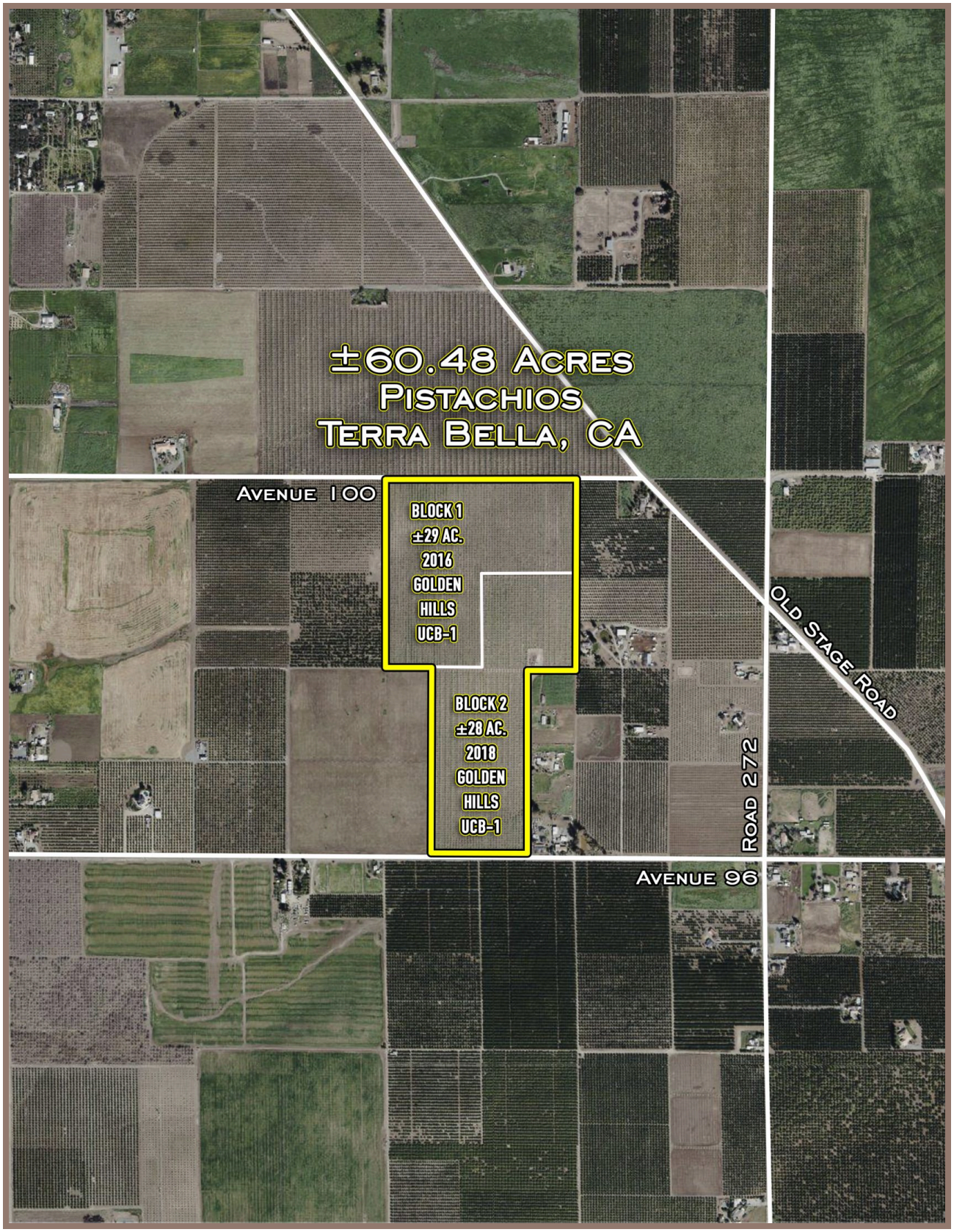
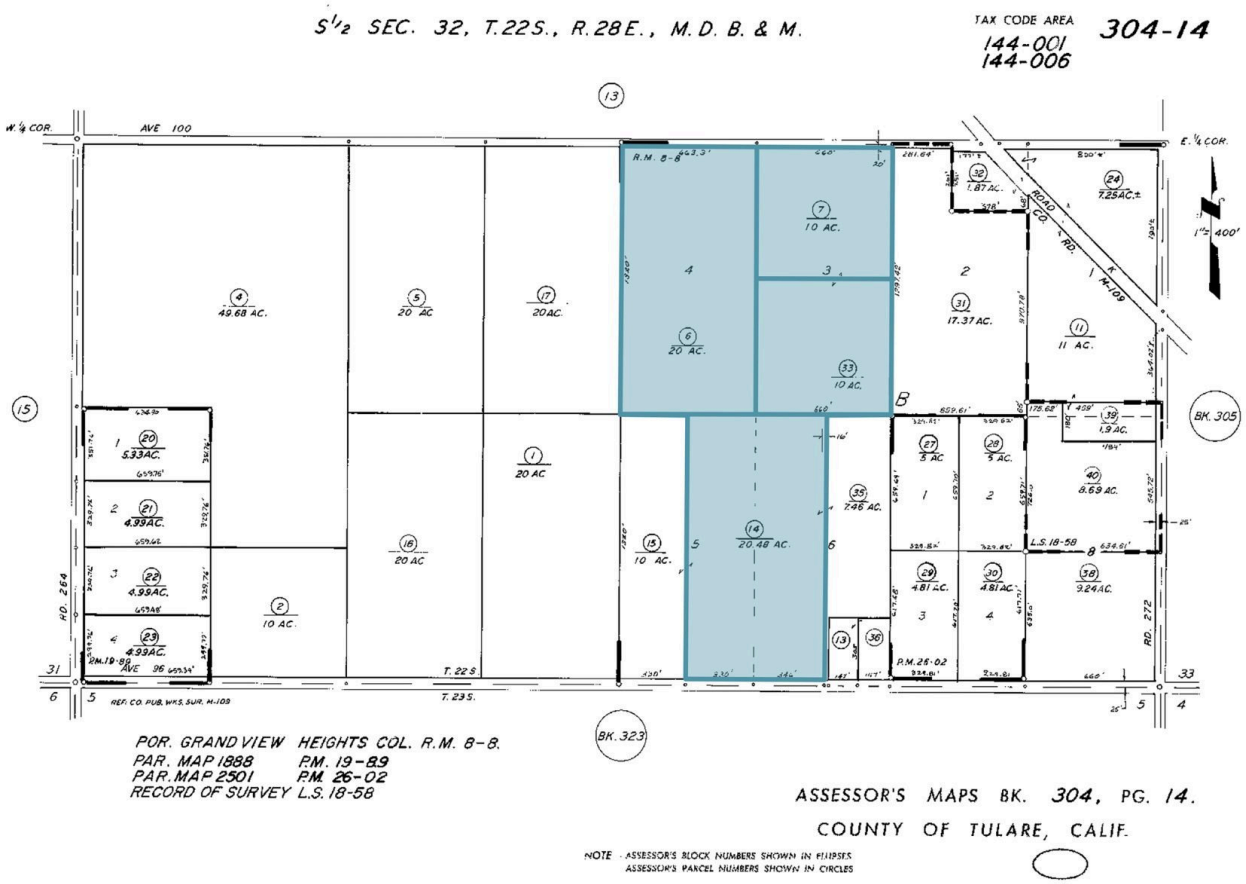

Shaver Lake
Auberry
Prather
168
145
Madera Ranchos
168
41
Clovis
180
Hume
Cedar Grove
Fresno
Dunlap
Sanger
180
63
Fowler
245
Caruthers
Three Rivers
Woodlake
Hanford
198
Visalia
Lemoore
±60.48 Acres
Pistachios
Terra Bella, CA
Corcoran
190
Pixley
Terra Bella
43
Alpaugh
Earlimart
Ducor
California Hot Springs
5
Richgrove
Delano
155
McFarland


±60.48 Acres
Pistachios
Terra Bella, CA
Avenue 100
BLOCK 1
±29 AC.
2016
GOLDEN
HILLS
UCB-1
BLOCK 2
±28 AC.
2018
GOLDEN
HILLS
UCB-1
Old Stage Road
Road 272
Avenue 96

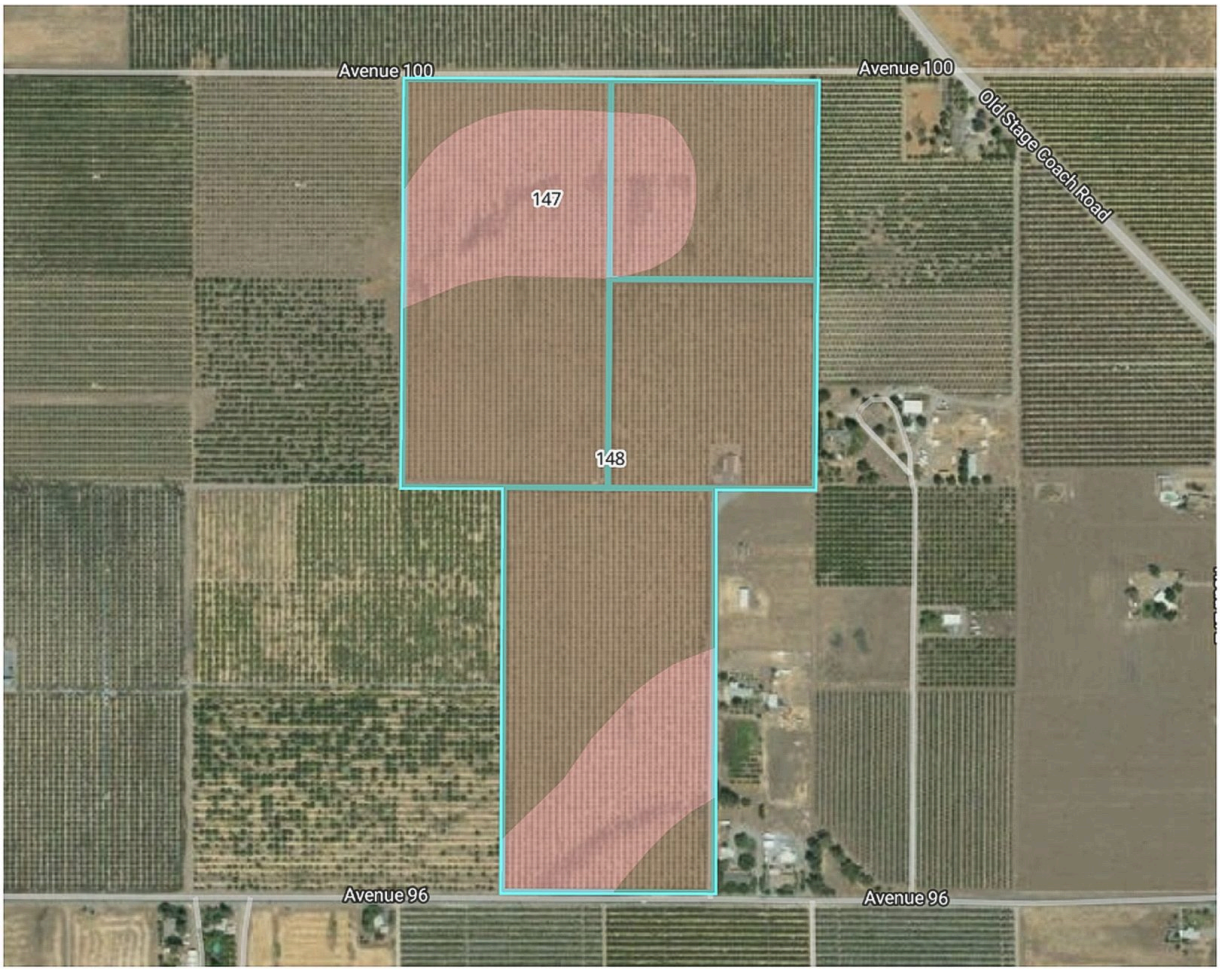


POR. GRAND VIEW HEIGHTS COL. R.M. 8-8.
PAR. MAP 1888 P.M. 19-89
PAR. MAP 2501 P.M. 26-02
RECORD OF SURVEY L.S. 18-58

ASSESSOR'S MAPS BK. 304, PG. 14.
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Soils



31.3/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	148	Porterville clay, 2 to 9 percent slopes	70.9%	42.1	4e	3e	31.3
●	147	Porterville clay, 0 to 2 percent slopes	29.1%	17.2	4s	2s	31.3

Photos