



# Valley Real Estate

*Agricultural Real Estate Services*

## Tulare County Pistachio Ranch 27.69 acres



Valley Real Estate Website  
ValleyRE.net

This ranch is in the well developed farming area of Terra Bella California. Climate, location and soils come together to make this property a good fit for growing pistachios. Irrigation water is provided by the Terra Bella Irrigation District and delivered via a micro sprinkler system.

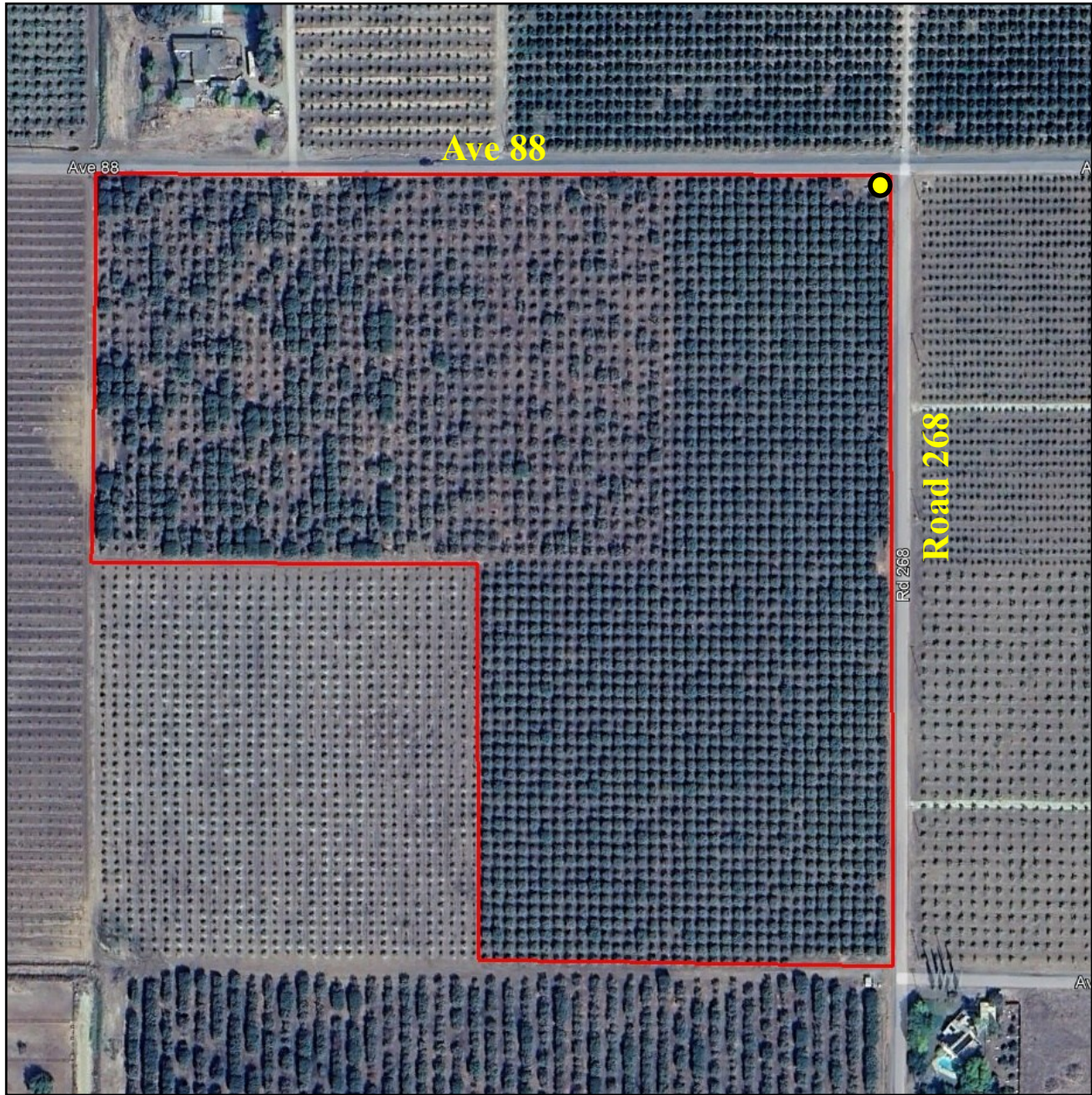
<b>Directions</b>	<b>SW corner of Road 268 and Ave 88</b>
<b>Acreage:</b>	<b>27.69 +/- acres</b>
<b>APN:</b>	<b>323-230-004</b>
<b>Ag Preserve:</b>	<b>Contract #12802</b>
<b>Soils:</b> Per USDA soil maps	<b>Centerville Clay, 2 to 9 percent slopes Porterville Clay, 2 to 9 percent slopes</b>
<b>Trees:</b>	<b>Pistachios</b>
<b>Water/Irrigation:</b>	<b>Terra Bella Irrigation District: 559-535-4414 Micro sprinkler with Fan Jets Eastern Tule GSA</b>
<b>Zoning:</b>	<b>AE-10</b>
<b>Notes:</b>	<b>Seller to be reimbursed for farming costs if growing crop is included</b>
<b>Price:</b>	<b>\$699,500 (\$25,262/acre)</b>

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

**Tom McGuigan • 559-907-0023 • [m McGuigantom@sbcglobal.net](mailto:m McGuigantom@sbcglobal.net) • DRE# 01272021**  
**Curtis Brunson • 559-786-1399 • [Valleylandman@gmail.com](mailto:Valleylandman@gmail.com) • DRE# 01215115**



# Aerial Photo of Property



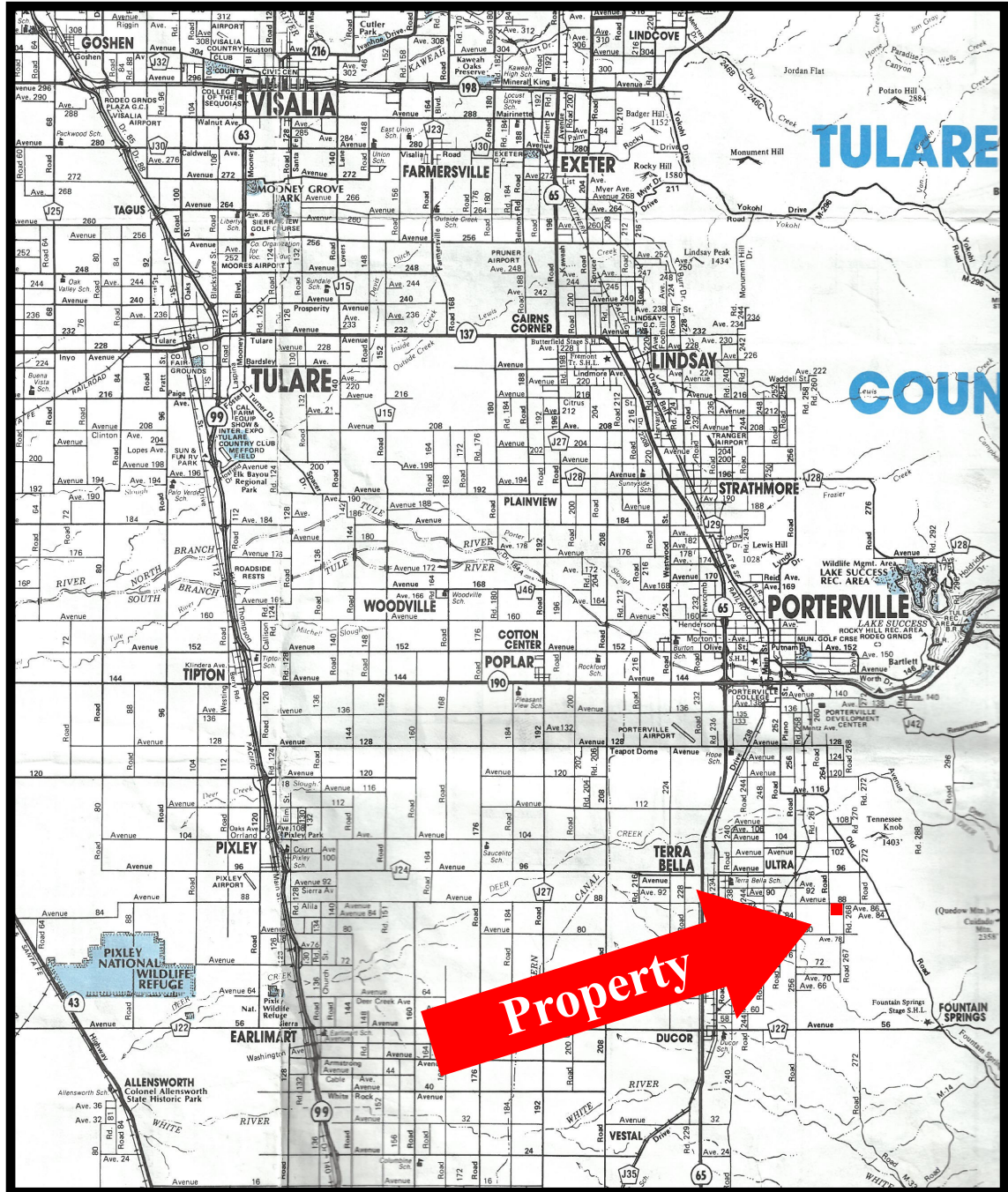
## TBID Turnout - ●

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# Location of Property



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