



Walnuts & Almonds - 12th Avenue

204.36 +/- ACRES

Asking Price \$4,834,858
(\$23,700 per acre)

- Description:** 204.36 +/- total acres on two parcels with approximately 135 +/- acres of walnuts, 60 +/- acres of almonds and 52 +/- acres of open ground.
- Crops:** Walnut Varieties - 23+/- acres of Vina walnuts, 22 +/- acres of Chandler walnuts, 64 +/- acres of Serr walnuts, 21 +/- acres of Tulare walnuts. Almond Varieties - 60 +/- acres of almonds with three rows of Monterey and one row of 80% Non Pareil and 20% Carmel.
- Zoning:** AG-20 (minimum of 20 acre parcel size).
- Water & Irrigation:** Property has four wells and is located in Last Chance Water District. Property also includes a lift pump in both the Lone Oak Canal and the New Deal Canal.
- SGMA:** The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

MAX RIBEIRO

President/Broker

Email: max@ribarrowrealtyinc.com

Phone: (559) 381-1035

License: 01760906

BLAKE GRILIONE

Real Estate Agent

Email: blake@ribarrowrealtyinc.com

Phone: (559) 772-5593

DRE: 02203298

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