



Manuel Ortiz

Diversified Real Estate

Ph. 559.972.0909

13068 Rd. 168, Porterville Ca

FOR SALE

139.92 +/- Acres of Pistachios

CASTRO PISTACHIOS 139.92 ACRE



Address:

13068 Road 168, Porterville
Ca.

Location

N/E Corner of Rd. 168 & Ave
128

APN

300-130-046, 300-130-047,
300-130-031, 300-130-035.

Total Acreage

- 139.92 +/- Acres

Price:

Price: \$ 5,332,460.00

Price Per Acre: \$ 38,110.78

Water:

Saucelito Irrigation District,
and receives from Saucelito
District.

Marketing Notes

This ranch features two sources of water located in Saucelito Irrigation District, which receives water from the Friant-Kern canal and is serviced through pipeline, with no open ditches. The ranch is also serviced by three wells, a Sand Media Filter System, and two booster pumps.

All trees are on double line with the pistachios on a drip system. The Class 1 soils are easy to till and manage, making this property a great addition to your portfolio or a farm that you can manage yourself.

Pumps: 125 hp irrigation pump & 5 hp Submersible for home & Shop. 100 hp & 50 hp irrigation pumps, Booster Pumps, 30 hp & 40 hp.

Home: Built in the seventies. Recent upgrades, new roof - 3 years +/- , and a new A/C unit 5 years +/-.

Shop: 40' x 100' shop

Storage Room: 25' x 40'



Address:

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Ca.

Location

N/E Corner of Rd. 168 & Ave
128

Total Acreage

- 139.92 +/-Acres

CROPS & ACREAGES:

- **24.32 +/- Acres Pistachios Planted 2004 - Kerman's on PG1 Rootstock.**
Soils: Colpien loam, Nord fine sandy loam, Yettem sandy loam.
- **36.73 +/- Acres Pistachios Planted 2004 - Kerman's on PG1 Rootstock.**
Soils: Colpien loam, Exeter loam, Nord fine sandy loam, Yettem sandy loam
- **40.00 +/- Acres Pistachios Planted 2004 - Kerman's on PG1 Rootstock.**
Soils: Colpien loam, Tagus loam, Yettem sandy loam.
- **8 +/- Acres Pistachios Planted 2022- Lost Hills on UCB1 Rootstock.**
Soils: Colpien loam.
- **30.87 +/- Acres of Pistachios Planted 2020- Lost Hills on UCB1 Rootstock.**
Soils: Colpien loam.



CASTRO PISTACHIOS 139.92 ACRE

Sun World
Fernandez Ranch

- **Well depths: 100 hp well 360 ft depth—150 hp 820 ft Depth, 50 hp Well**

- **Pistachios marketed with Setton Pistachios Terra Bella Inc.**

- Water serviced by Saucelito Irrigation District though pressured line no open ditch.
- Fuel tanks are not include with sale. One may be purchased separately.
- All rolling equipment is not included with sale.
- All farm equipment is not included with the sale.
- All shop equipment is not included with the sale
- Properties lay on the N/E corner of Rd 168 & Ave 128.
- Ranch comes with Water Credits.
- Buyer to Reimburse seller for 2024 Cultural Cost.
- Buyer to Cooperate with Sellers 1031 Exchange

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/Goundwater-Management/SGMAGroundwater-Management>

Disclaimer: The Information being provided was obtained from sources deemed to be reliable. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on the information provided. All map lines are only estimates. Your advised to have corners marked by a licensed survey

FOR SALE

**139.92 +/- Acres of Pistachios
13068 Road 168, Porterville Ca.**

**40 +/- Acres-
Pistachios-
Kerman on PG1-
Planted 2004**

**24.32 +/- Acres-Pistachios-
Kerman on PG1-Planted 2004**

Pleasant View Elementary
School District

**36.73 +/- Acres-
Pistachios- Kerman on
PG1
Planted 2004**

**8 +/- Acres-Pistachios-
Lost Hills on UCB1-
Planted 2022**

**30.87 +/- Acres-Pistachios-
Lost Hills on UCB1 Planted
2020**

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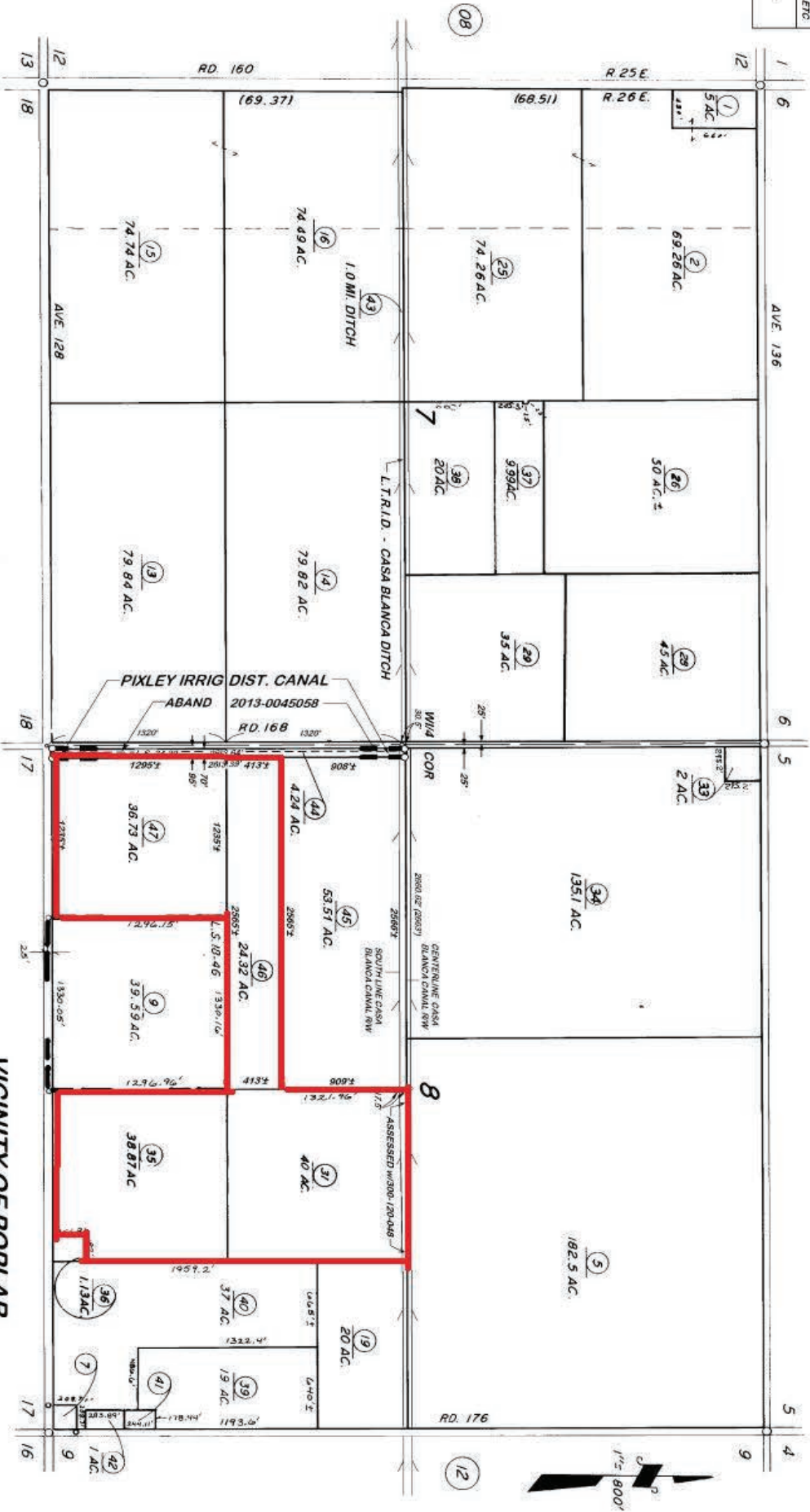
216.92 +/- Acres Pistachios & Walnuts, House, Shop & Tractor Barn 13068 Road 168, Porterville Ca.

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON ARE NOT TO BE USED FOR ANY LOCAL SUBDIVISION ORDINANCES, AND LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREIN. R & T CODE SEC. 327, 408.3, ETC.
REVISION: 9/02/2017
REVISED: 2017-0034257
CAD TECH: NFL

FRL SEC. 7 & SEC. 8 T22S, R.26E, M.D.B.&M.

125-000
125-002

300-13



NOTE: SEC. 7 DRAWN TO CONFORM WITH REC. SURVEY 6-83
RECORD OF SURVEY L.S. 18-46
FOR RECORD OF SURVEY, L.S. 34-39

VICINITY OF POPLAR
ASSESSOR'S MAPS BK. 300, PG. 13.
COUNTY OF TULARE, CALIF.

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



**139.92 +/- Acres Pistachio's with
House, Shop & Tractor Barn**



139.92 +/- Acres Pistachio's



100 HP



50 HP

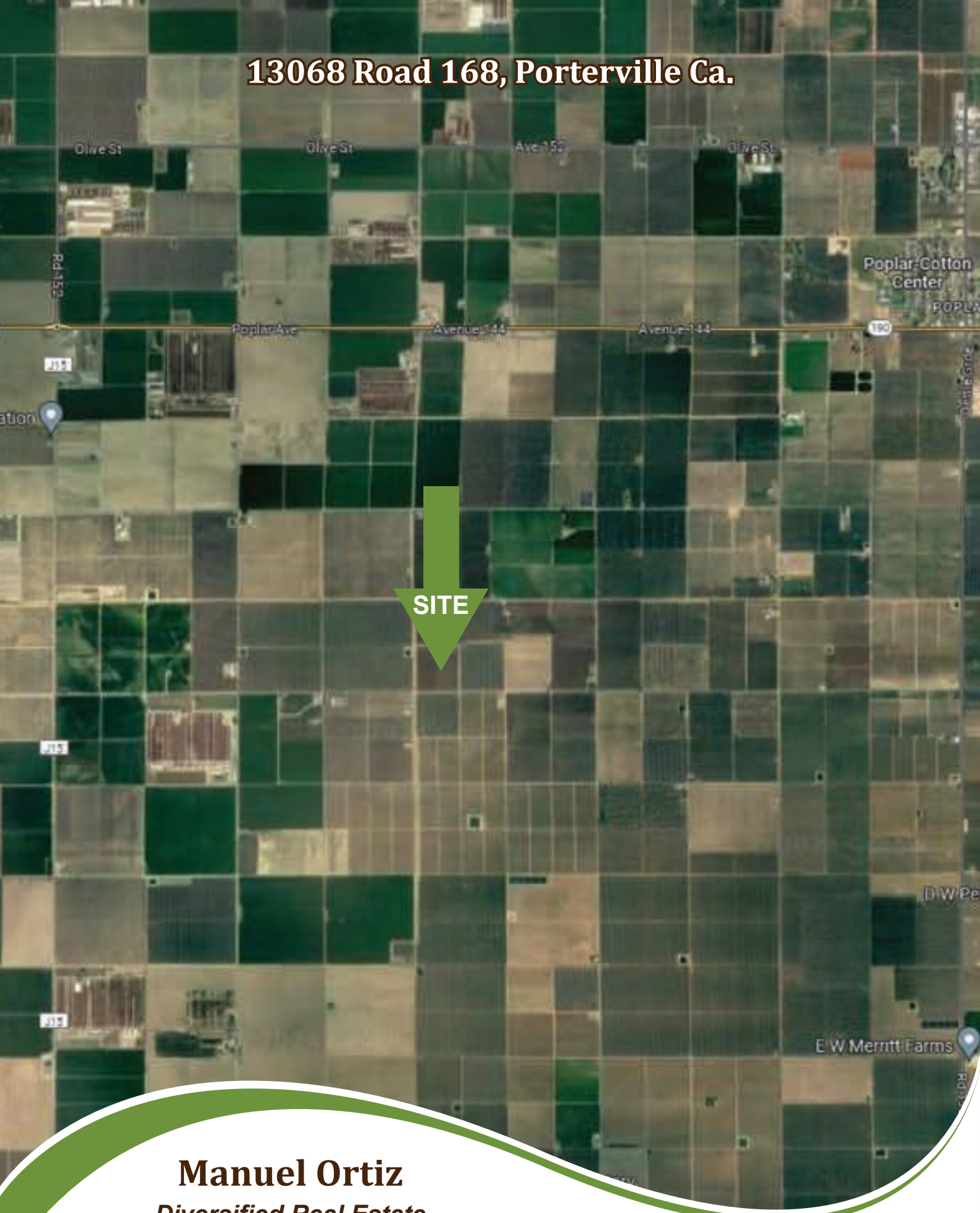


**125 HP & 5 HP
Submersible**



**Sand Media Filters
30 Hp & 40HP
Booster Pumps**

13068 Road 168, Porterville Ca.



SITE

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