



FOR SALE
216.92 +/- Acres
Pistachio's & Walnuts

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909
13068 Rd. 168, Porterville Ca





Location

N/E Corner of Rd.
168 & Ave 128
and
N/W Corner of Ave
128 & Rd. 176

APN

300-130-031, 300-130-019,
300-130-035, 300-130-040,
300-130-039.

Total Acreage

216.92 +/-Acres

Price:

Price: \$7,567,460.00

Price Per Acre: \$34,885.95

Marketing Notes

This is a turnkey class one ranch that has been developed and farmed by the owner/farmer. The ranch is a testament to the owner's hard work and dedication, as no shortcuts were taken in its development. The ranch features two sources of water and is 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 and walnuts on sprinklers. 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.

Ranch is located in the Eastern Tule GSA.



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

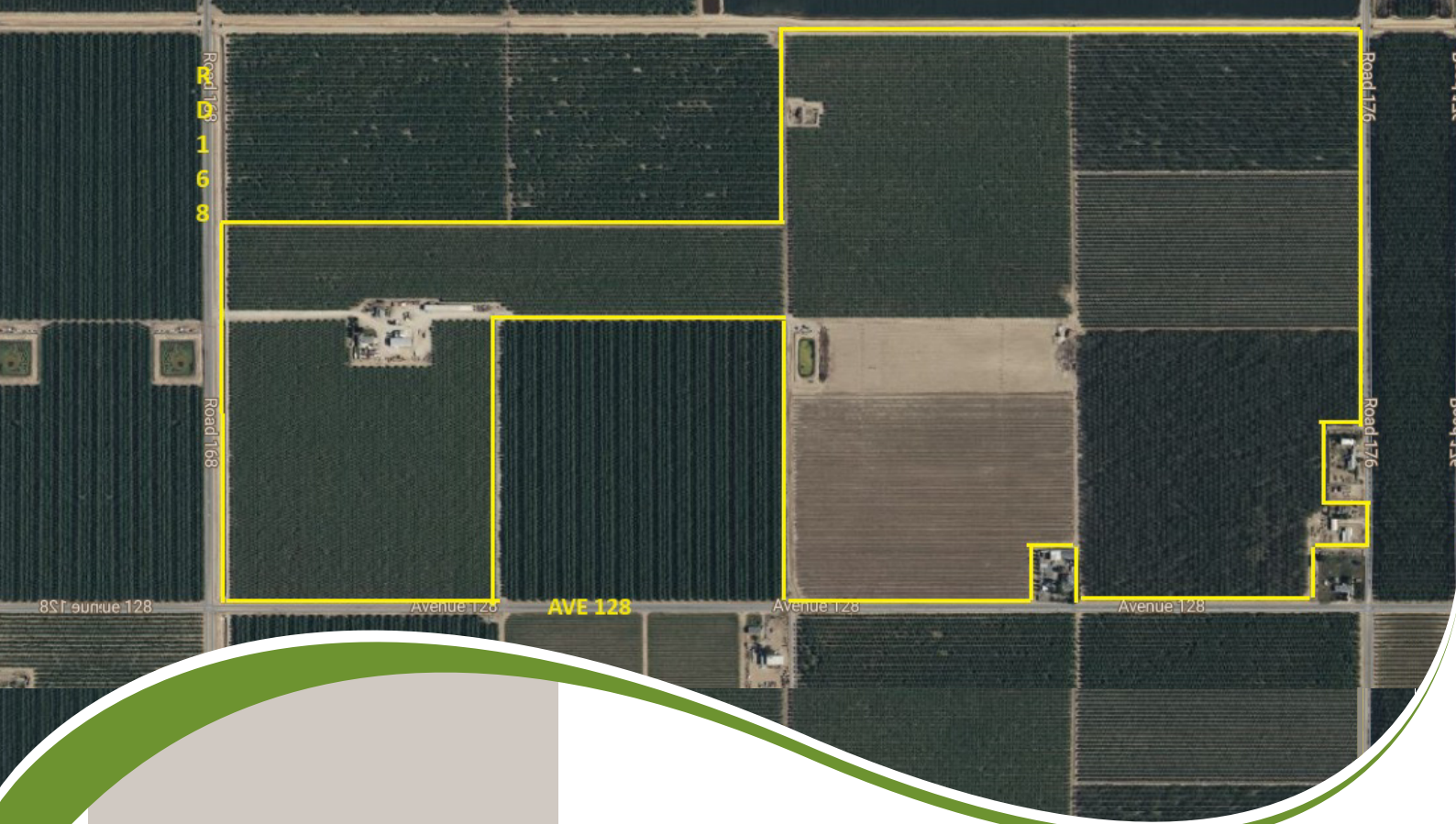
Tractor Barn

Approximately . 242 ' with 11 bays 22' wide x 23' depth.

Trees Include:

- 101.05 +/- Acres of Pistachios Planted 2004 - Kerman's on PG1 Rootstock.
- 8 +/- Acres of Pistachios Planted 2022- Lost Hills on UCB1 Rootstock.
- 30.87 +/- Acres of Pistachios Planted 2020- Lost Hills on UCB1 Rootstock.
- 20 +/- Acres of Pistachios Planted 2014 - Golden Hills on PG1 Rootstock.
- 20 +/- Acres Walnuts Planted 2015 Chandlers on Highbred Rootstock. .
- 37 +/- Acres Walnuts Planted 2005 Chandlers on Highbred Rootstock

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



- **Well depths: 100 hp well 620 ft depth—125 hp 820 ft Depth.**

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

- **Walnuts marketed through RPC Packing Porterville Ca.**

- 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.
- Seller to retain the small acreage on the corner of Rd. 176 & Ave 128 to sell his equipment for one year from the close of escrow.
- All properties are in the Williamson Act except for APN 300-130-019 (20 Acres)
- Properties lay on the N/E corner of Rd 168 & Ave 128 and the N/W corner of Rd. 176 & Ave 128.
- Ranch comes with Water Credits.
- Buyer to Reimburse seller for 2024 Cultural Cost.
- Buyer to Cooperate with Sellers 1031 Exchange.

FOR SALE

216.92 +/- Acres Pistachio's & Walnuts
13068 Road 168, Porterville Ca.

20 +/- Acres Walnuts-
Chandlers on Hybrid
Rootstock-Planted 2015

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

20 +/- Acres Pistachios-
Golden Hills on PG1-
Planted 2014

Pleasant View Elementary
School District
24.32 +/- Acres-Pistachios-
Kerman on PG1-Planted 2004

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

37 +/- Acres
Walnuts-Chandlers
on Hybrid Rootstock
Planted 2005

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

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

Ave 128

Sun World
Fernandez Ranch

Ave 128

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909









100 HP



**125 HP &
5 HP Submersible**



50 HP



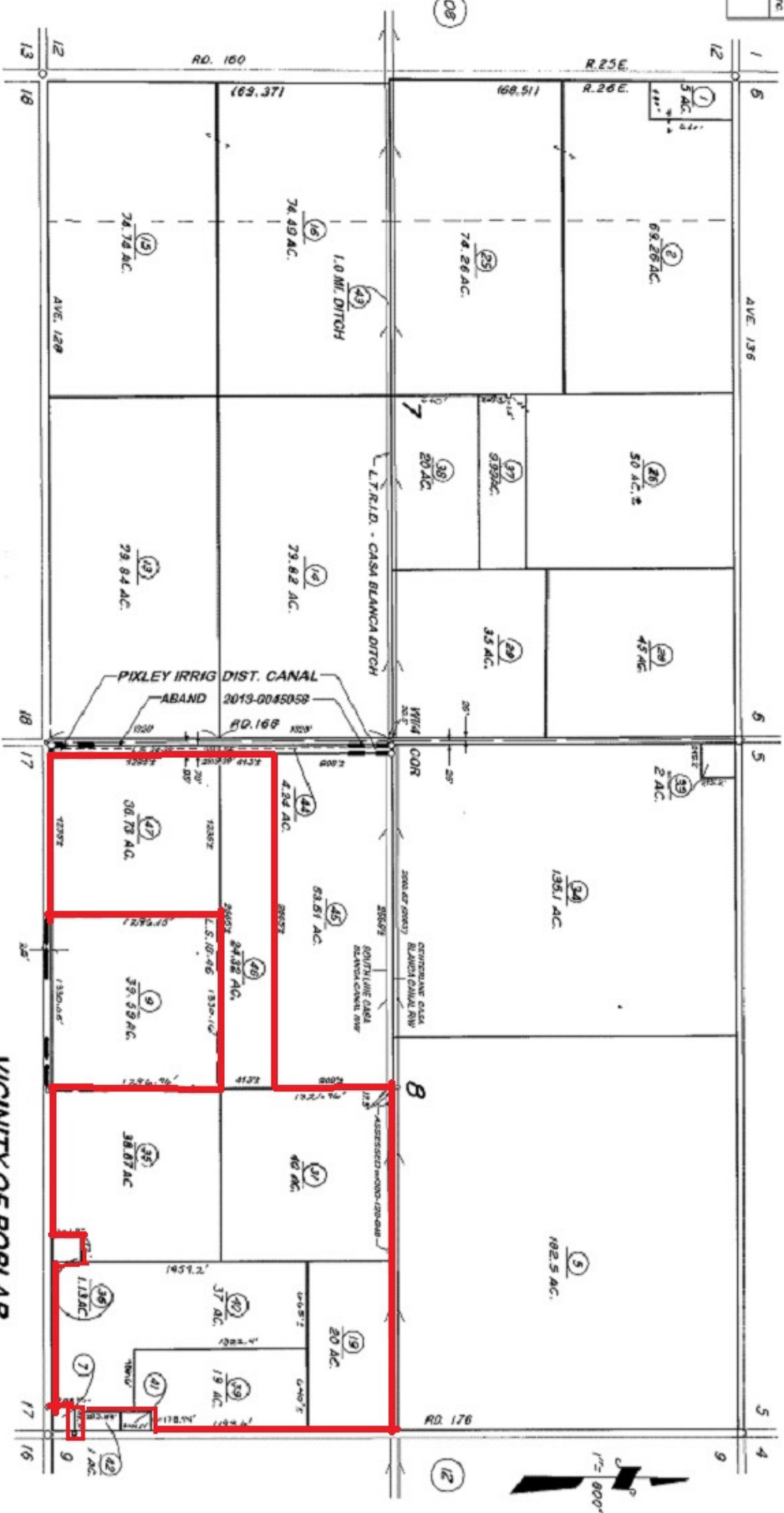
**Sand Media Filters
30 Hp & 40HP
Booster Pumps**

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 MAY NOT CORRELATE WITH STATE AND FEDERAL RECORDS. THE LIABILITY OF THE INFORMATION HEREON IS THE PROPERTY OF THE COUNTY OF TULARE, CALIFORNIA. REVISION: 06/20/17
REASON: 2017-0034557
CAD TECH: MRL

FRL SEC. 7 & SEC. 8 T.22S., R.26E., M.D.B.&M.

TAX CODE AREA
125-000
125-002
300-13

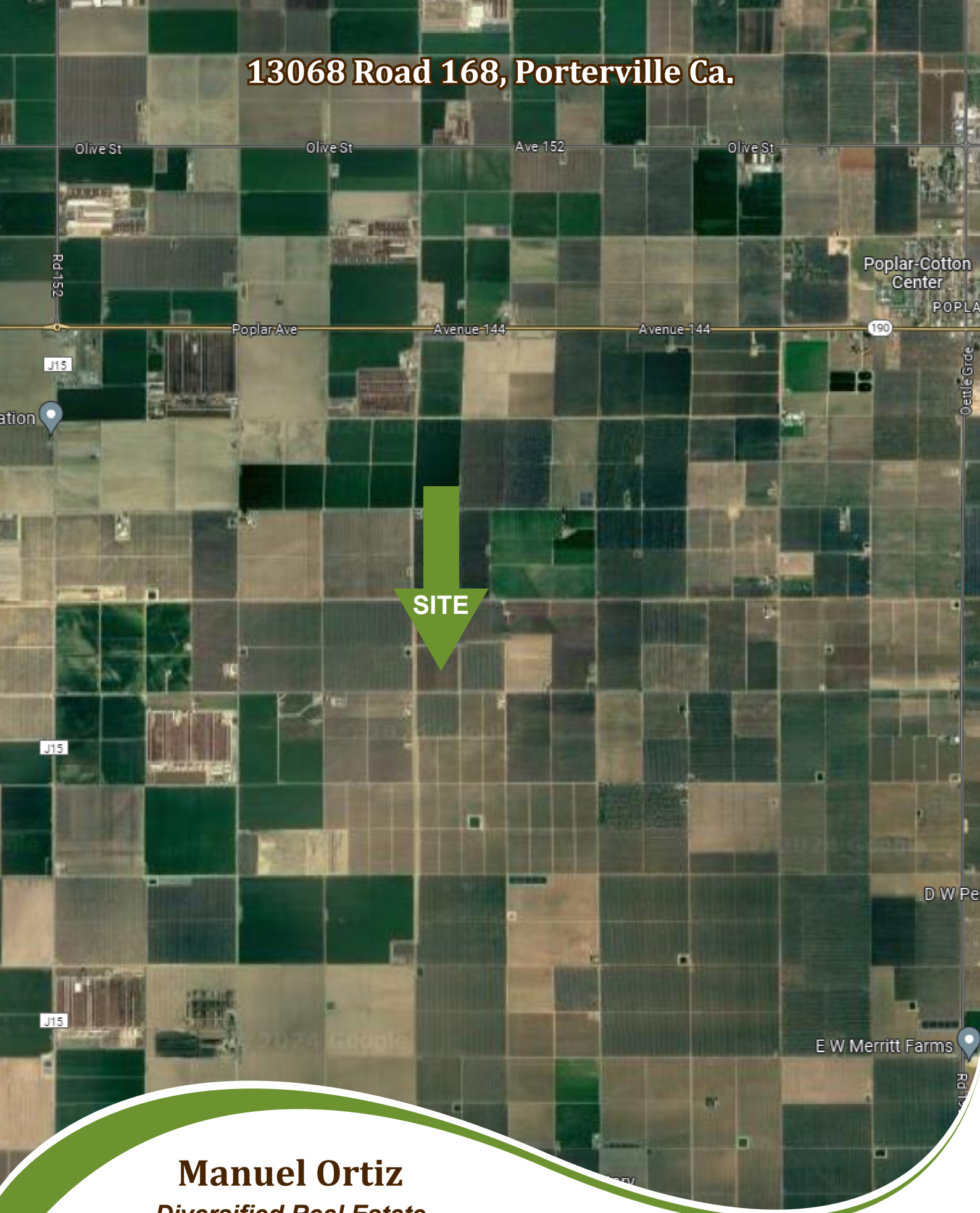


NOTE: SEC. 7 DRAWN TO CONFORM WITH REC. SURVEY 8-83
RECORD OF SURVEY L.S. 18-46
FOR RECORD OF SURVEY, L.S. 34-39

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

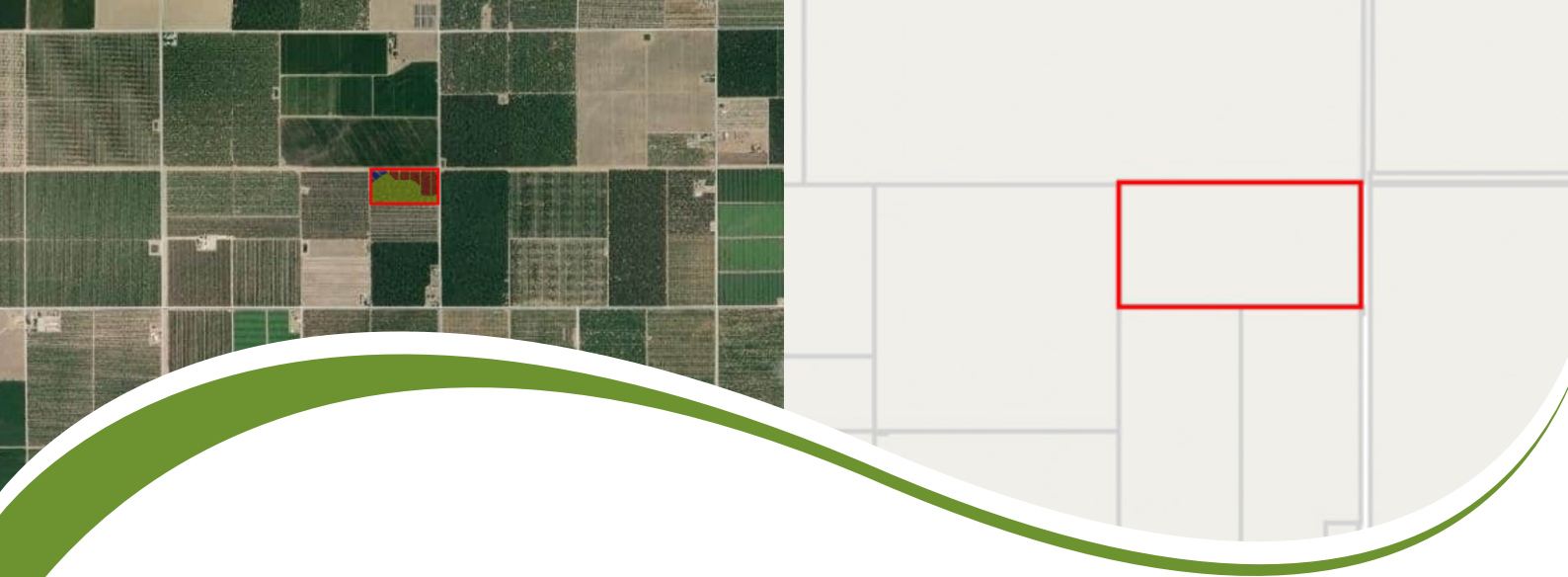
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

13068 Road 168, Porterville Ca.



Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909





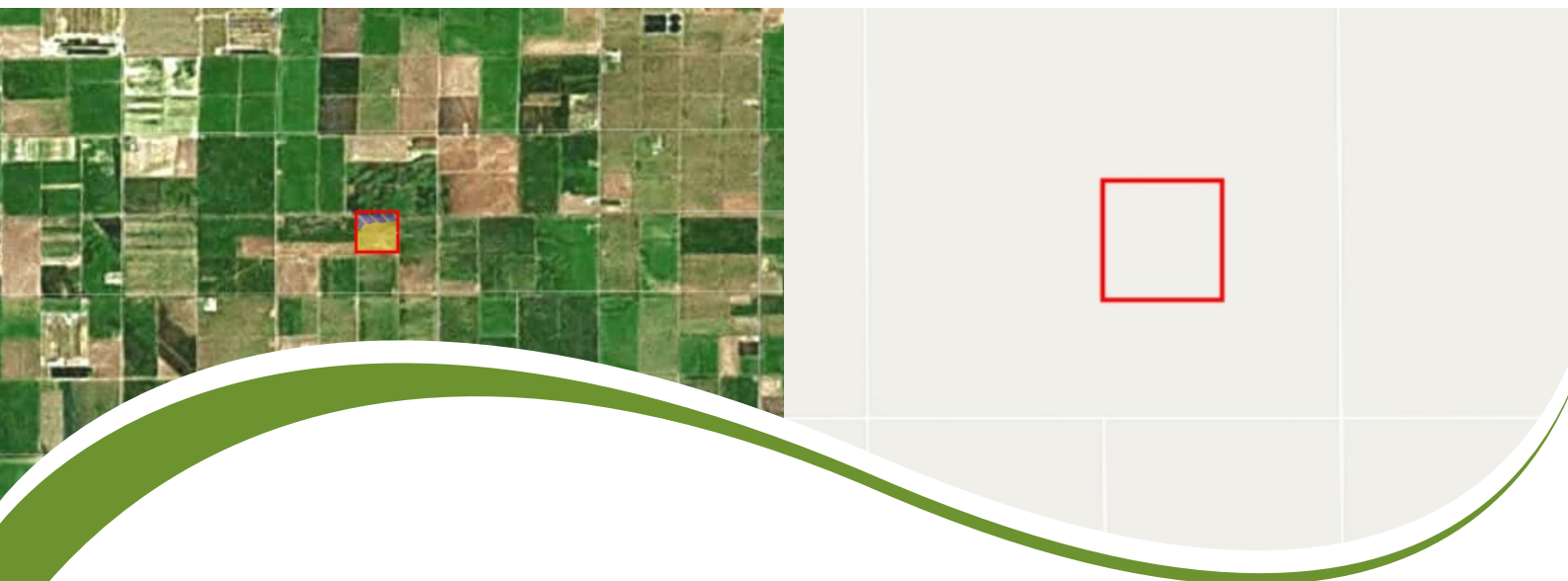
SOILS REPORT

USDA Soils Ledend

APN 300-130-019 - 19.84 Acres

Symbol	Name	Slope Grade	Irr. Cap Class	Non-Irr Cap. Class	Storie Index	Acres	Parcel %
■	0108 Colpien loam, 0 to 2 percent slopes	1	1	4	85	11.862	59.77
▨	1130 Nord fine sandy loam, 0 to 2 percent slopes	1	1	4	95	6.841	34.47
▩	2143 Yerrem sandy loam, 0 to 2 percent slopes	1	1	4	95	1.144	5.76

Total Acres: 19.847



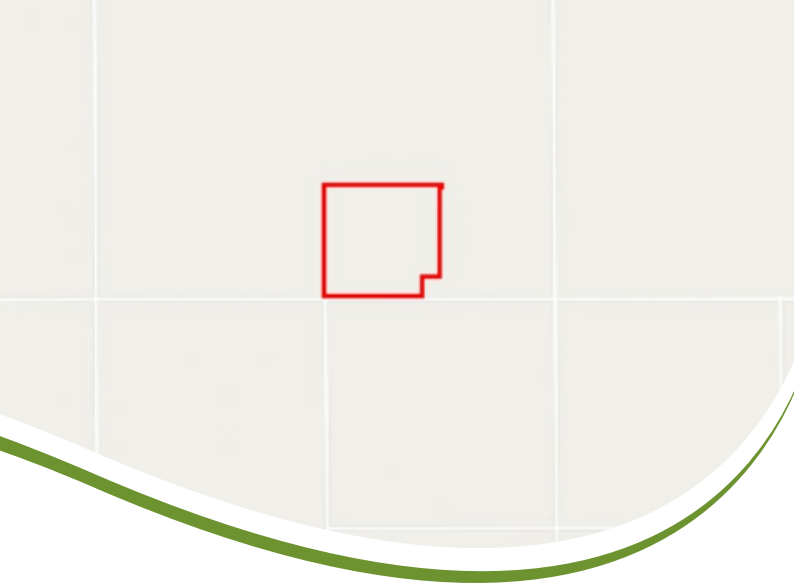
SOILS REPORT

USDA Soils Ledend

APN 300-130-031 - 60.14 Acres

Symbol	Name	Slope Grade	Irr. Cap Class	Non-Irr Cap. Class	Storie Index	Acres	Parcel %
■	0108 Colpien loam, 0 to 2 percent slopes	1	1	4	85	28.423	70.54
▨	1137 Nord fine sandy loam, 0 to 2 percent slopes	1	1	4	95	.002	.00
▩	2143 Yerrem sandy loam, 0 to 2 percent slopes	1	1	4	95	11.867	29.45

Total Acres: 60.140



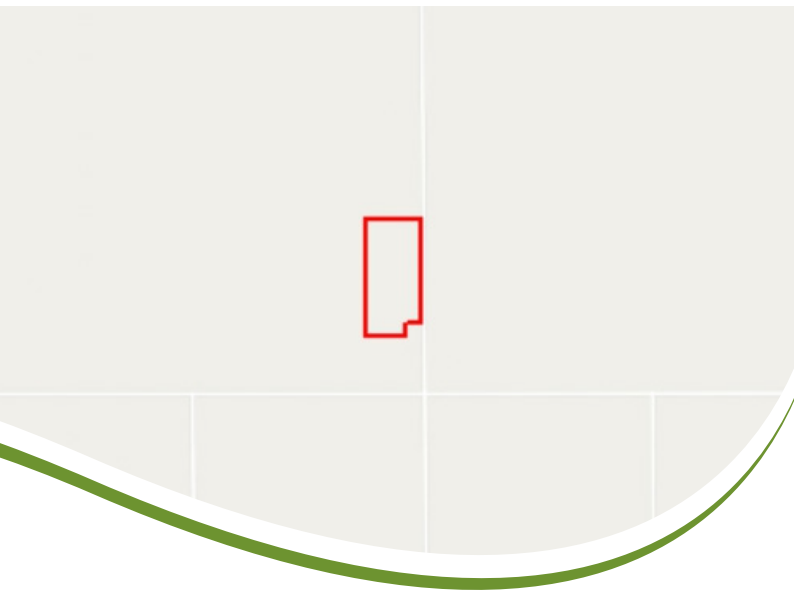
SOILS REPORT

USDA Soils Ledend

APN 300-130-035 - 98.33 Acres

Symbol	Name	Slope Grade	Irr. Cap Class	Non-Irr Cap. Class	Storie Index	Acres	Parcel %
■	0108 Colpien loam, 0 to 2 percent slopes	1	1	4	85	38.194	100.00

Total Acres: 98.334



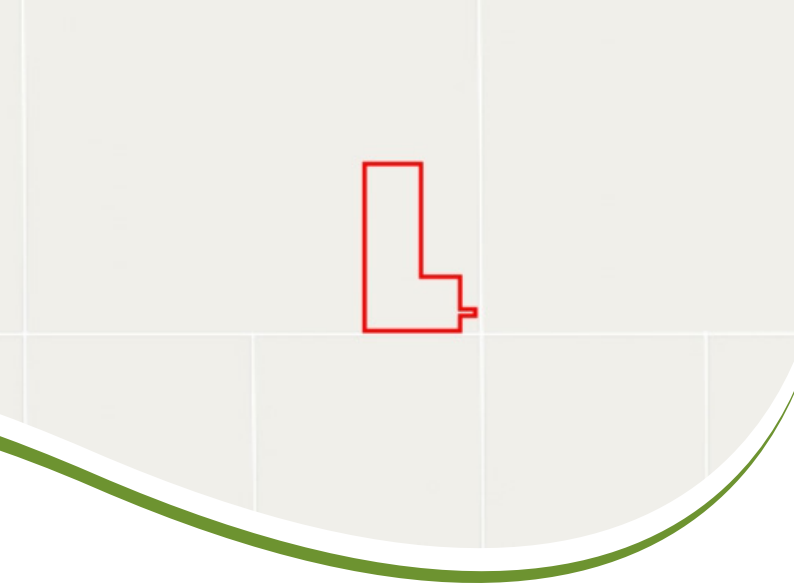
SOILS REPORT

USDA Soils Ledend

APN 300-130-039 - 116.95 Acres

Symbol	Name	Slope Grade	Irr. Cap Class	Non-Irr Cap. Class	Storie Index	Acres	Parcel %
■	0108 Colpien loam, 0 to 2 percent slopes	1	1	4	85	18.612	100.00

Total Acres: 116.945



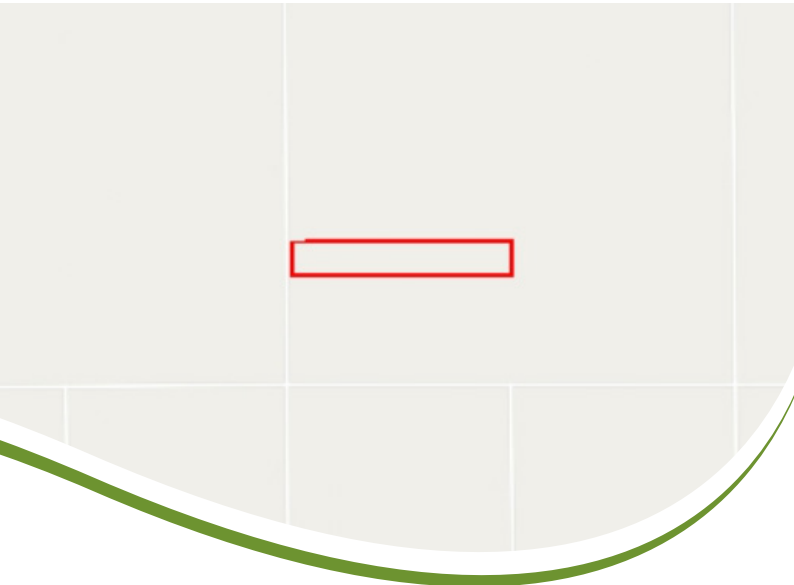
SOILS REPORT

USDA Soils Ledend

APN 300-130-040 - 153.63 Acres

Symbol	Name	Slope Grade	Irr. Cap Class	Non-Irr Cap. Class	Storie Index	Acres	Parcel %
■	0108 Colpien loam, 0 to 2 percent slopes	1	1	4	85	36.686	100.00

Total Acres: 153.632



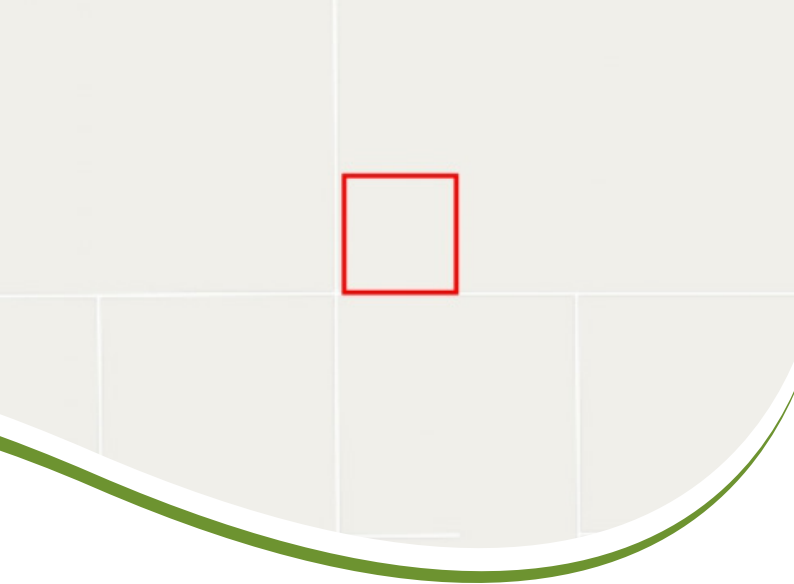
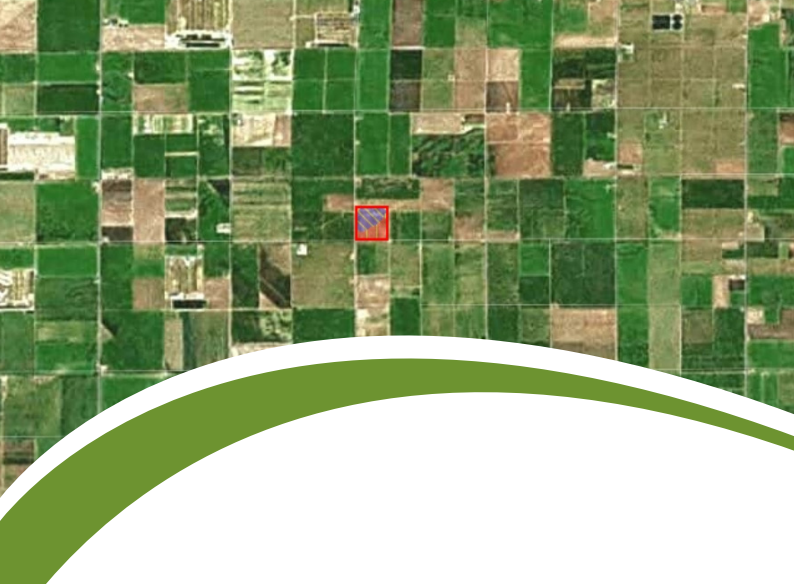
SOILS REPORT

USDA Soils Ledend

APN 300-130-031 - 60.14 Acres

Symbol	Name	Slope Grade	Irr. Cap Class	Non-Irr Cap. Class	Storie Index	Acres	Parcel %
■	0108 Colpien loam, 0 to 2 percent slopes	1	1	4	85	9.642	39.07
▨	1130 Nord fine sandy loam, 0 to 2 percent slopes	1	1	4	95	5.857	23.73
▩	2143 Yerrem sandy loam, 0 to 2 percent slopes	1	1	4	95	9.179	37.20

Total Acres: 178.311



SOILS REPORT

USDA Soils Legend

APN 300-130-047 - 215.68 Acres

Symbol	Name	Slope Grade	Irr. Cap Class	Non-Irr Cap. Class	Storie Index	Acres	Parcel %
■	0108 Colpien loam, 0 to 2 percent slopes	1	1	4	85	.994	2.66
▨	1114 Exeter loam, 0 to 2 percent slopes	1	1	4	40	15.226	40.75
▩	2130 Nord fine sandy loam, 0 to 2 percent slopes	1	1	4	95	20.712	55.43
▪	3143 Yerrem sandy loam, 0 to 2 percent slopes	1	1	4	95	.435	1.16

Total Acres: 215.678