

ALTA I.D. ALMONDS

Tulare County, California

145.62± Acres

\$4,805,460

(\$33,000/Acre)



- Alta Irrigation District
- (4) Ag Wells
- Lies within the Dinuba Sphere of Influence



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Exclusively Presented by:



ALTA I.D. ALMONDS

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Tulare County, CA



PROPERTY LOCATION

REEDLEY

DINUBA

AVE 424

RD 92

RD 96

SUBJECT



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PROPERTY INFORMATION

DESCRIPTION

This large block of Independence almonds has a fantastic water supply with 4 ag wells and full entitlement to Alta I.D. surface water from the Smith Mountain Ditch. Additionally, there is excellent residential development potential as the entire property lies within the Dinuba Sphere of Influence.

LOCATION

Located on the SEC of Avenue 424 and Road 92, Dinuba, CA.

LEGAL

Tulare County APN's: 013-080-021 & 053. Located in a portion of Section 9, T16S, R24E, M.D.B.&M.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

PLANTINGS

Independence almonds on Viking Rootstock planted in 2018.
13' x 22' spacing

WATER

Alta Irrigation District with rights to surface water.
(4) Ag wells.

SOILS

See soils map included.

BUILDINGS

None.

PRICE/TERMS

\$4,805,460 (\$33,000/acre) all cash at close of escrow.



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PROPERTY OVERVIEW



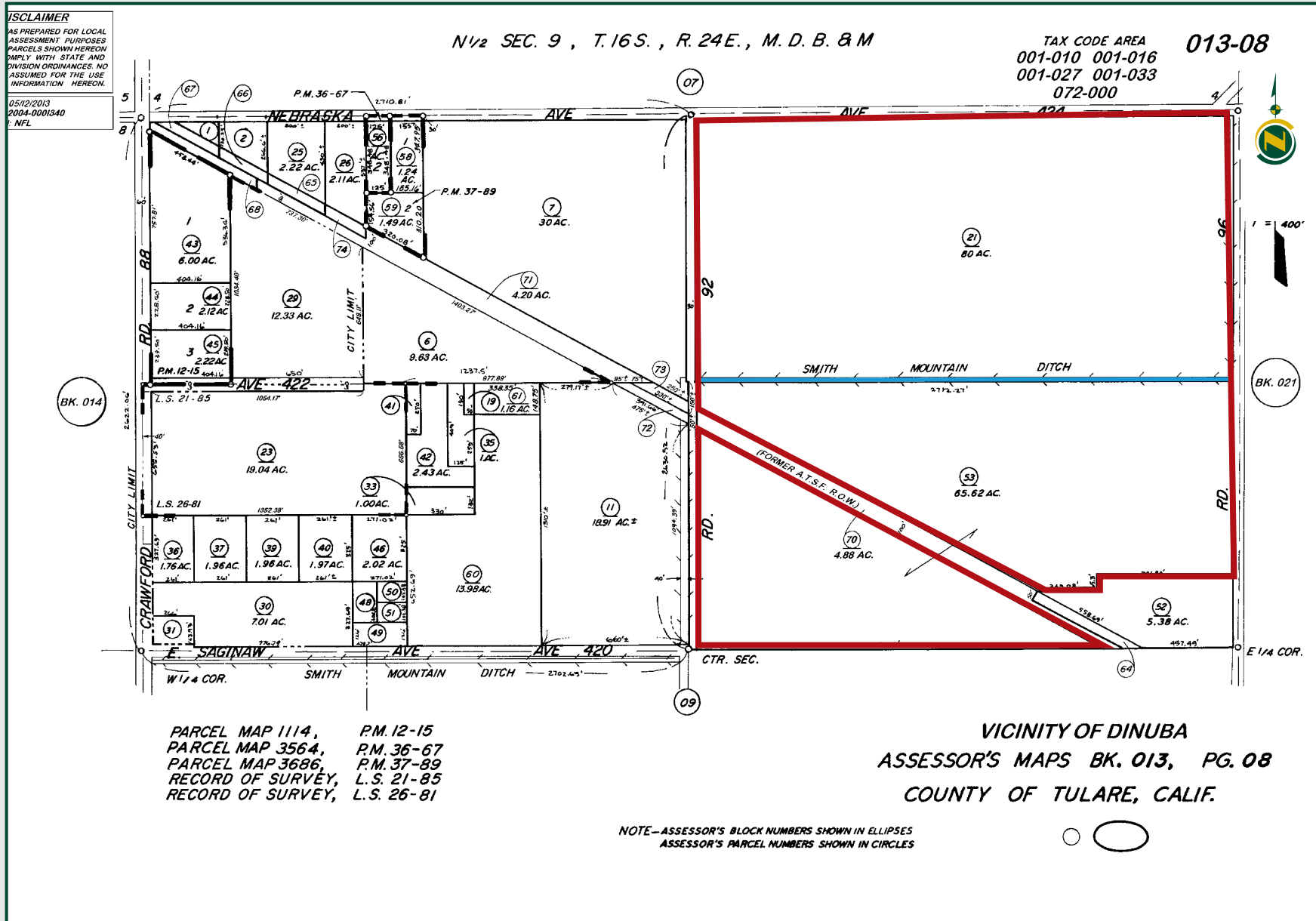
SOILS MAP



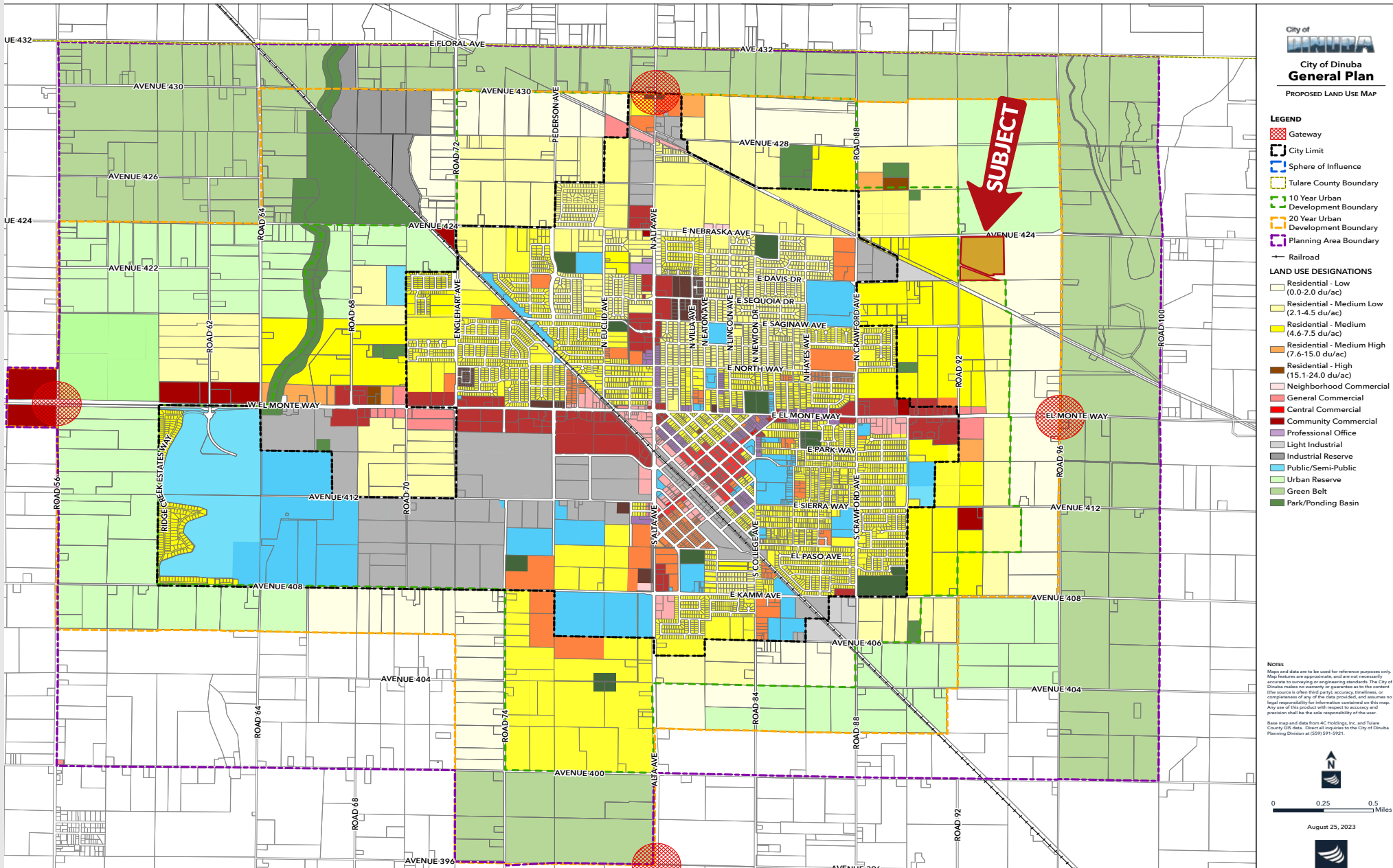
Soil Map may not be valid at this scale.

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
124	Hanford sandy loam, 0-2% slopes	Grade 1 - Excellent
114	Exeter loam, 0-2% slopes	Grade 4 - Poor

PARCEL MAP



DINUBA GENERAL PLAN



City of
DINUBA
City of Dinuba
General Plan
PROPOSED LAND USE MAP

- LEGEND**
- Gateway
 - City Limit
 - Sphere of Influence
 - Tulare County Boundary
 - 10 Year Urban Development Boundary
 - 20 Year Urban Development Boundary
 - Planning Area Boundary
 - Railroad

- LAND USE DESIGNATIONS**
- Residential - Low (0.0-2.0 du/ac)
 - Residential - Medium Low (2.1-4.5 du/ac)
 - Residential - Medium (4.6-7.5 du/ac)
 - Residential - Medium High (7.6-15.0 du/ac)
 - Residential - High (15.1-24.0 du/ac)
 - Neighborhood Commercial
 - General Commercial
 - Community Commercial
 - Professional Office
 - Light Industrial
 - Industrial Reserve
 - Public/Semi-Public
 - Urban Reserve
 - Green Belt
 - Park/Ponding Basin

NOTES

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Dinuba makes no warranty, express or implied, for the accuracy or completeness of any of the data provided, and assumes no legal responsibility for information contained on this map. Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user.

Base map and data from AC Holdings, Inc. and Tulare County GIS data. Street data requires to the City of Dinuba Planning Division at (559) 991-5921.

0 0.25 0.5 Miles

August 25, 2023

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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791
Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.