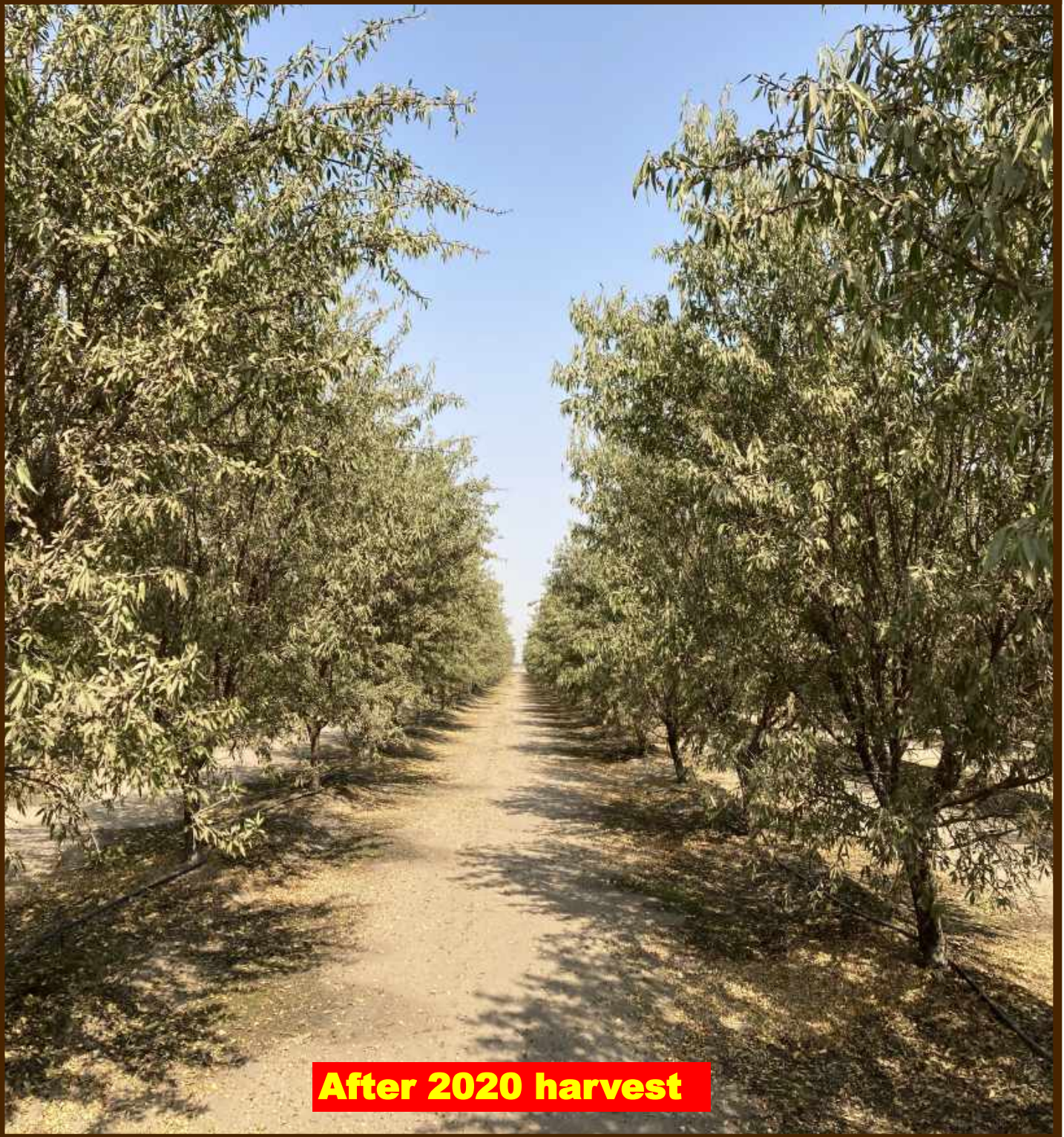


**FOR SALE**  
**Almonds**  
**76.14 + Ac.-Tipton Ca.**

**Manuel Ortiz**  
*Diversified Real Estate*  
Ph. 559.972.0909




**After 2020 harvest**

230 North 'J' Street • Tulare, California 93274 • Office 559.684.1205 • Fax 559.400.7280  
manuel@manuelortizjr.com • www.manuelortizjr.com • Lic #01788064

# **FOR SALE**

**76.14 ± Acres Almonds**  
**Tipton Ca.**

**Manuel Ortiz**  
*Diversified Real Estate*  
**Ph. 559.972.0909**



- \* **APN 228-280-003 (37.8 ac) & APN 228-280-004 (38.34)**
- \* **List Price: \$ 2,131,920.00 / \$28,000 Per Acres**
- \* Location : Ave 152 & Rd. 80 - S/W Corner
- \* 50% Nonparells, 25% Wood Colony, 25% Supareil on Nemaguard Rootstock.
- \* Planted January 2014
- \* 100 hp Well—600 ft Bowles set at 440 ft.
- \* 40 hp Well— 440 ft. Bowles set at 240'-260'
- \* 7.5 hp ditch pump
- \* 30 hp Booster Pump
- \* Receives water from Tule River Irrigation District. Ditch pump 1/4 mile south of property at the Tule River Canal.
- \* Soils: 76.6% Akers-Akres, 23.4% Colpien Loam
- \* Ripping prior to planting by J.T Ag Service ripped in the tree rows 4Ft. Deep.
- \* Tree Spacing: 22' x 17'
- \* 1 Ton of Gyp has been applied once a year ( 2013- )
- \* 3 tons of compost applied every year.
- \* Reservoir: 100' x 110' ±
- \* A sulfuric acid injection system to lower the PH applied in the irrigation system..
- \* Filter station with four sand media filters and a 30 hp booster..
- \* The orchard is divided into 4 sets with fanjet emitters, 2 sets can be watered at one time. Fanjets serviced by single line.
- \* There is a soil moisture probe in the field serviced by pure sense that is used to schedule irrigation schedules and timing.

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 estimate. Your advised to have corners marked by a licensed surveyor.

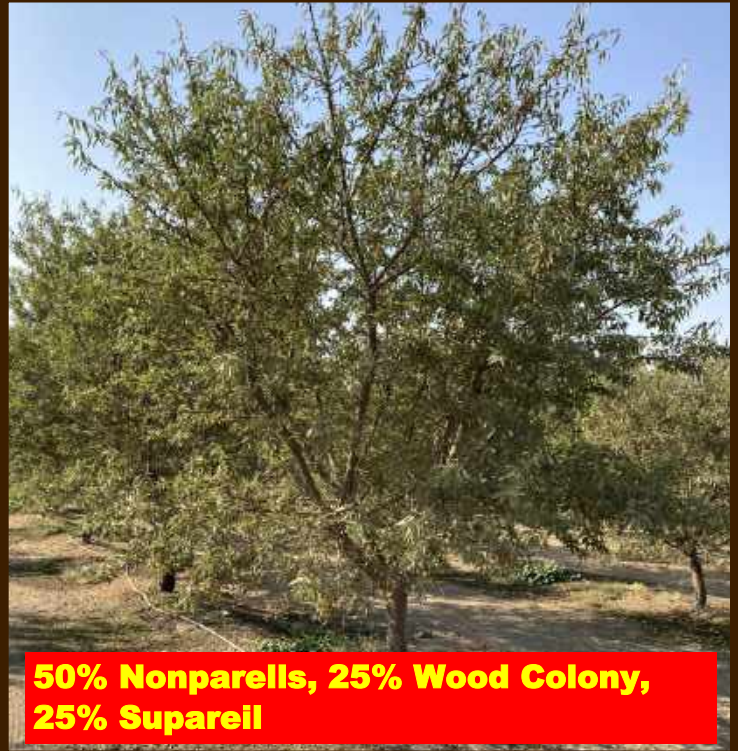
**FOR SALE**

**76.14 + Ac.-Tipton Ca.  
ALMONDS**

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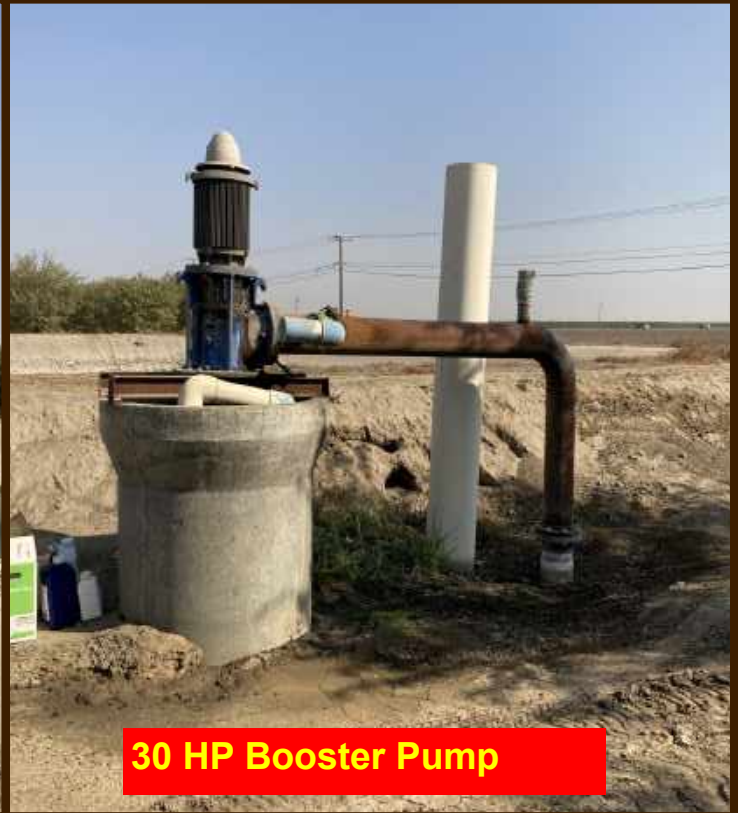
**40 hp Pump- 440 Ft**



**50% Nonparells, 25% Wood Colony,  
25% Supareil**



**Reservoir 100' X 110'**



**30 HP Booster Pump**

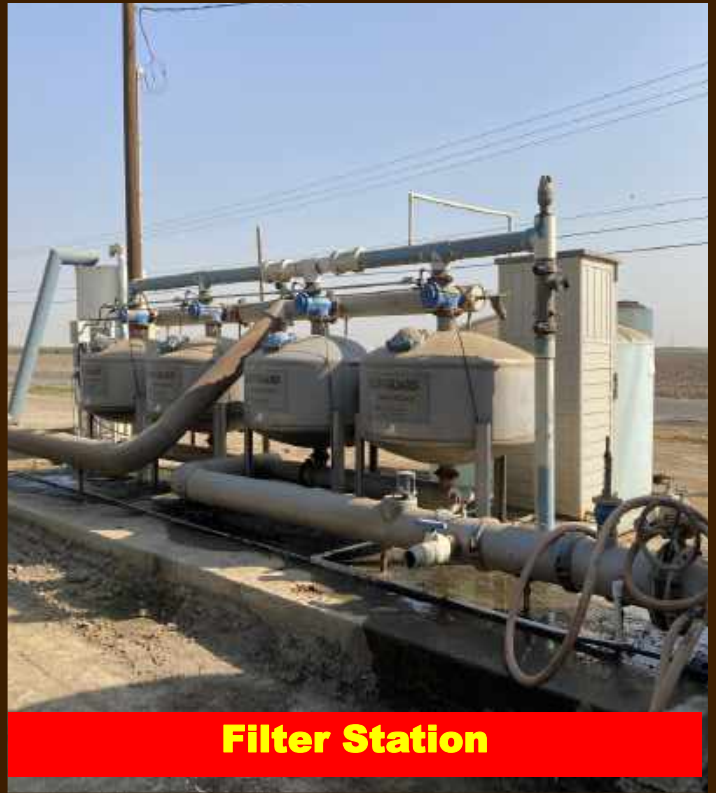
230 North 'J' Street • Tulare, California 93274 • Office 559.684.1205 • Fax 559.750.4035  
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**FOR SALE**  
**Almonds**  
**76.14 ± Ac. Tipton Ca.**

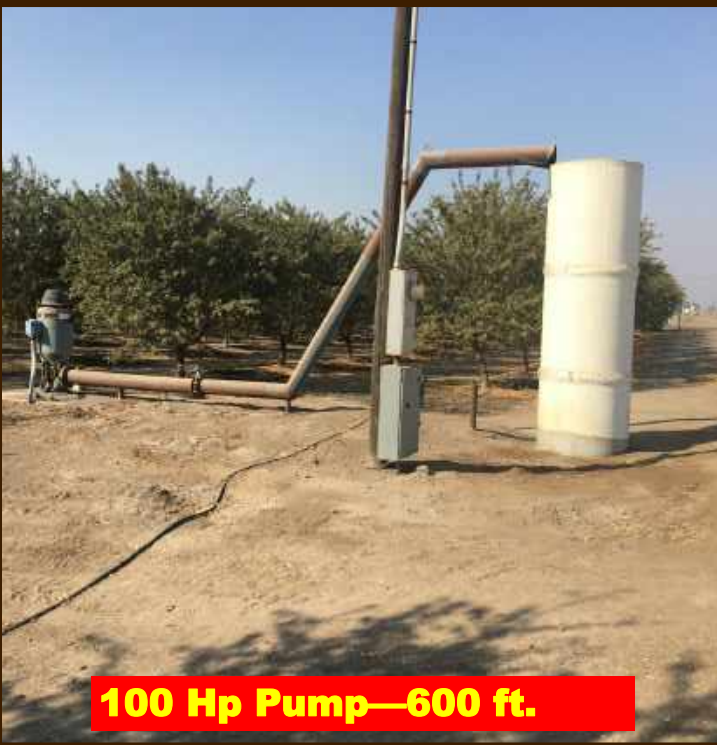
**Manuel Ortiz**  
*Diversified Real Estate*  
**Ph. 559.972.0909**



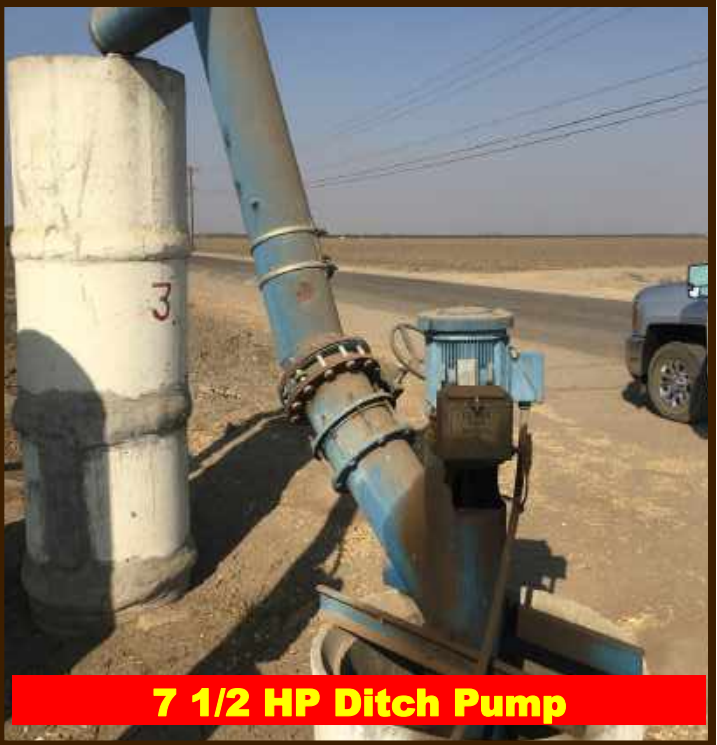
**Fan Jets— Single Line**



**Filter Station**



**100 Hp Pump—600 ft.**



**7 1/2 HP Ditch Pump**

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**76.14 ± Acres of Almonds**  
**Tipton Ca.**  
**Tule River Irrigation District**

**Manuel Ortiz**  
*Diversified Real Estate*  
Ph. 559.972.0909

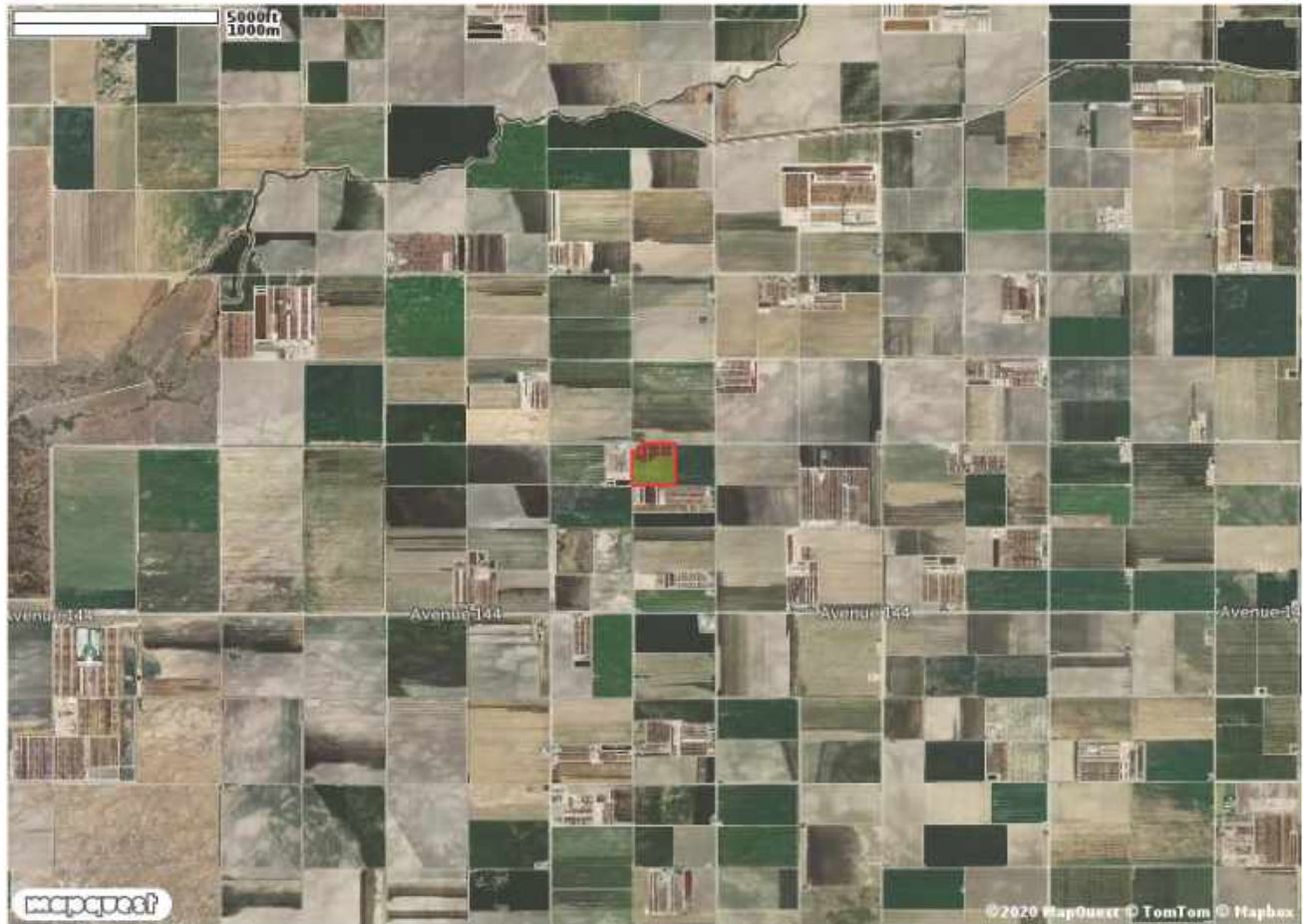


Property is located on the S/W corner of Ave 152 & Rd. 80



SOILS REPORT

TIPTON CA 93272







SOILS REPORT

TIPTON CA 93272

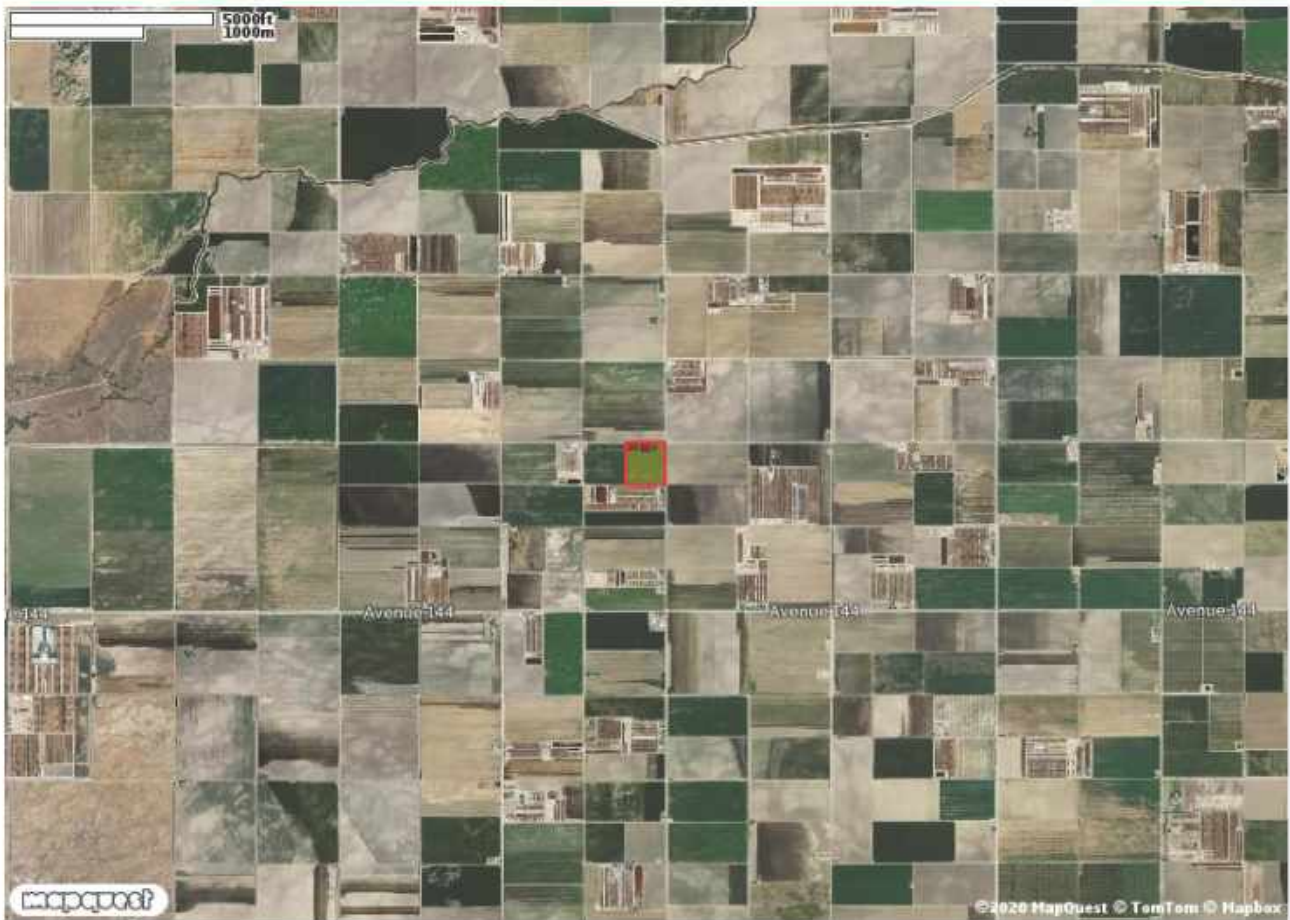
USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0101 Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	1	1	4		25.604	68.26
	1108 Colpien loam, 0 to 2 percent slopes	1	1	4	85	11.906	31.74
Total Acres:						37.510	



SOILS REPORT

TIPTON CA 93272









SOILS REPORT

TIPTON CA 93272

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0101 Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	1	1	4		31.430	83.30
	1108 Colpien loam, 0 to 2 percent slopes	1	1	4	85	6.303	16.70
Total Acres:						37.733	

