

FOR SALE


916.65 ACRES ROW CROP

CORCORAN CA.



916.65 Acres
PRICE: \$ 17,416,350.00 / \$ 19,000.00 Per Acre

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909



APN: 200-230-002(**596.65 Ac**) + 200-230-007 (**111.54 Ac**) + 200-230-008 (**208.46 Ac**) = **916.65 Acres**

Marketing Notes: Great opportunity of acreage this size within and receiving a second source of water from the Lower Tule River Irrigation District. Great Investment property ready to plant ideally Pistachios or Almonds your way. Plenty of water serviced by 7-Wells & 3 Irrigation pumps. Fully pipelined with 10" valves to irrigate on the flat or with the fall to the west all by irrigation valves. Soil Maps attached on following pages.

The owner has been farming this ranch himself for 30 + years, no leases or contracts are in Place. Owner has applied Gyp & Sulfur every three years with spot treatments also. 20 tons of manure have also been applied over the last ten years.

Location: South of Corcoran Ca. on Hwy 43. To Equipment yard, **2- Miles** south of Whitley Ave (Hwy 137) on the eastside of Hwy 43 or **1.6 Miles** North of Ave 144 (Hwy 190) Eastside of the road.

Field Type: Row Crop/ Open Land

Crops Grown: Cotton, Corn, Alfalfa, Wheat, Black Eye Beans

Neighboring Crops: Pistachios, Almonds, Cotton, Corn, Wheat, Alfalfa, Black Eye Beans.

Pumps: 7 Pumps Driven by diesel motors and 200 HP Gear Heads

Wells: Well logs available wells 398' to 450'

Irrigation District:: Lower Tule River Irrigation District.—Yes receives water from Tule Irrigation District by 3 ditch pumps. 2- 25hp & 1 -10hp.

* Highspeed Rail plans to go through the property. Call for information Ph. 559.972.0909

* Airport landing lights go through property. Boswell has a right of way.

* Terms: 1031/ Cash

.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.

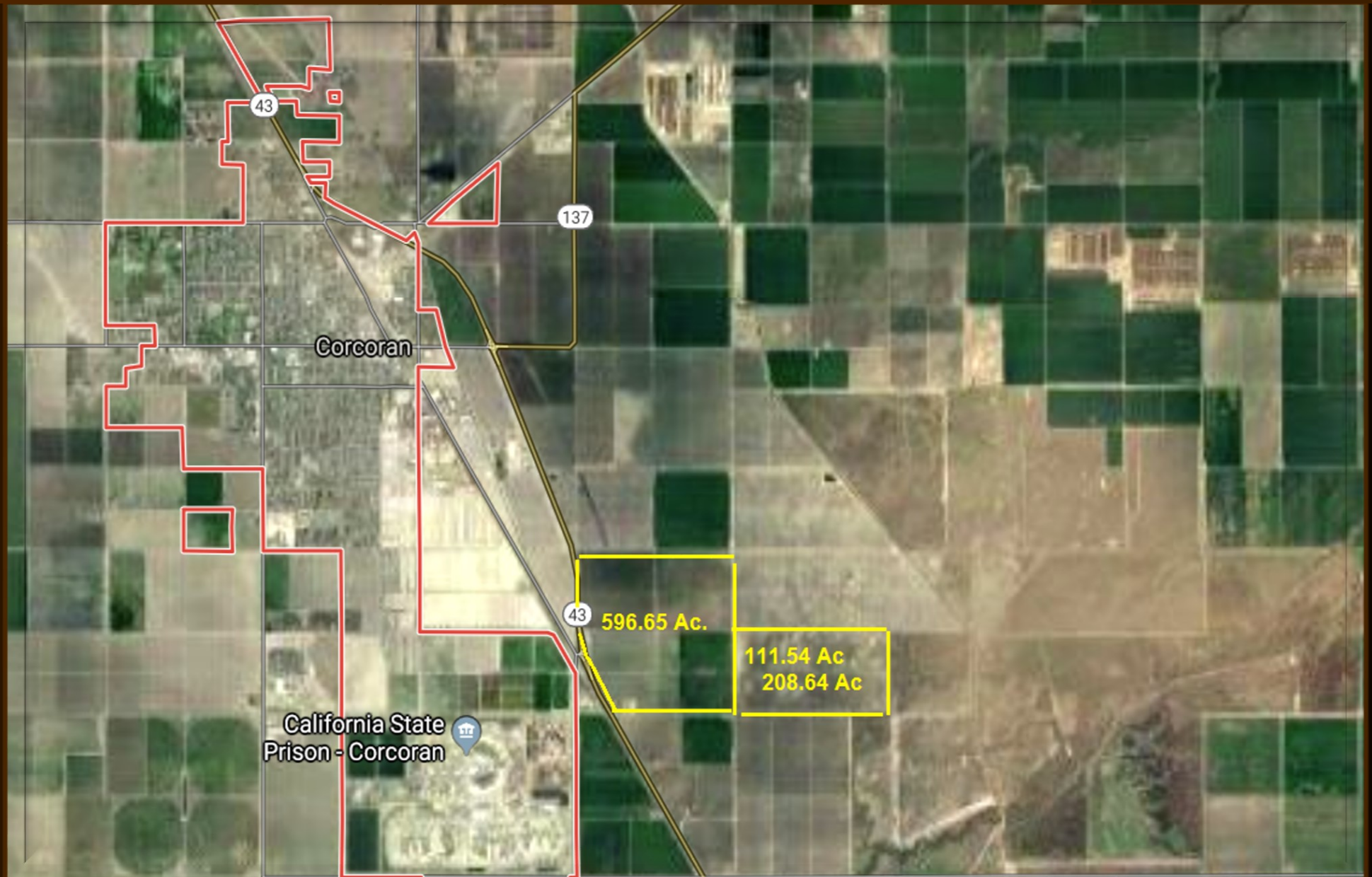
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FOR SALE

916.65 ACRES ROW CROP (3 -Parcels)

CORCORAN CA.



916.65 Acres Row Crop Ranch Receives Water From Lower Tule River Irrigation District









Equipment Yard



APN 200-230-002 596.65 acres

SOILS REPORT



USDA Soils Legend

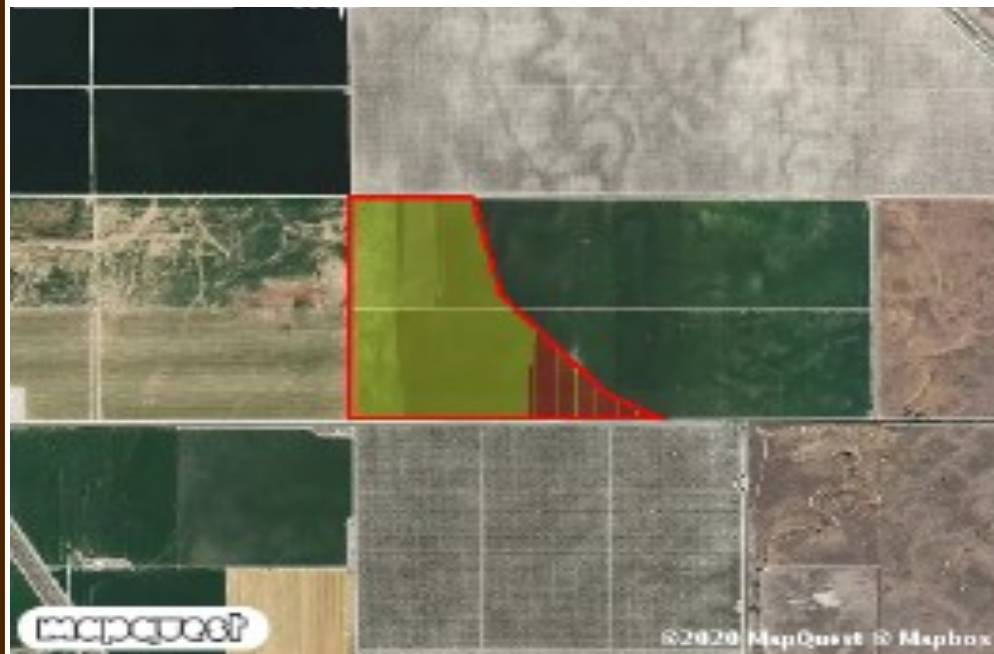
Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0117 Gambogy loam, drained, 0 to 1 percent slopes	1	2	4	38	452.067	77.21
	1123 Grangeville fine sandy loam, saline-sodic, 0 to 1 percent slopes	1	2	4	47	133.410	22.79
Total Acres:						585.476	



APN 200-230-007 **111.54 acres**

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0117 Gambogy loam, drained, 0 to 1 percent slopes	1	2	4	38	95.532	86.74
	1118 Gambogy-Biggia, saline-Sodic, association, drained, 0 to 2 percent slopes	1	2	4		14.606	13.26
Total Acres:						110.138	





APN 200-230-008

208.46 acres

SOILS REPORT

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0117 Gambogy loam, drained, 0 to 1 percent slopes	1	2	4	38	6.874	3.30
	1118 Gambogy-Biggriz, saline-Sodic, association, drained, 0 to 2 percent slopes	1	2	4		201.198	96.70

Total Acres: 208.072

