



# HOEKSTRA & ASSOCIATES, INC.

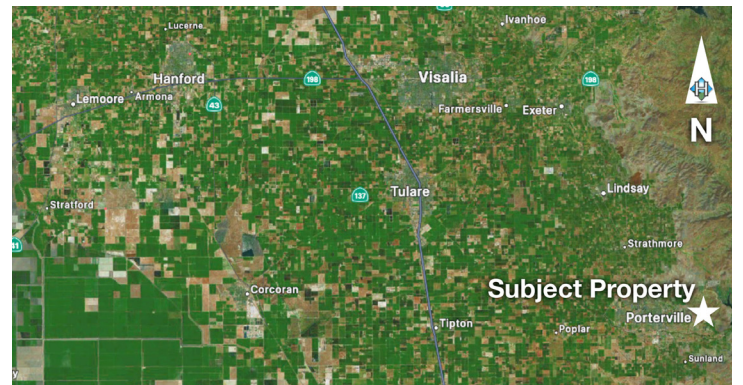
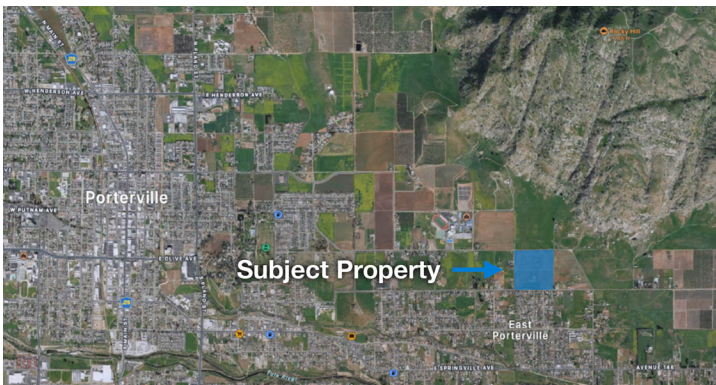
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

**\$1,300,000**

**Contreras 40**

**40 ACRES**



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**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**[www.Hoekstra.land](http://www.Hoekstra.land)**



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**FOR SALE**

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**40 ACRES**

## **LOCATION**

The subject property is located on the South side of East Olive Avenue, approximately 1/3 mile East of Granite Hills High School, Porterville, CA 93257.

## **DESCRIPTION**

The property has street frontage on E. Olive Avenue and E. Roby Avenue and is located adjacent to the City Limits of Porterville. According to the 2030 General Plan Land Use is designated as Low Density Residential, Neighborhood Commercial, and Parks and Recreation. The property consists of approximately 22.5 acres of table grapes planted in 2021 and 17.5 acres of open ground.

## **PARCEL #'S**

Tulare County APN's: 263-080-001-000;  
263-080-004-000

## **ZONING**

R-1-M

## **CROPS**

The west 12.5+/- acres is planted Ivory and the east 10+/- to Timpson table grapes with the balance of the property open land. The vineyard is supported by an 8 wire, V trellis. The seller would like to retain the 2026 crop.

## **SOIL**

According to the USDA California Revised Storie Index, Grade 4 soil; see attached soils map for description.

## **WATER & IRRIGATION**

The property has 1 irrigation well that is 500' deep with a 10 HP submersible pump. The well was drilled in 2019. Drip irrigation supplies water to the vineyard. The property is located within Pioneer Water Company, however, the seller does not own any stock shares. Currently the seller is leasing 2 shares. The subject property is a part of the San Joaquin Valley- Tule SGMA Basin Priority and the Eastern Tule GSA.

## **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/Groundwater-Management/SGMA-Groundwater-Management>

## **PRICE/TERMS**

\$1,300,000 (\$32,500/acre) cash at close of escrow.



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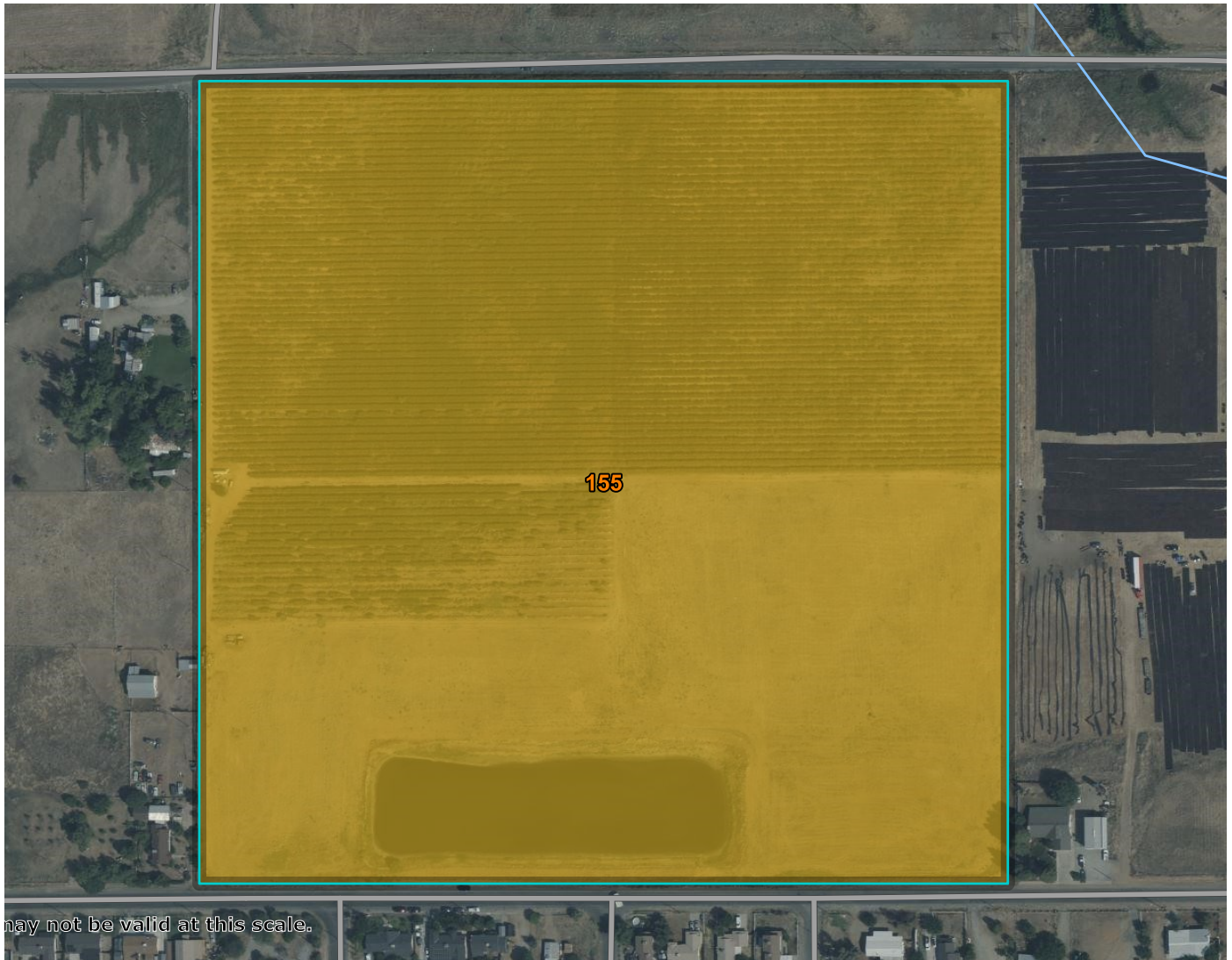




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## SOILS MAP



## CALIFORNIA REVISED STORIE INDEX (CA)

| Map unit symbol             | Map unit name                           | Rating         | Component name (percent) | Acres in AOI | Percent of AOI |
|-----------------------------|-----------------------------------------|----------------|--------------------------|--------------|----------------|
| 155                         | San Joaquin loam, 2 to 9 percent slopes | Grade 4 - Poor | San Joaquin (80%)        | 38.7         | 100.0%         |
| Totals for Area of Interest |                                         |                |                          | 38.7         | 100.0%         |



N 1/2 OF NE 1/4 SEC. 32, T.21S., R. 28E., M.D.B. & M.

TAX CODE AREA  
055-000  
055-001

263-08

OLIVE AVE.

ROBY AVE.

PARCEL 1

OLIVE DR.

M. 152A

10 AC.

30 AC.

26.87 AC.

10.50 AC.

152

150

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