

# NWC RD 120 & AVE 104 | PIXLEY, CA 93256

## Executive Summary



**SALE PRICE**

**REDUCED!!!!**

### OFFERING SUMMARY

Lot Size: 152.0 Acres

Price / AC: Call for Price

### PROPERTY OVERVIEW

**PRICE REDUCED** 152 acres, 144 acres of trees, 8.73ac of roads, pond and well sites. Orchard coming off 2 years of high yields, 4 varieties 50% non-peril, 25% Monterey, 12.5% Carmel and 12.5% Aldrich. Approx. 1/2 trees planted in 2005 and 1/2 in 2007. 2 operational wells and is in the Pixley Irrigation District which allows for the option of surface water. Trees on a double drip line system and there is a water reservoir with booster pump and sand filters in the southwest corner of the property. Irrigation canal on west side of property. **Call for Price.**

### PROPERTY HIGHLIGHTS

- Trees per acre : 165 (spacing 12' x 22')
- 2019 production: 3,109 pounds / acre
- Well #1 Drilled in 2008m Pump 100HP 600ft depth
- Well #2 75HP Pump
- Combined approx. 1,300HP Pump
- Water Storage reservoir equipped with 40HP Booster
- Pump and sand filters

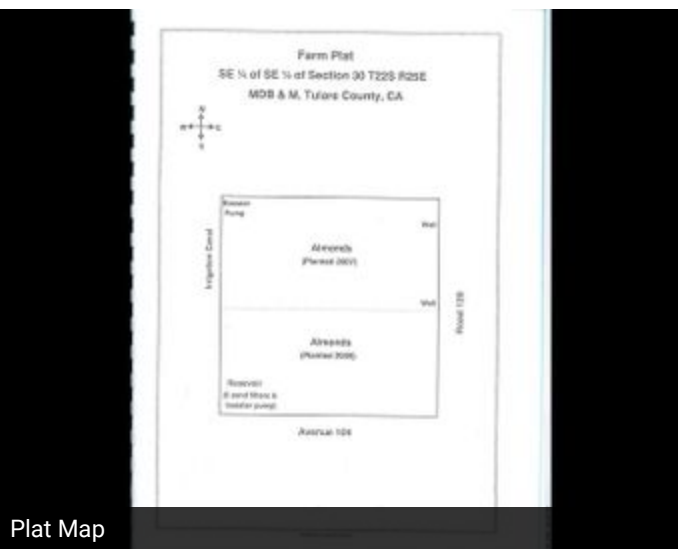
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## Additional Photos



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## Location Map



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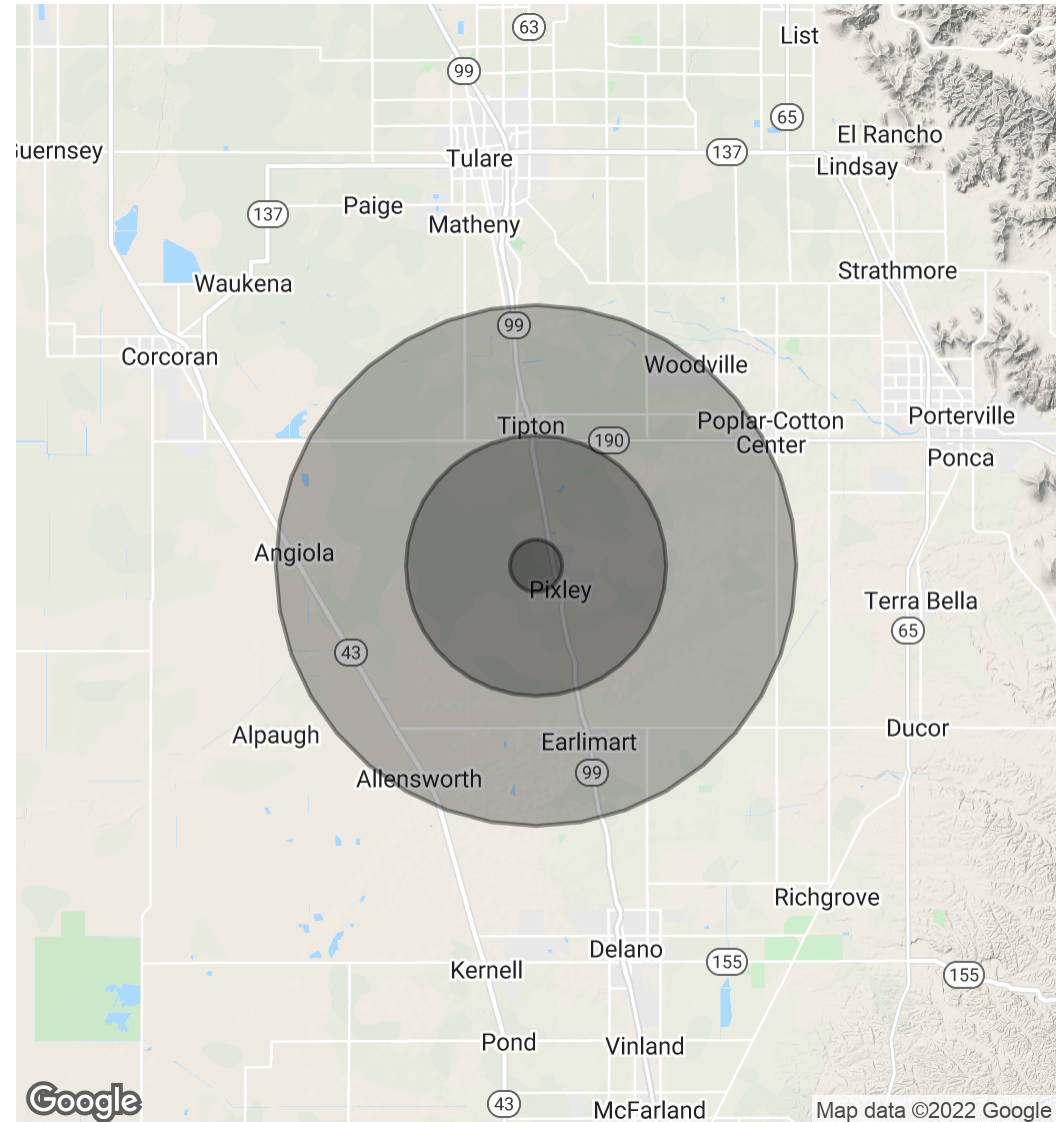
## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	120	3,287	13,769
Average Age	23.6	23.6	24.1
Average Age (Male)	22.9	23.3	24.1
Average Age (Female)	25.2	24.4	24.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	31	826	3,463
# of Persons per HH	3.9	4.0	4.0
Average HH Income	\$46,131	\$44,904	\$46,640
Average House Value		\$195,907	\$195,526

\* Demographic data derived from 2010 US Census



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