

# Road 136, Delano-Earlimart

Tulare County, California

\$2,728,950 | 77.97 Acres

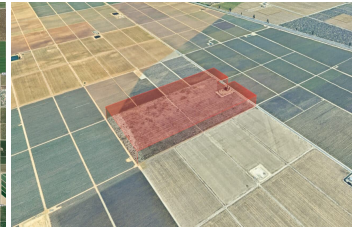
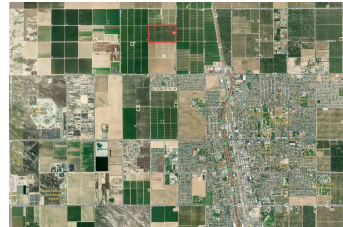
Road 136  
Delano, California

A proven almond investment positioned for long-term production. This  $\pm 77.97$ -acre orchard, planted in 2018, features a balanced 50% Nonpareil and 50% Monterey variety mix, 22' x 14' spacing, and micro-sprinkler irrigation. Located within the Delano-Earlimart Irrigation District, the property offers scale, efficiency, and exposure to a core almond-growing region.



## PROPERTY HIGHLIGHTS

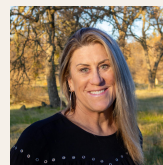
- $\pm 77.97$  Acres of Producing Almond Orchard
- Orchard planted in 2018
- Trees entering prime production years
- Variety mix: approx. 50% Nonpareil / 50% Monterey
- Commercial 22' x 14' orchard spacing
- Micro-sprinkler irrigation system
- Located within the Delano-Earlimart Irrigation District
- Proven almond-producing region of Kern County
- Efficient & uniform orchard layout



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