



SCHUIL & ASSOCIATES
DIVERSIFIED REAL ESTATE

GJ te Velde Ranch

5850 Ave 160, Tipton, CA 93272, USA • 1986.39 Ac.

Schuil & Associates

559-734-1700 • www.schuil.com

CalBRE: 00845607

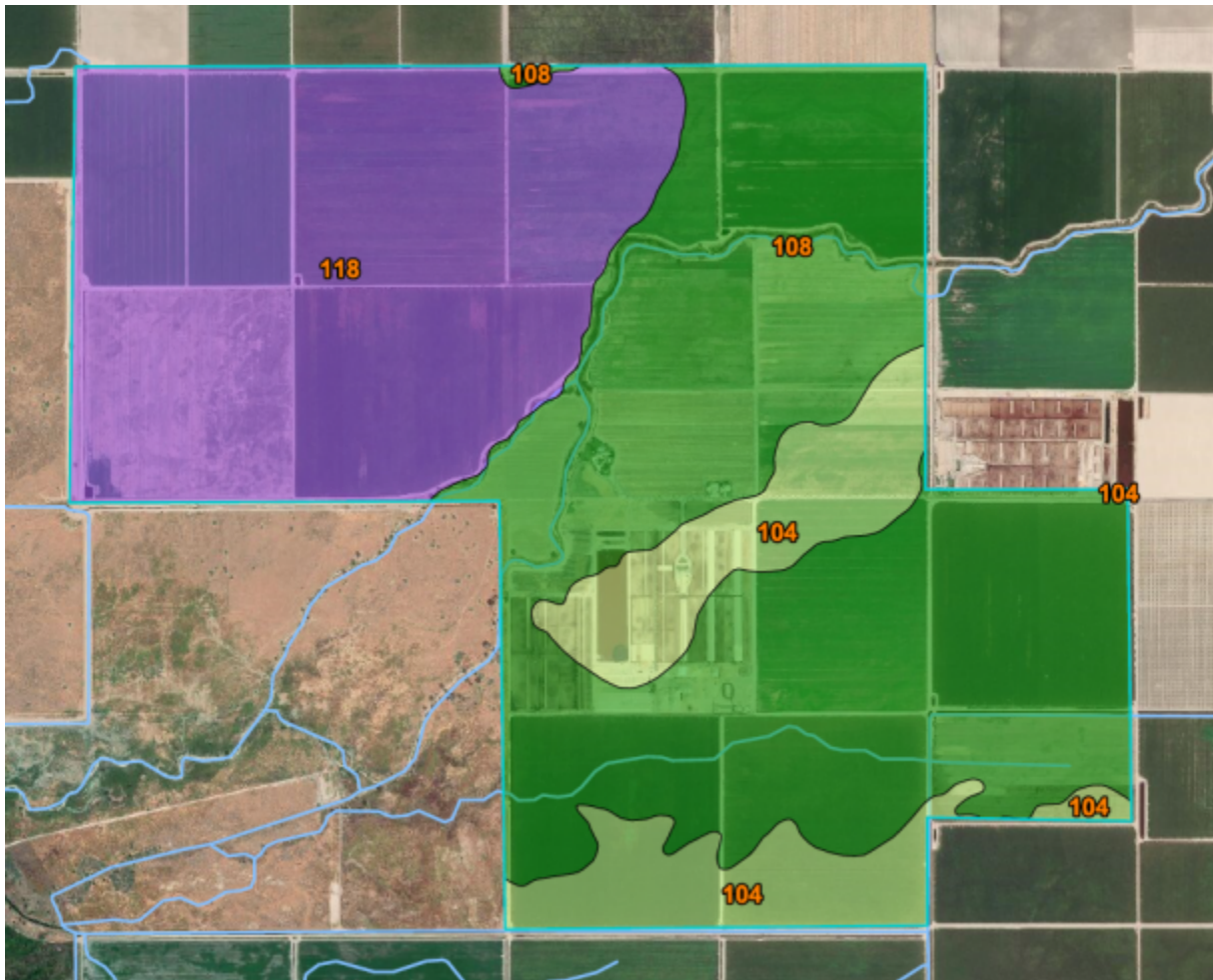


Listing Details

Location:	5850 Ave 160, Tipton, CA 93272
Size:	+/-1,986.39 assessed acres
Milk Parlors:	Main barn: Two (2) double-26 Herringbone Hospital barn: Double 12 Herringbone
Corrals:	+/-4,055 headlocks in Freestall barns, +/-1,800 headlocks in open corrals with shades (including maternity barn), +/-2,649 heifer stanchions plus cables, and +/-2,640 calf hutches.
Ground Water:	Ground water is supplied by multiple deep ag wells. See map below.
Surface Water:	+/-160 acres subject to waste water agreement with neighboring dairy. +/-1,234.14 acres is in Lower Tule ID with multiple turnouts and booster pumps supplying surface water.
Legal:	Tulare County APNs: 200-160-002, 005, 006, 007, 009, 010, 012, 013, 014, & 016, 200-190-004, 005, 006, & 007, and 228-270-003.
Inventory:	Herd: Price includes +/-5,000 milk and dry cows and +/-5,600 support stock. Equipment: Price includes all rolling stock used on the Property, some of which may be subject to equipment lease contracts, which are to be assumed by the Buyer. Feed: Price includes feed inventory.
Contact:	Marc Schuil (559) 280-1750 marc@schuil.com CalDRE: 00815172 Scott Schuil (559) 859-9734 scott@schuil.com CalDRE: 01877812 Jonathan Verhoeven (559) 707-5658 jonathan@schuil.com CalDRE: 01966852
Terms:	All offers will be subject to Court approval. All accepted offers will be subject to public notice for overbid.
Price:	\$50,000,000

The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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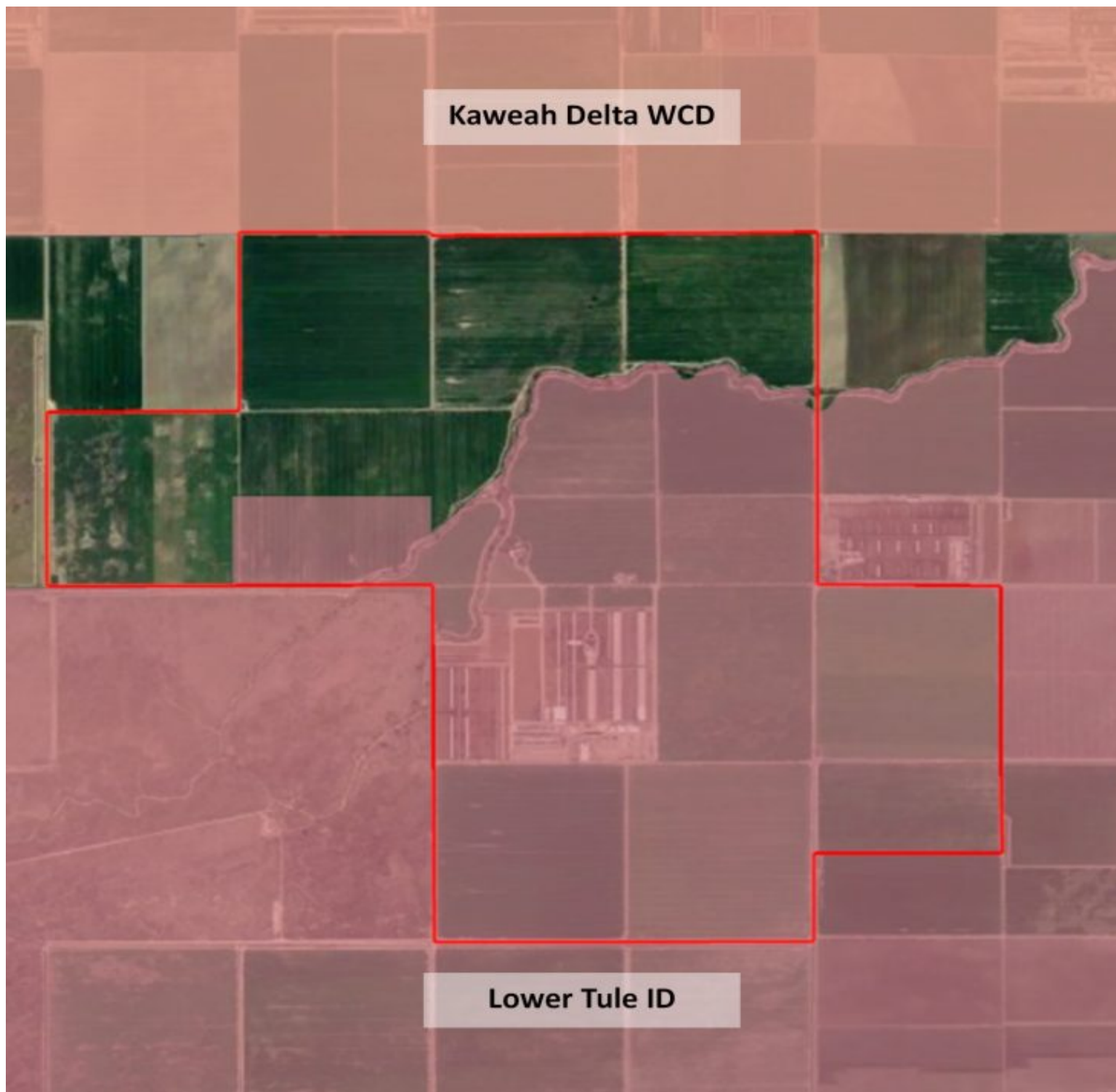
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
104	Biggriz-Biggriz, saline-Sodic, complex, 0 to 2 percent slopes	Grade 2 - Good	Biggriz (55%)	290.4	13.3%
108	Colpien loam, 0 to 2 percent slopes	Grade 1 - Excellent	Colpien (85%)	1,090.0	49.9%
118	Gambogy-Biggriz, saline-Sodic, association, drained, 0 to 2 percent slopes	Grade 3 - Fair	Gambogy (50%)	802.0	36.7%
Totals for Area of Interest				2,182.4	100.0%

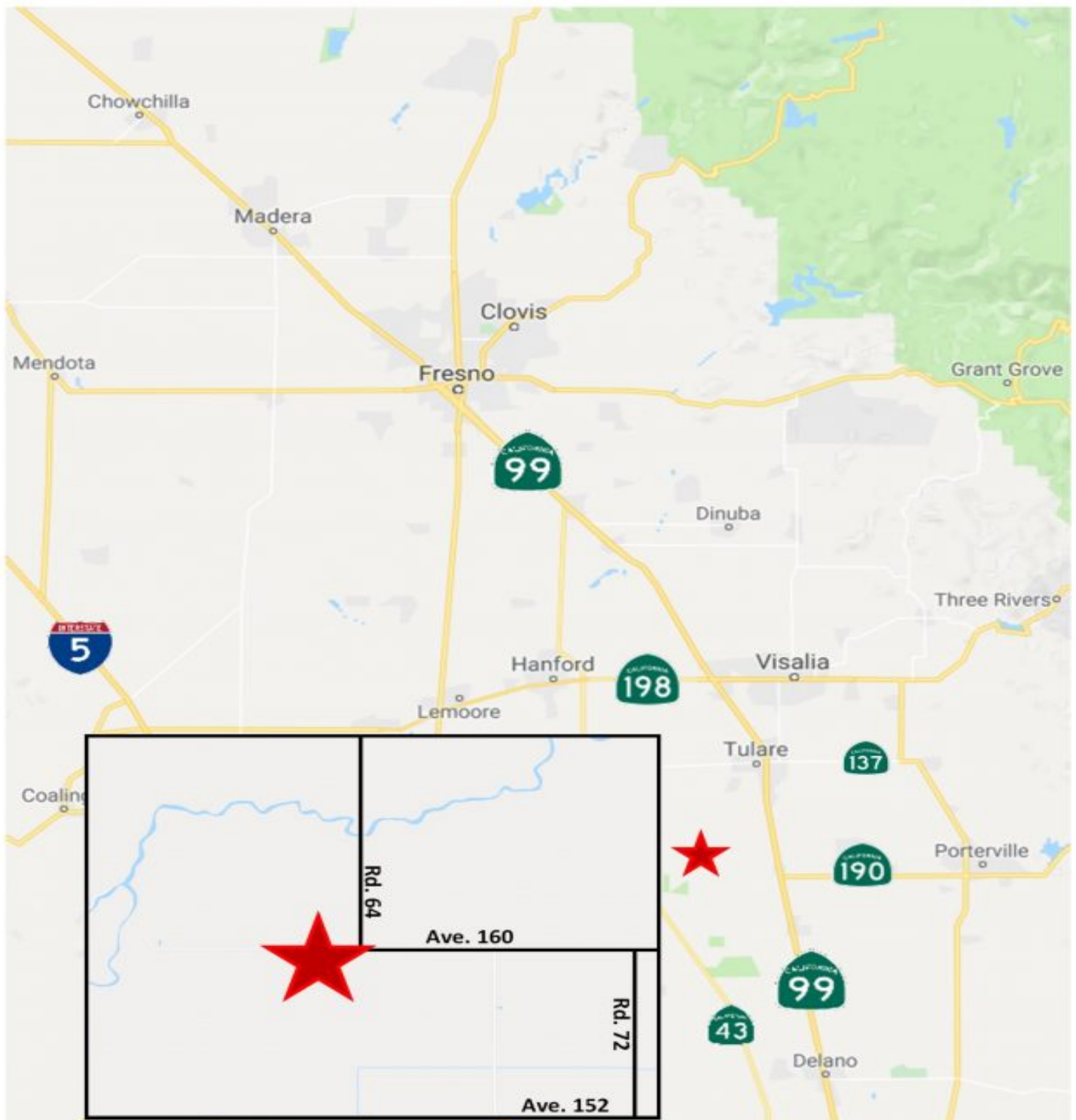




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- 1) The Sustainable Ground Water Management Act (SGMA) passed in 2014 requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit the amount of well water that may be pumped. The subject property is in the Tule and Kaweah sub basins and the Lower Tule Irrigation District and Greater Kaweah Groundwater Sustainability Agencies (GSA).
- 2) The number of acres are estimates only and are based on available tax assessor information. Tax assessed acres rarely equate to surveyed acres.





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