

TULARE 22 PISTACHIOS

1,506.25± acres
Tulare County, CA

\$44,000,000
(\$29,212 per acre)



EXCLUSIVELY PRESENTED BY:



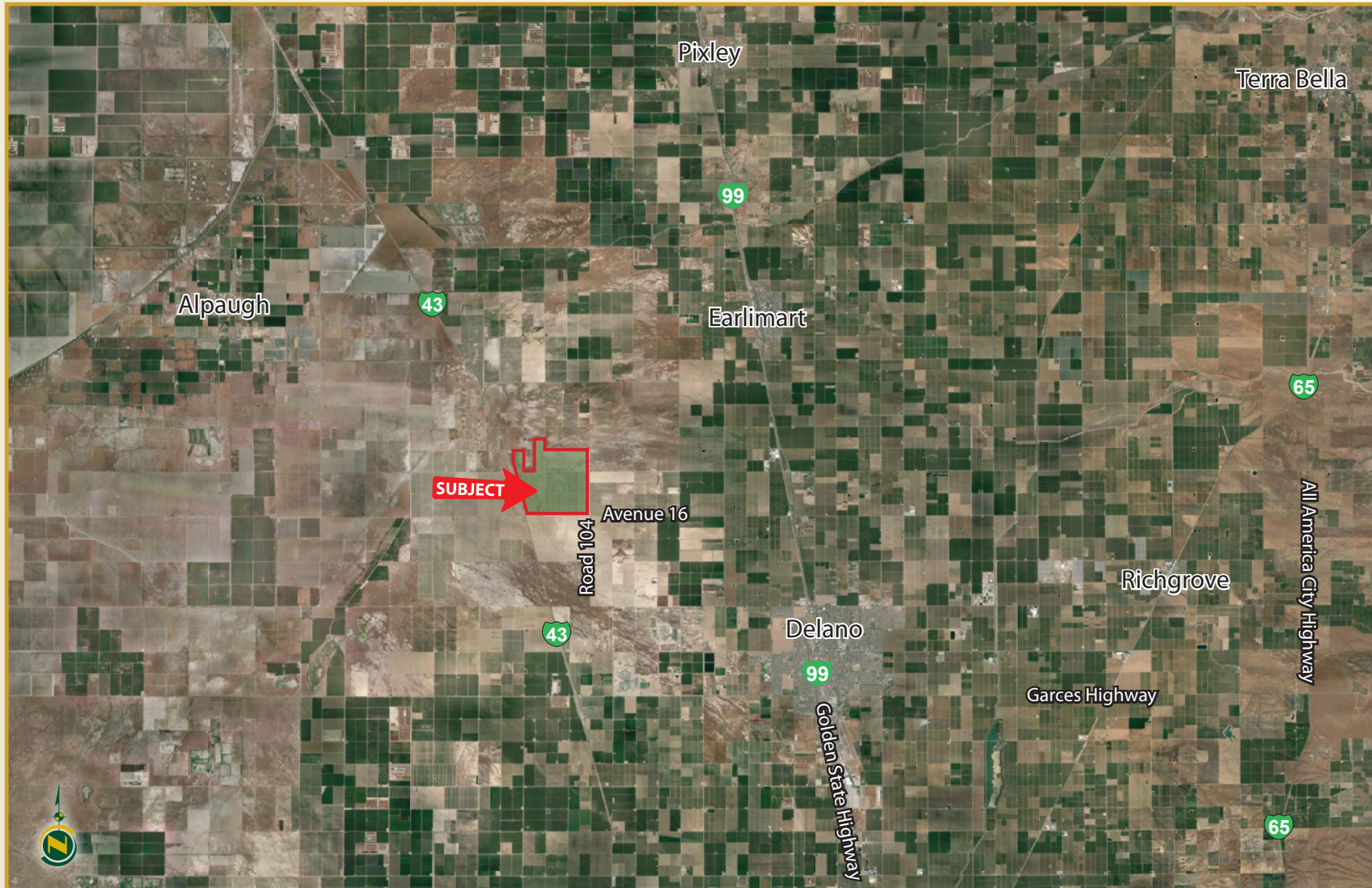
**PEARSON
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AGRICULTURAL PROPERTIES
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CA BRE# 00020875

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LOCATION

The property is located East of Highway 43 approximately 5 miles northwest of the town of Delano. It is on the northeast corner of Highway 43 and Avenue 16.

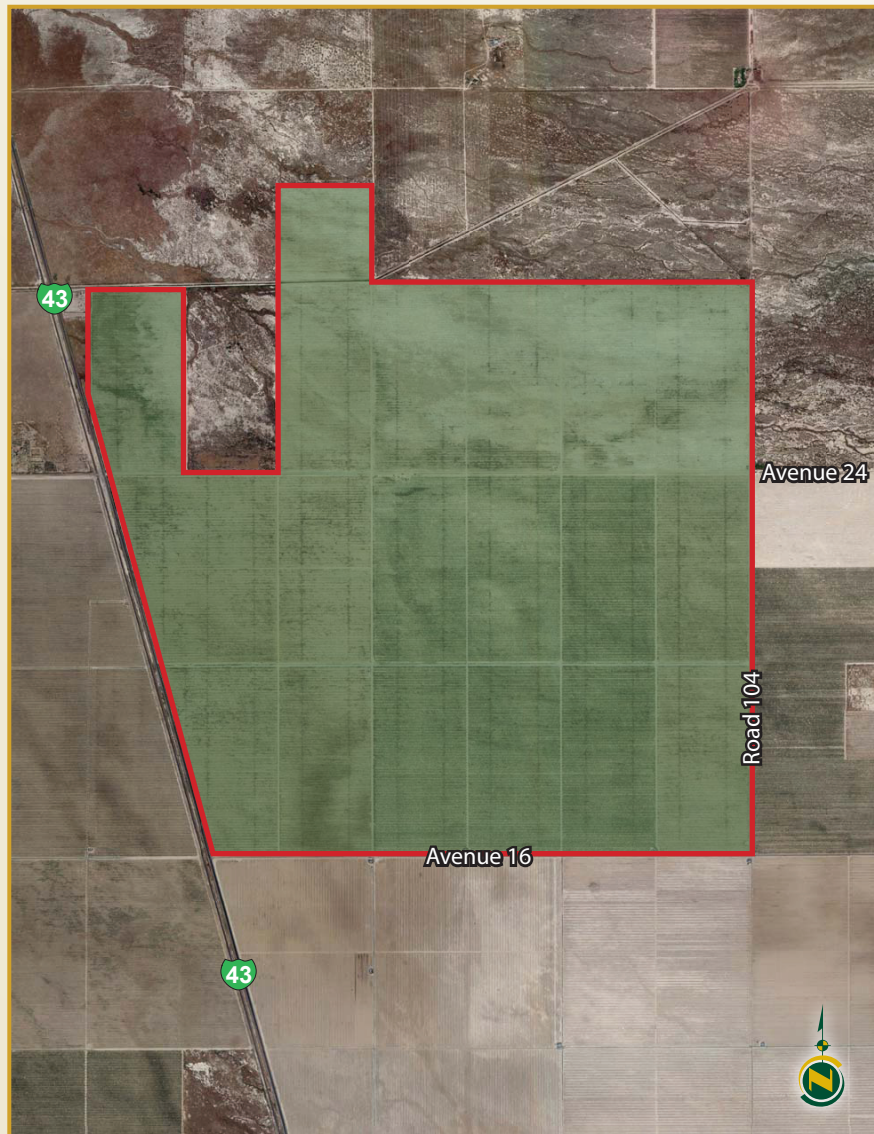


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PROPERTY AERIAL



PROPERTY DETAILS

DESCRIPTION: A large investment grade pistachio orchard located in a desirable nut growing region. The 1,506.25± acre property includes 1,450.94± net acres of pistachios planted in 2009 to Kerman/Peters varieties on UCB-1 rootstock with 19'x17' spacing. The growing crop is included in the sale with reimbursement of costs to the Seller. The investment opportunity offers income, young pistachios at the beginning of their productive life, large contiguous & efficient block, and numerous tax benefits.

WATER: Irrigation water is currently supplied by nine (9) groundwater wells, of which one well is being replaced and one well is not operational, and distributed to the trees via a dual-line drip system with a portion supplemented by micro-sprinklers (blocks 13-19 north of Avenue 24). At each well, the irrigation system includes sandmedia filters and a gypsum silo. The property is not located in an irrigation district and does not receive any surface water supplies.

BUILDINGS: There are no buildings on the property.

EQUIPMENT: No farm equipment is included in the sale.

PRICE/TERMS: \$44,000,000 cash at the close of escrow. The 2018 crop is included in a sale with Buyer's reimbursement to Seller for actual out of pocket costs (including cultural costs, property management costs, and property insurance costs) beginning November 1, 2017 through the close of escrow.



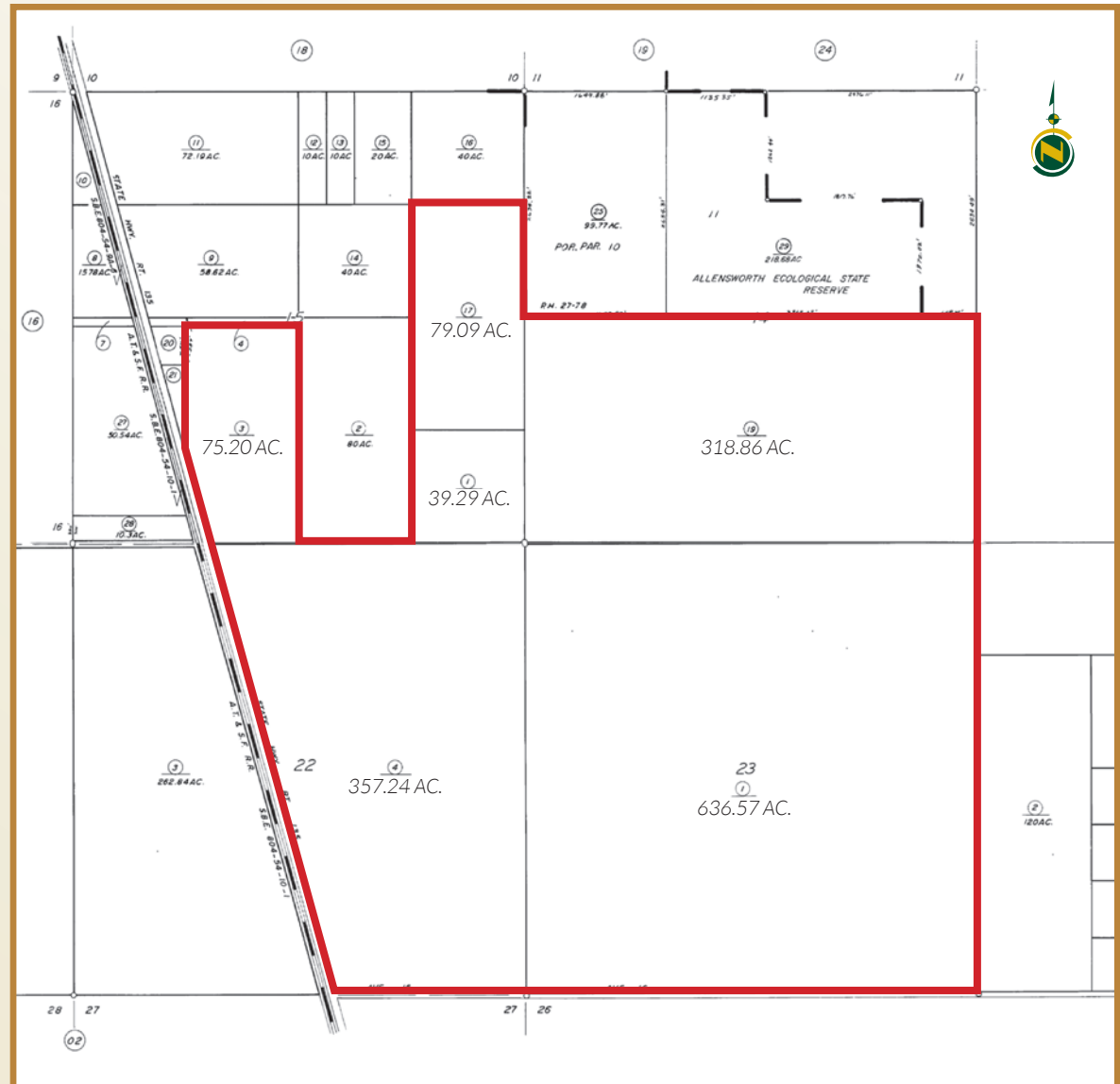
LEGAL

1,506.25± acres located in portions of sections 14, 15, 22, & 23, T24S., R24E., M.D.B.&M. Tulare County.

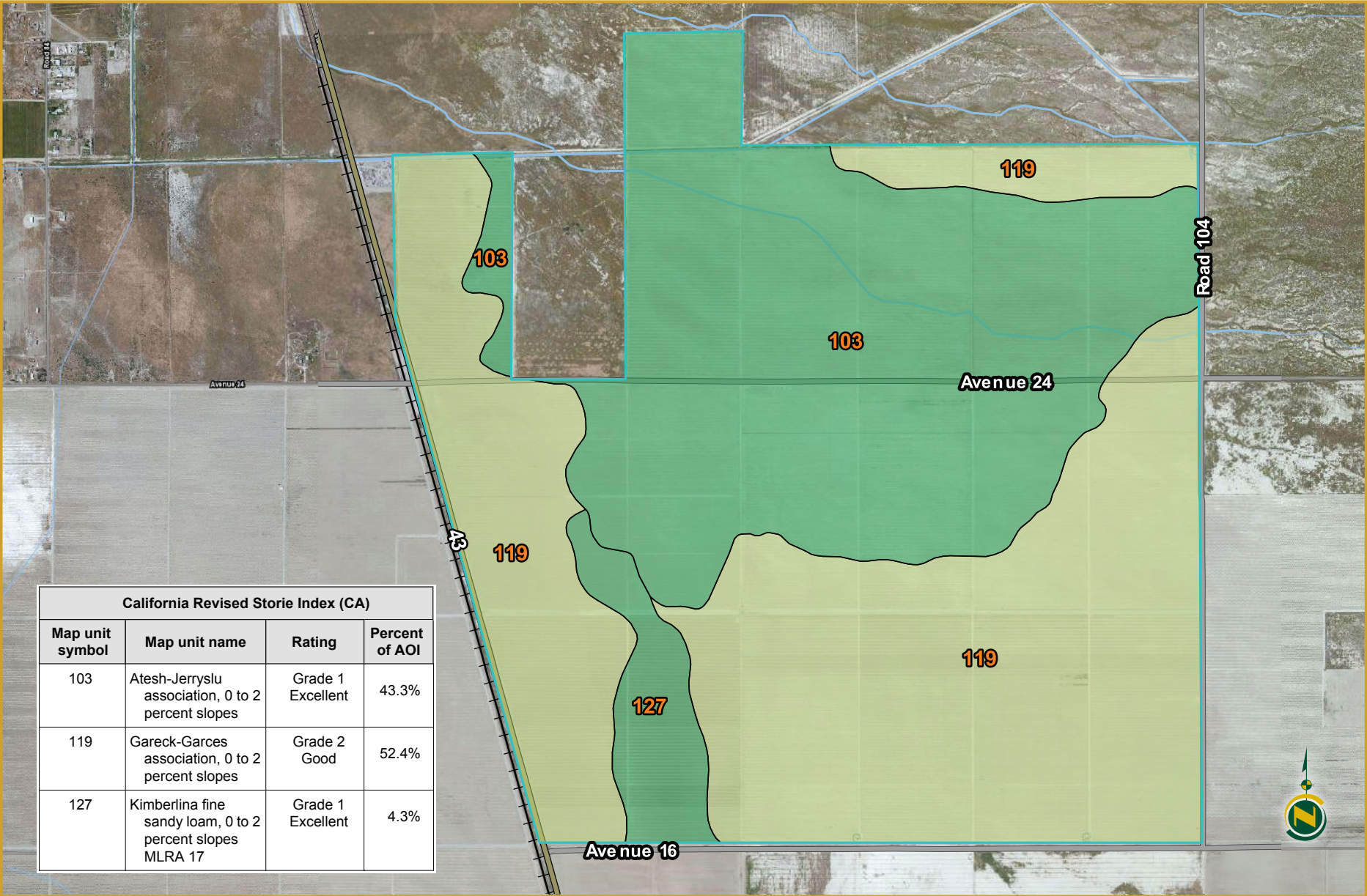
APN	Acre±	Zoning
333-010-004	357.24	AE-40
333-170-001	39.29	AE-40
333-170-003	75.20	AE-40
333-170-017	79.09	AE-40
333-170-019	318.86	AE-40
333-270-001	636.57	AE-40

ZONING: AE-40 (Agriculture exclusive 40 acre minimum parcel size.)

MINERAL RIGHTS: There are no mineral rights available with the property.



SOILS

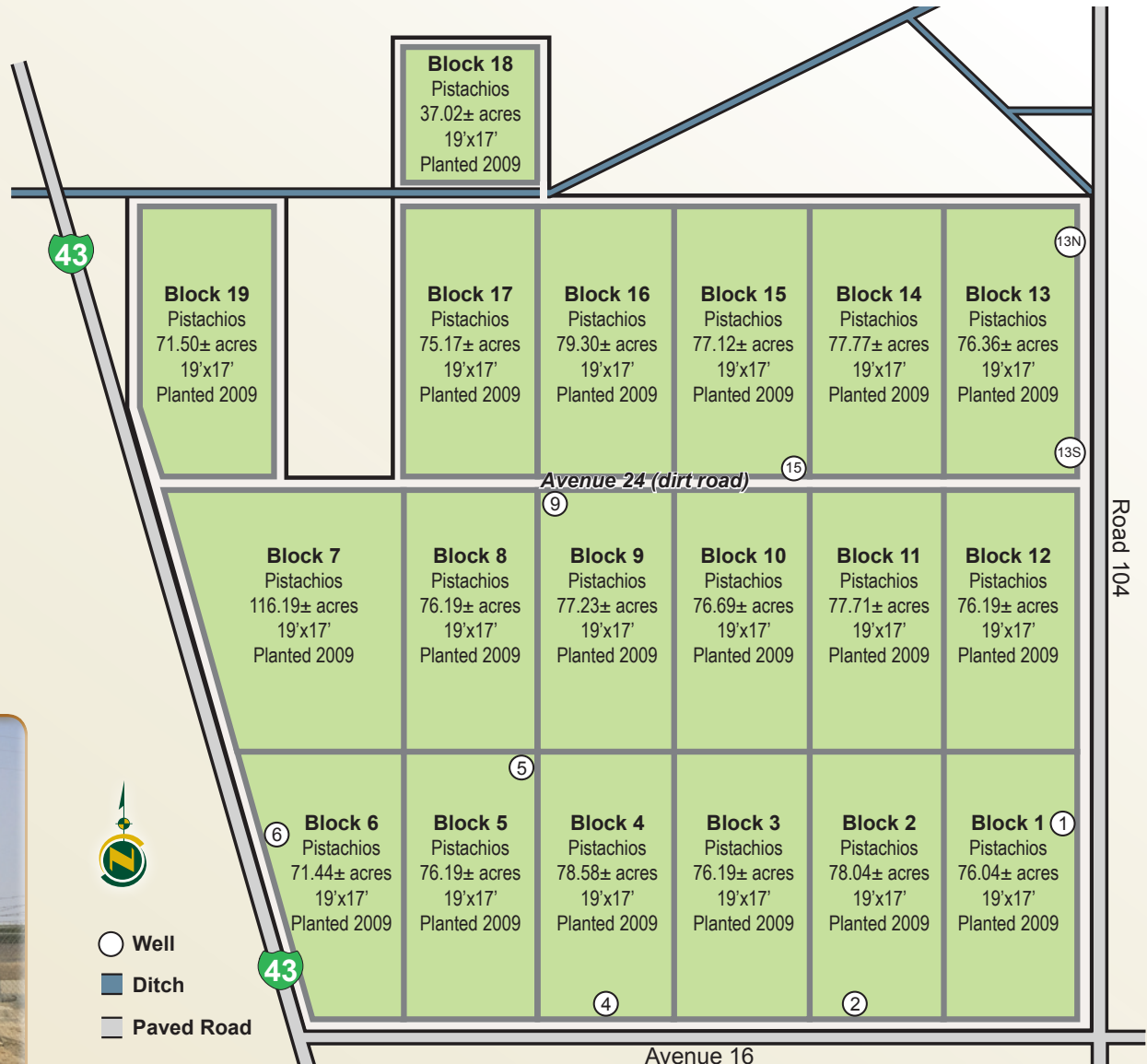


PLANTINGS / WELLS

Well	HP (elec.)	GPM*
1**	300	800± (estimated)
2	200	1,428.7±
4	200	NOT OPERATIONAL
5	400	1,708.9±
6	400	1,826.8±
9	500	1,932.9±
13N	200	1,279.0±
13S	200	1,081.0±
15	400	1,661.8±

*The above estimated GPM was obtained from pump reports in May 2018. Buyer agrees to independently investigate and verify the pump & well production to Buyer's satisfaction.

**Well number 1 is currently under repair, and back in service in 2018.



PRODUCTION

BLOCK	VARIETY	GROSS ACRES±	PLANTED ACRES±	ROOT-STOCK	YEAR PLANTED	2014 PAY POUNDS	2014 PER ACRE	2015 PAY POUNDS	2015 PER ACRE	2016 PAY POUNDS	2016 PER ACRE	2017 PAY POUNDS	2017 PER ACRE
1	Kerman/Peters	78.94	76.04	UCB-1	2009	38,183	502	45,413	597	136,387	1,794	282,502	3,715
2	Kerman/Peters	81.01	78.04	UCB-1	2009	57,940	742	9,284	119	205,016	2,627	264,801	3,393
3	Kerman/Peters	79.09	76.19	UCB-1	2009	55,424	727	4,763	63	184,311	2,419	345,877	4,540
4	Kerman/Peters	81.58	78.58	UCB-1	2009	33,942	432	6,650	85	185,705	2,363	236,175	3,006
5	Kerman/Peters	79.09	76.19	UCB-1	2009	6,451	85	5,280	69	123,622	1,623	273,893	3,595
6	Kerman/Peters	74.16	71.44	UCB-1	2009	14,193	199	16,182	227	152,080	2,129	285,471	3,996
7	Kerman/Peters	120.62	116.19	UCB-1	2009	23,467	202	30,014	258	286,584	2,467	419,152	3,607
8	Kerman/Peters	79.09	76.19	UCB-1	2009	25,535	335	19,645	258	181,298	2,380	279,780	3,672
9	Kerman/Peters	80.17	77.23	UCB-1	2009	25,085	325	7,689	100	200,340	2,594	215,272	2,787
10	Kerman/Peters	79.61	76.69	UCB-1	2009	40,339	526	4,504	59	180,997	2,360	236,255	3,081
11	Kerman/Peters	80.67	77.71	UCB-1	2009	33,797	435	3,643	47	174,009	2,239	306,097	3,939
12	Kerman/Peters	79.09	76.19	UCB-1	2009	16,801	221	46,854	615	152,331	1,999	294,432	3,864
13	Kerman/Peters	79.29	76.38	UCB-1	2009	16,247	213	33,055	433	116,974	1,531	185,147	2,424
14	Kerman/Peters	80.73	77.77	UCB-1	2009	15,741	202	28,909	372	108,244	1,392	163,739	2,105
15	Kerman/Peters	80.06	77.12	UCB-1	2009	15,527	201	15,697	204	114,473	1,484	165,163	2,142
16	Kerman/Peters	82.32	79.30	UCB-1	2009	9,294	117	18,177	229	101,707	1,283	133,222	1,680
17	Kerman/Peters	78.04	75.17	UCB-1	2009	12,609	168	13,143	175	160,908	2,141	151,180	2,011
18	Kerman/Peters	38.43	37.02	UCB-1	2009	8,430	228	8,102	219	51,066	1,379	66,761	1,803
19	Kerman/Peters	74.23	71.5	UCB-1	2009	13,761	192	14,958	209	119,791	1,675	81,069	1,134
TOTAL	-	1,506.25±	1,450.94±	-	-	462,766	319	331,962	229	2,935,843	2,023	4,385,988	3,023

TULARE 22 PISTACHIOS

1,506.25± acres
Tulare County, CA



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CA BRE# 00020875

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.