

# PAR WESTSIDE LLC

VINEYARD & PISTACHIOS

939.84± acres  
Fresno County, CA

**\$16,750,000**  
( \$17,822 per acre )

**PRICE REDUCED**



EXCLUSIVELY PRESENTED BY:



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

CA DRE# 00020875

[www.pearsonrealty.com](http://www.pearsonrealty.com)



PROPERTY AERIAL



PROPERTY DETAILS

**PLANTINGS:**

Acres±	Crop	Variety	Age	Spacing
432.5 ±	Wine Grapes	French Colombard	2007	9.5' x 7'
234±	Pistachios*	Kerman	2007	19' x 17'
74±	Pistachios	Lost Hills	2021	19' x 17'
123±	Open	-	-	-

\*Any replants are Golden Hills, with UCB-1 rootstock.

**WATER:**

Stinson Water District (5 shares ditch stock)

Westlands Water District (416± Acres)

2 - 400 HP Irrigation Pump & Well

1 - 350 HP Irrigation Pump & Well

1 - 150 HP Lift Pump

1 - 100 HP Lift Pump

1 - 25 HP Booster Pump

1 - 25 HP Ditch Pump

2 - Reservoirs

2 - Filter Stations

Entire ranch is on drip irrigation.

**Note:** 26.45± acres (APN: 050-050-69s) is well water only.

**BUILDINGS:** One equipment/dry storage shed.

**SOILS:**

Tranquility-Tranquility, wet, complex, saline-sodic, 0 to 1 percent slopes

Tranquility clay, saline-sodic, wet, 0 to 1 percent slopes

Gepford clay, 0 to 1 percent slopes

**EQUIPMENT:** No farm equipment is included in the sale.

**PRICE/TERMS:** \$16,750,000 cash at the close of escrow. 2024 crops are negotiable.

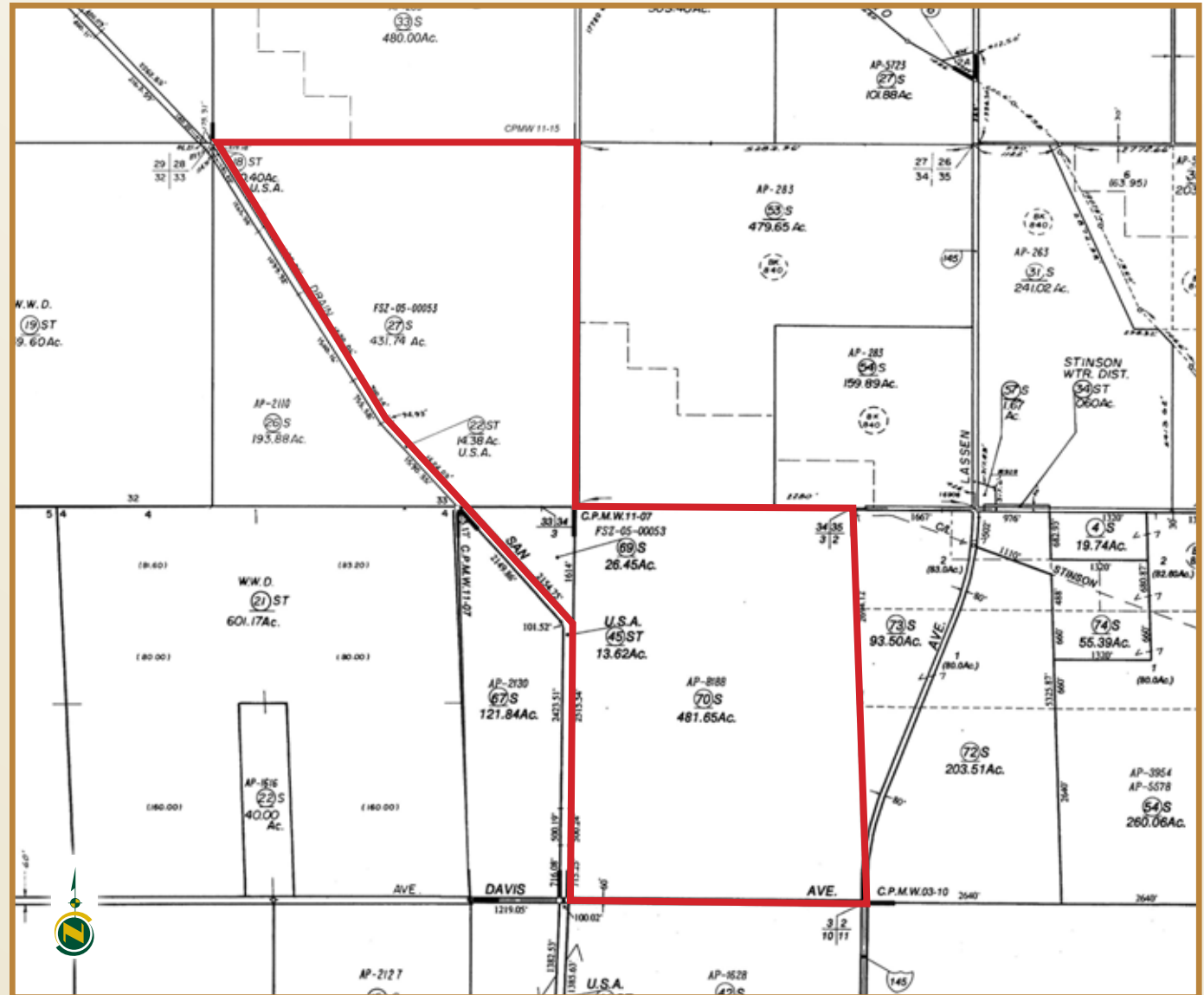


LEGAL

939.84± acres located in a portion of section 33, T16S., R17E., M.D.B.&M. Fresno County.

APN	Acrest±
040-120-27s	431.74±
050-050-69s	26.45±
050-050-70s	481.65±

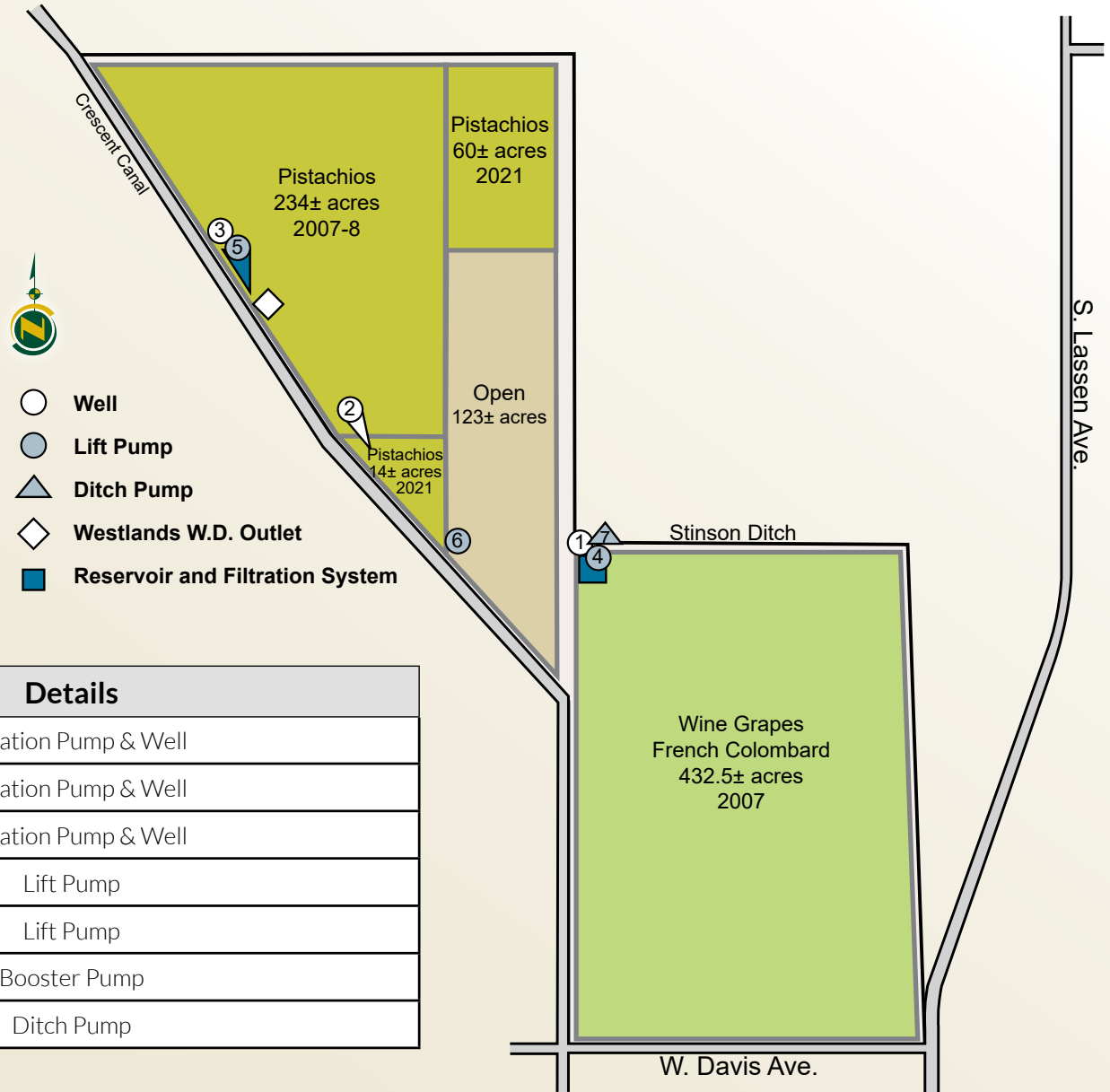
**ZONING:** AE-40 (Agriculture exclusive 40 acre minimum parcel size.)



PHOTOS



PLANTINGS/WELLS



- Well
- Lift Pump
- ▲ Ditch Pump
- ◇ Westlands W.D. Outlet
- Reservoir and Filtration System

ID	HP (elec.)	Details
1	400	Irrigation Pump & Well
2	400	Irrigation Pump & Well
3	350	Irrigation Pump & Well
4	150	Lift Pump
5	100	Lift Pump
6	25	Booster Pump
7	25	Ditch Pump

PRODUCTION\*

\*Buyer to verify the production figures in escrow.

**PISTACHIOS** (in pounds)

	Block H4	Block H5	Total
Planted	2008	2007	
Acres ±	152.1	85.6	237.7

2018	250,200	201,768	451,968
2019	343,545	191,587	535,132
2020	263,250	199,380	462,630
2021	-	-	599,004
2022	-	-	316,616

**WINE GRAPES** (in tons)

Year	Acres ±	Total Tons ±	Tons/Acre ±
2018	629.5	9,758	15.50
2019	629.5	11,796	18.74
2020	629.5	10,085	16.02
2021	547.0**	10,986	20.08
2022	432.5**	9,130	21.12

\*\*Portions of the vineyard were removed after the 2020 & 2022 harvests.

- All numbers are materially correct to the best of seller's knowledge.
- Some wine grape quantities based on rounded tons per acre only.
- Wine grapes are delivered or net tons.

GRAPE CONTRACTS

Winery	Variety	Block Name	Acres ±	Target Tons per Acre	Price per Ton	Min. Price per Ton	Harvest Year
E&J Gallo Winery	French Colombard	H10	432.5	24	Market	\$275***	2021-2025
E&J Gallo Winery	French Colombard	H9	123	20	Cash Price Option	\$240	2003-2023

\*\*\*Plus \$15 per ton trucking.



**Water Disclosure:**  
 The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:  
 California Department of Water Resources  
 Sustainable Groundwater Management Act  
 Portal - <https://sgma.water.ca.gov/portal/>

Telephone Number: (916) 653-5791



 **Download Our Mobile App!**  
[pearsonrealty.com/mobileapp](https://pearsonrealty.com/mobileapp)



### Offices Serving The Central Valley

- |   |  |   |
|---|--|---|
| <b>FRESNO</b><br>7480 N Palm Ave, Ste 101<br>Fresno, CA 93711<br>559.432.6200 | <b>VISALIA</b><br>3447 S Demaree Street<br>Visalia, CA 93277<br>559.732.7300 | <b>BAKERSFIELD</b><br>4900 California Ave, Ste 210 B<br>Bakersfield, CA 93309<br>661.334.2777 |
|---|--|---|

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.

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA DRE# 00020875