

# CENTRAL CALIFORNIA PISTACHIOS & FARMLAND

Kings County, California



## 5,014.93± Assessed Acres

- District water, well water and ditch stock
- Young pistachios
- Additional land to plant permanent crops and/or to mitigate SGMA
- Tax benefits
- Good locations

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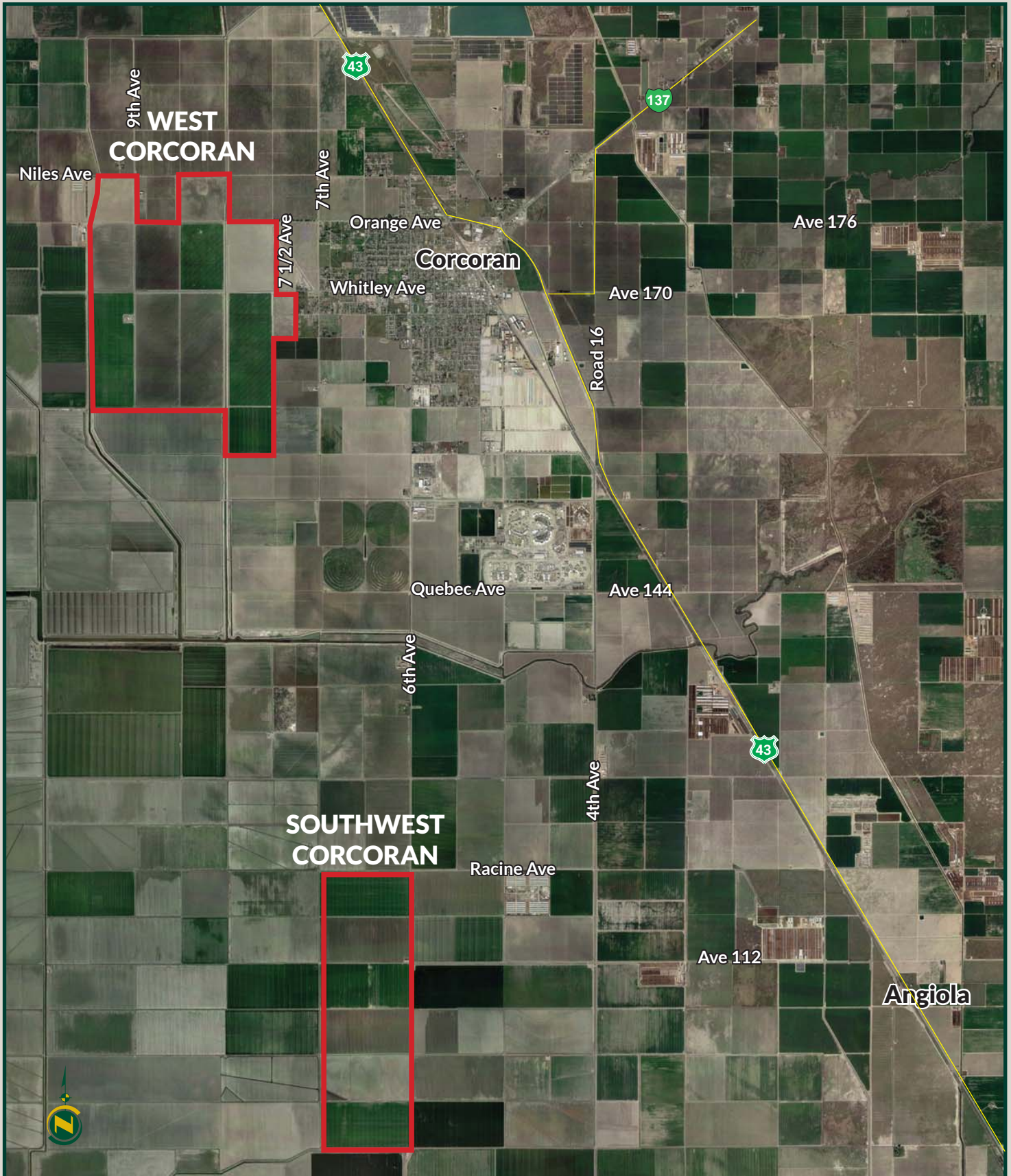
DRE #00020875



# CENTRAL CALIFORNIA PISTACHIOS & FARMLAND

5,014.94± Assessed Acres - Kings County, CA

## PROPERTY AERIAL



# CENTRAL CALIFORNIA PISTACHIOS & FARMLAND

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## PROPERTY DETAILS

### DESCRIPTION:

This 5,014.93± assessed acre opportunity is in the closely held farming area of Corcoran, Ca. The land is planted to 414.80± acres of Pistachios, and 4,235.40± acres are used for row and field crops, with the balance land being for the shop areas, roads, ditches and canals. The land has proven to be well suited for its current use and the remaining farmland may be well suited to develop additional pistachios and/or for mitigation for SGMA. The offering has 1 shop with fenced equipment yard, and 1 pole barn. This investment grade opportunity offers income, Pistachios in production, tax benefits, good location, and both district water and well water.

### LOCATION:

There are 2 groupings of the landholdings all of which are close proximity to each other and the town of Corcoran, Ca:

- (1) **W Corcoran** - Just west of Corcoran, Niles Avenue to the north, Plymouth Avenue to the south, W Cross Creek Branch to the west and 7th Avenue to the east.
- (2) **SW Corcoran** - West side of 6th Avenue (Dairy Avenue) beginning at Racine Avenue.

Approximately 21± miles south of Hanford, 232± miles south east of San Francisco, and 174± miles north of Los Angeles.

### SOILS:

Please refer to attached soil map for each block.

### WATER:

The offering has both district water and well water. The farm is located in and receives water from Corcoran Irrigation District. Included in the sale are the owner's Southeast Lake Water Company stock for water in Pine Flat Lake. Additionally, there are 2 non-active ag wells. The orchards are irrigated with single line drip to the youngest pistachio blocks and double line drip in the balance of the trees, each system has sand media filters. The shop on field 19 has a domestic well.

### PRICE AND TERMS:

\$80,539,000 (ave. blend price \$16,060±/acre). Plus reimbursement for any farming costs toward 2019 crops. Seller to retain 50% of all mineral, oil and gas rights. Seller has ordered Pistachio rootstock (UCBI clones) from Seaman Nursery for November/February planting of 2019/2020 on fields 8, 21 & 28. Upon reimbursement of deposits the contract may be assigned to buyer.





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## PROPERTY DETAILS (CONT.)

### ASSESSOR'S PARCEL NUMBERS, ASSESSED ACRES, ZONING & WILLIAMSON ACT:

County	APN	Assessed Acres	Use/Field	Entity	Zoning	Williamson Act
Kings Co	044-040-007	20.00±	Pistachios, 16	BFT	AG-40	Yes
Kings Co	044-040-008	20.00±	Pistachios, 16	BFT	AG-40	Yes
Kings Co	044-040-009	40.00±	Pistachios, 16	BFT	AG-40	Yes
Kings Co	044-040-017	77.27±	Pistachios, 16	BFT	AG-40	Yes
Kings Co	044-040-018	<u>80.00±</u>	Pistachios, 16	BFT	AG-40	Yes
	Total BFT	237.27±				
Kings Co	044-030-010	175.65±	Row crops, 8	BF	AG-40	Yes
Kings Co	044-030-013	85.53±	Pistachios, 7	BF	AG-40	Yes
Kings Co	044-030-014	56.20±	Pistachios, 7	BF	AG-40	Yes
Kings Co	044-040-002	40.00±	Row crops, 18	BF	AG-40	Yes
Kings Co	044-040-003	274.40±	Row crops, 18	BF	AG-40	Yes
Kings Co	044-040-004	314.40±	Row crops, 17W & 20E	BF	AG-40	Yes
Kings Co	044-040-005	237.27±	Row crops, 17E	BF	AG-40	Yes
Kings Co	044-040-006	77.27±	Row crops, 20E	BF	AG-40	Yes
Kings Co	044-040-014	38.64±	Pistachios, 16-21	BF	AG-40	Yes
Kings Co	044-040-015	10.00±	Row crops, 21	BF	AG-40	Yes
Kings Co	044-040-016	67.27±	Row crops, 21	BF	AG-40	Yes
Kings Co	044-040-021	40.00±	Pistachios, 16-21	BF	AG-40	Yes
Kings Co	044-040-023	322.42±	Row crops, 21	BF	AG-40	Yes
Kings Co	044-040-024	318.79±	Row crops, 20E & W	BF	AG-40	Yes
Kings Co	044-040-025	318.79±	Row crops, 20E & W	BF	AG-40	Yes
Kings Co	044-040-026	320.00±	Row crops, 19 & Shop	BF	AG-40	Yes
Kings Co	044-100-010	161.03±	Row crops, 28	BF	AG-40	Yes
Kings Co	044-200-013	640.00±	Row crops, 22N & S	BF	AG-40	Yes
Kings Co	044-210-001	640.00±	Row crops, 27N & S	BF	AG-40	Yes
Kings Co	044-210-012	480.00±	Row crops, 34N & S	BF	AG-40	Yes
Kings Co	044-210-013	160.00±	Row crops, 34N	BF	AG-40	Yes
	Total BF	4,777.66±				
	Total BFT & BF	5,014.93±				

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## PHOTOS



# CENTRAL CALIFORNIA PISTACHIOS & FARMLAND

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## PLANTING DETAILS

Field	Planted	Row Crop Friel Acres±	Tree Acres ±	Spacing ±	Crop Varieties	Rootstock	Irrigation
7	2013		124±	20'x17'	Golden Hills/Randy	UCB1	Drip
*8		165.1±			Barley	N/A	Flood
16	2015		219.3±	20'x17'	Golden Hills/Randy	UCB1	Drip
16-21	2009		71.5±	20'x17'	Golden Hills/Randy	UCB1	Drip
17E		216±			Cotton	N/A	Flood
17W		218.5±			Barley	N/A	Flood
18		211.9±			Cotton	N/A	Flood
19		349.8±			Cotton	N/A	Flood
20W		373.2±			Barley	N/A	Flood
20E		365.8±			Cotton	N/A	Flood
*21		369.7±			Cotton	N/A	Flood
*28		155.5±			Cotton	N/A	Flood
22N		302.8±			Cotton	N/A	Flood
22S		299.1±			Barley	N/A	Flood
27N		299.1±			Alfalfa	N/A	Flood
27S		299.4±			Barley	N/A	Flood
34N		305.1±			Cotton	N/A	Flood
34S		304.4±			Cotton	N/A	Flood

Total Row Crops Field Acres 4,235.4±

Total Pistachios 414.8±

Total Row Crops Field and Tree Acres 4,650.2±

Pistachios Maturity	Acres	Percent	Acres by Variety	Acres	Percent
10 years±	71.5±	17.24%			
6 years±	124±	29.89%	Golden Hills/Randy	414.8±	100%
4 years±	219.3±	52.87%			
	414.8±				

\*Seller has ordered Pistachio rootstock UCB1 clone to plant November 2019-February 2020.

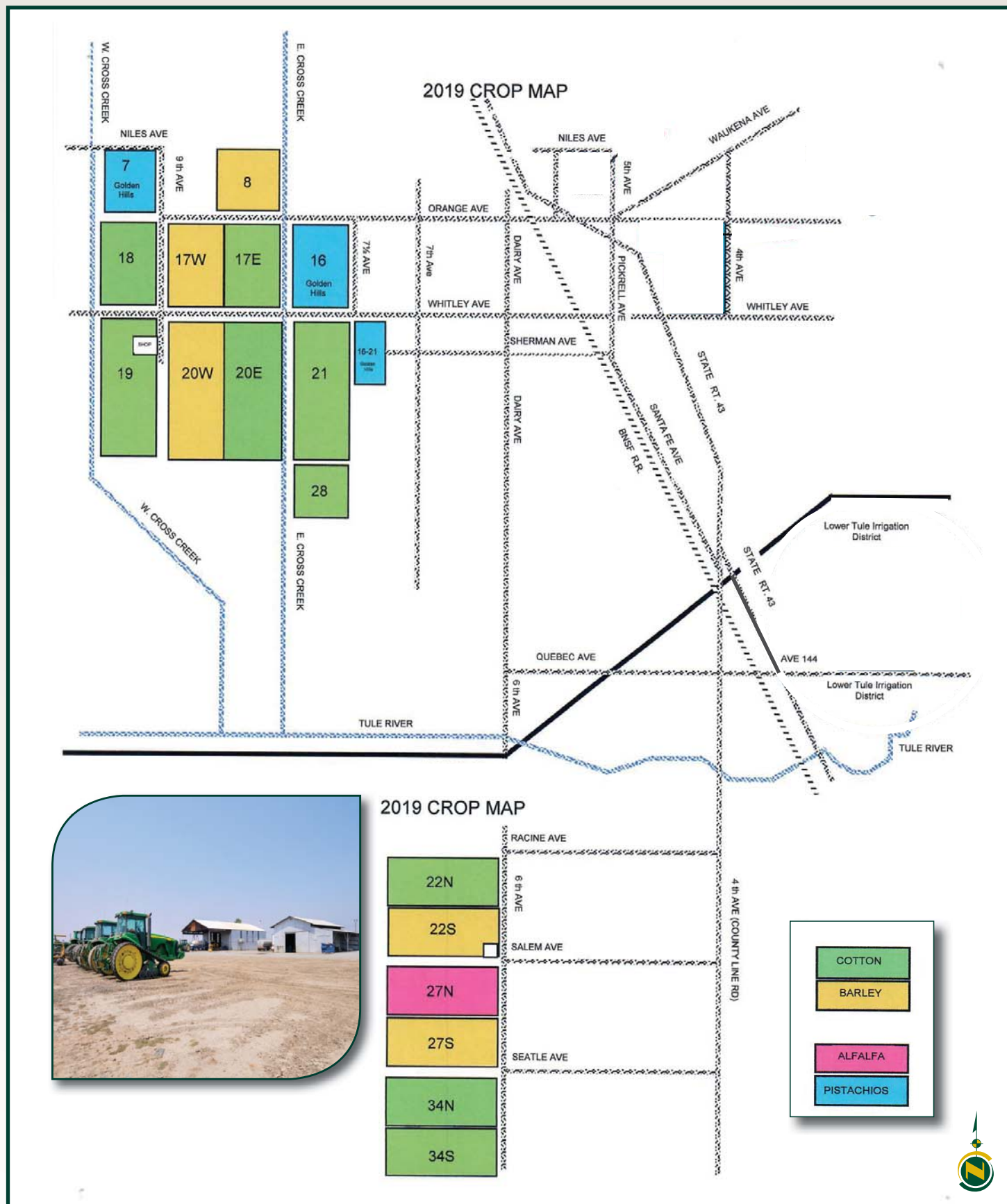
**PRODUCTION:** Upon submission of an offer the Owner will provide detailed production records.



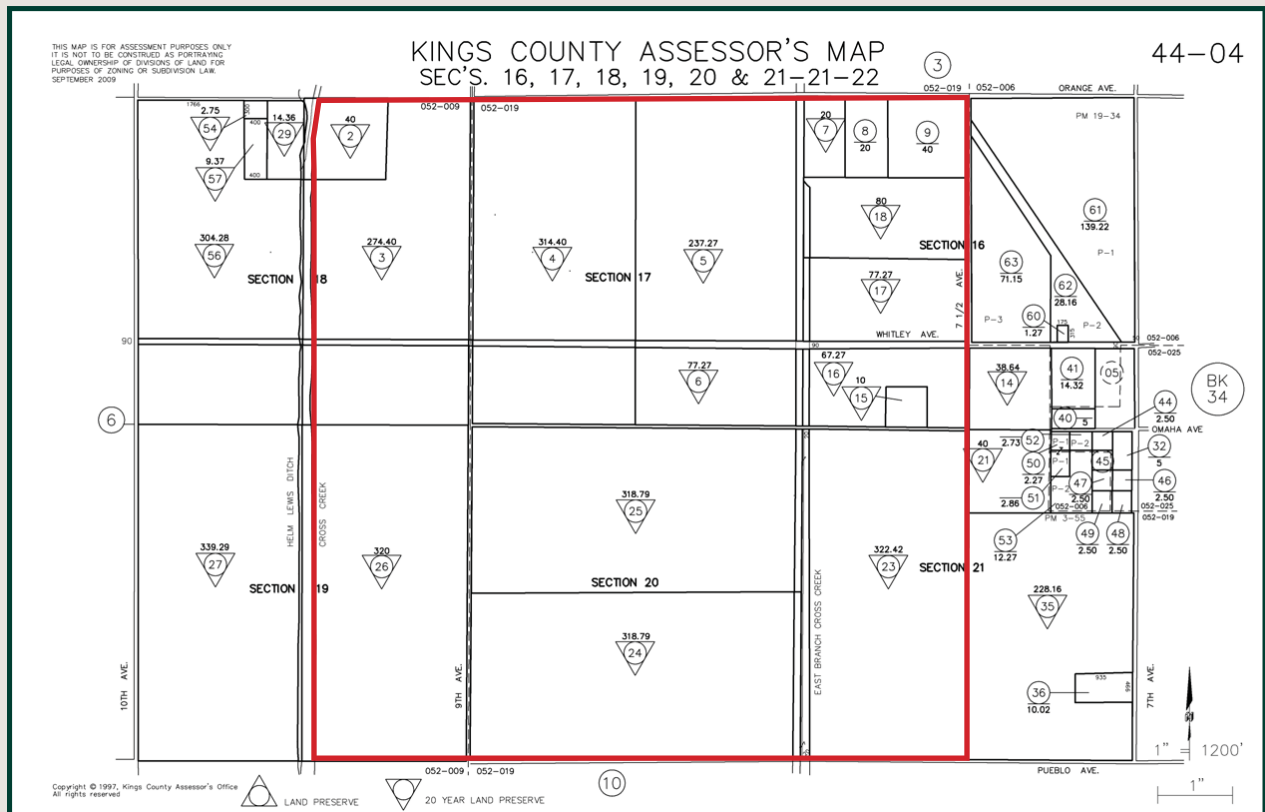
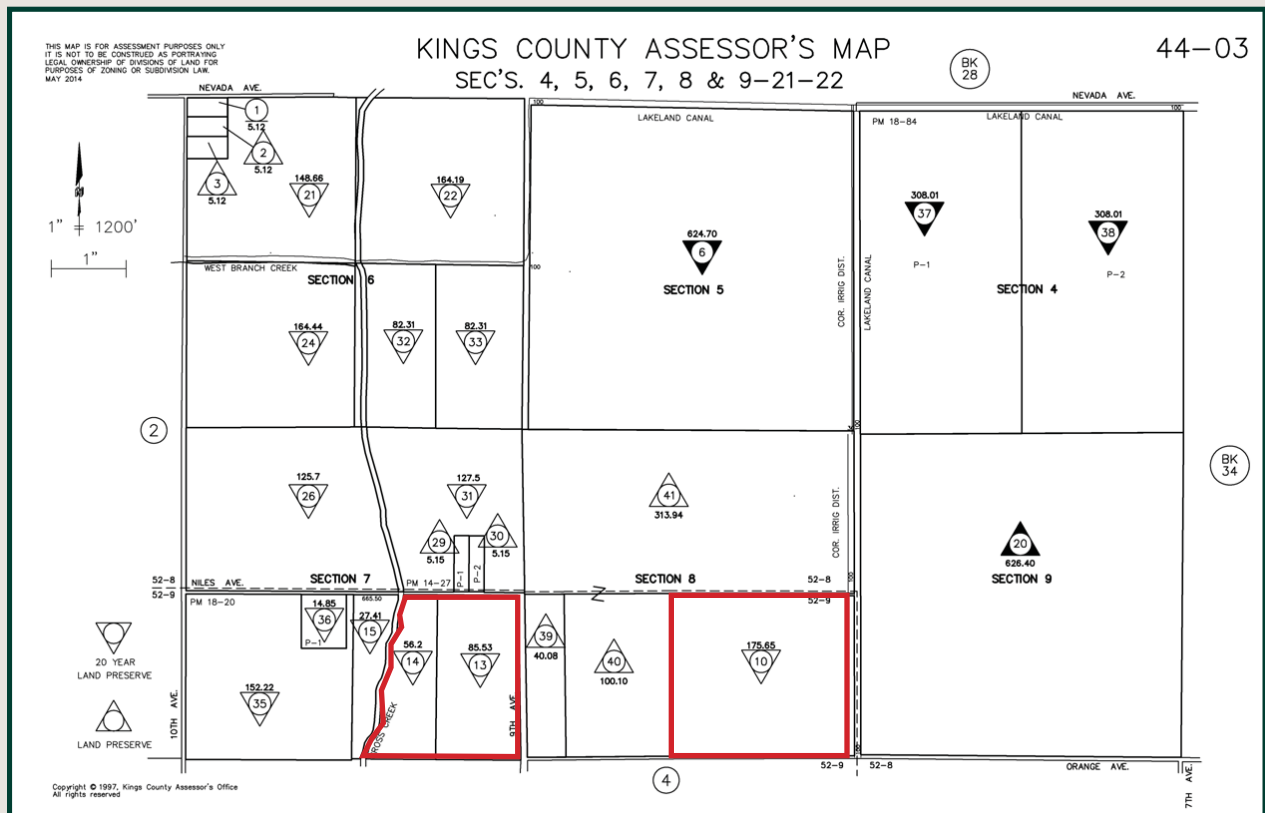
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## FARM MAP



# APN MAPS

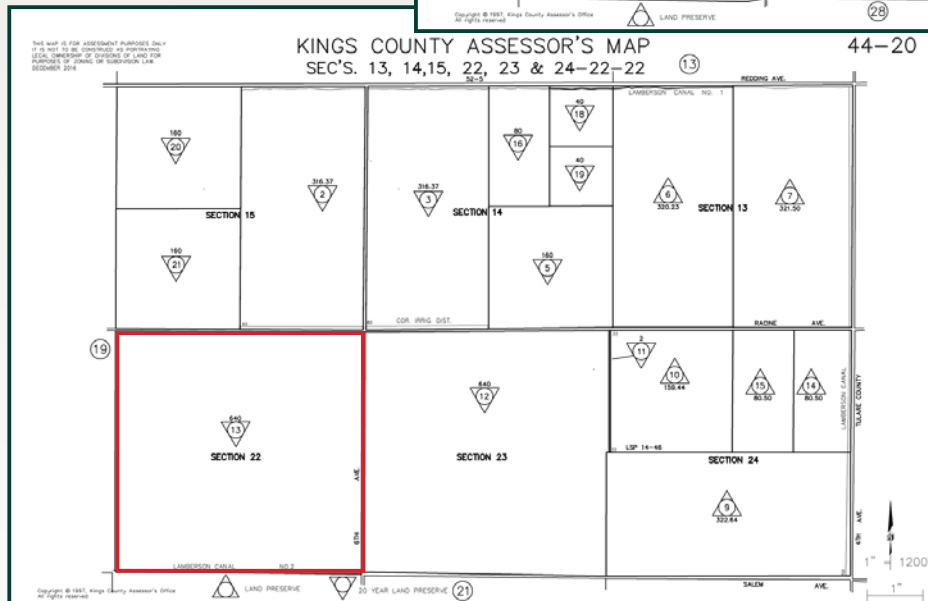
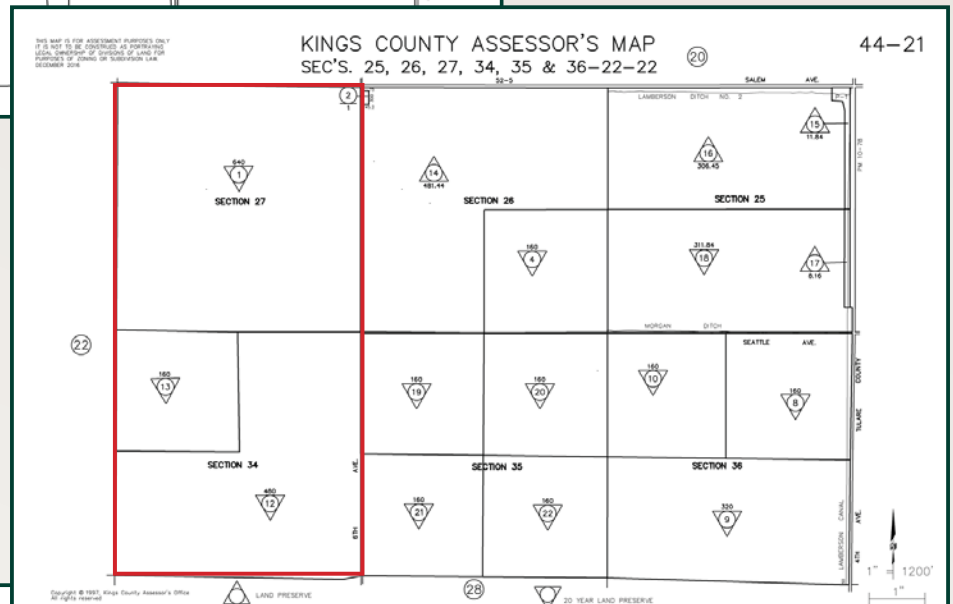
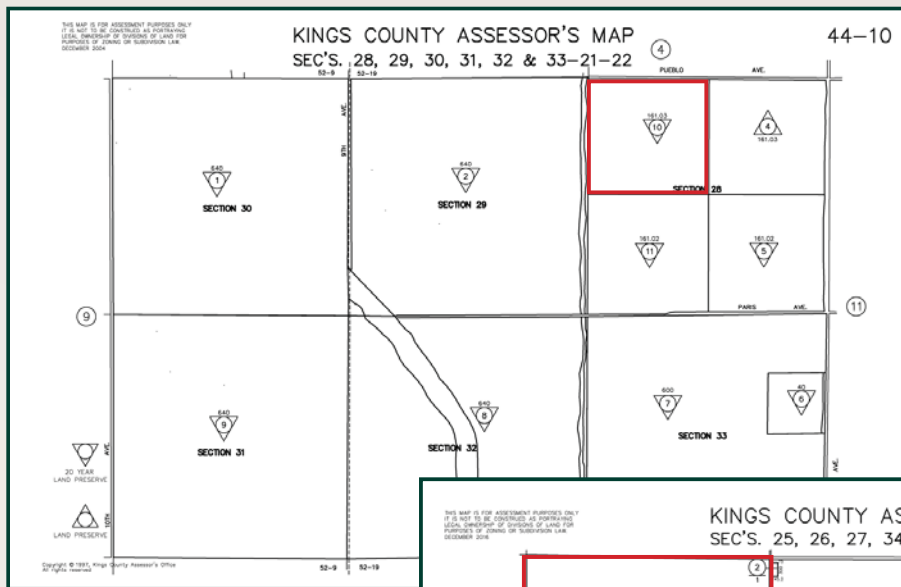




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## APN MAPS

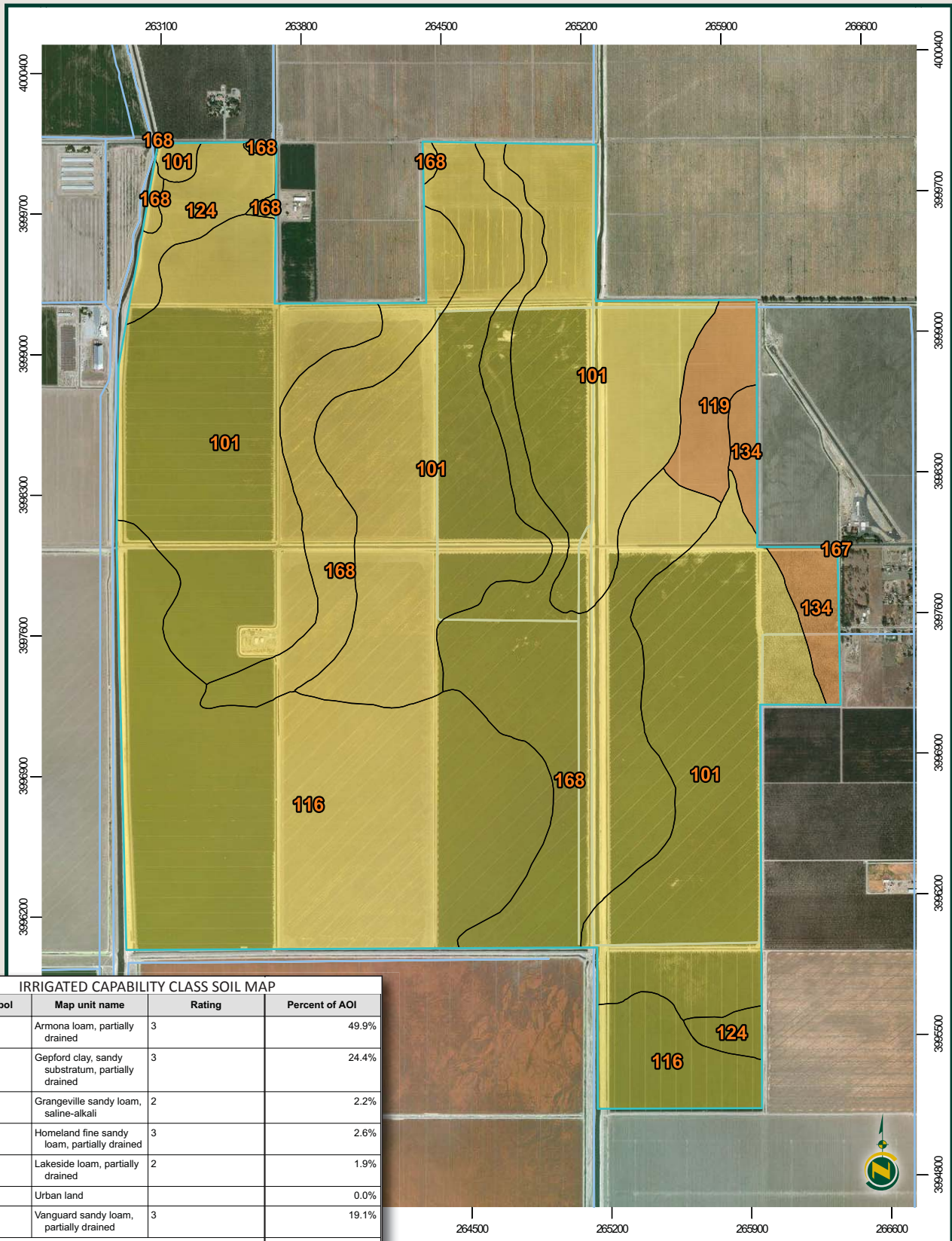


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## SOIL MAP - 3,094.93± ASSESSED ACRES

(fields; 7, 8, 16, 16-21, 17E & W, 18, 19, 20W & E, 21 & 28)



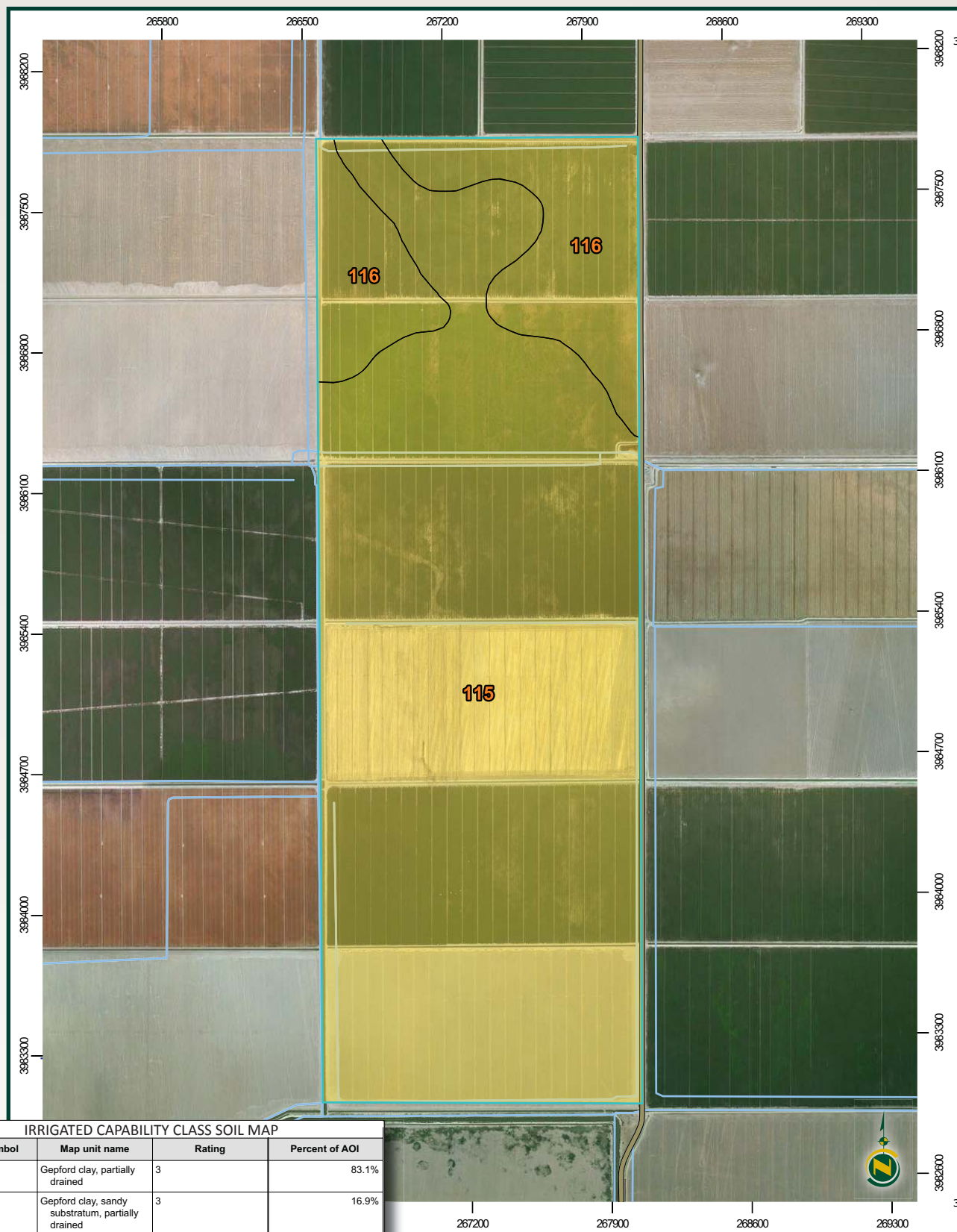


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## SOIL MAP - 1,920± ASSESSED ACRES

(fields; 22N & S, 27N & S, and 34 N & S)



IRRIGATED CAPABILITY CLASS SOIL MAP

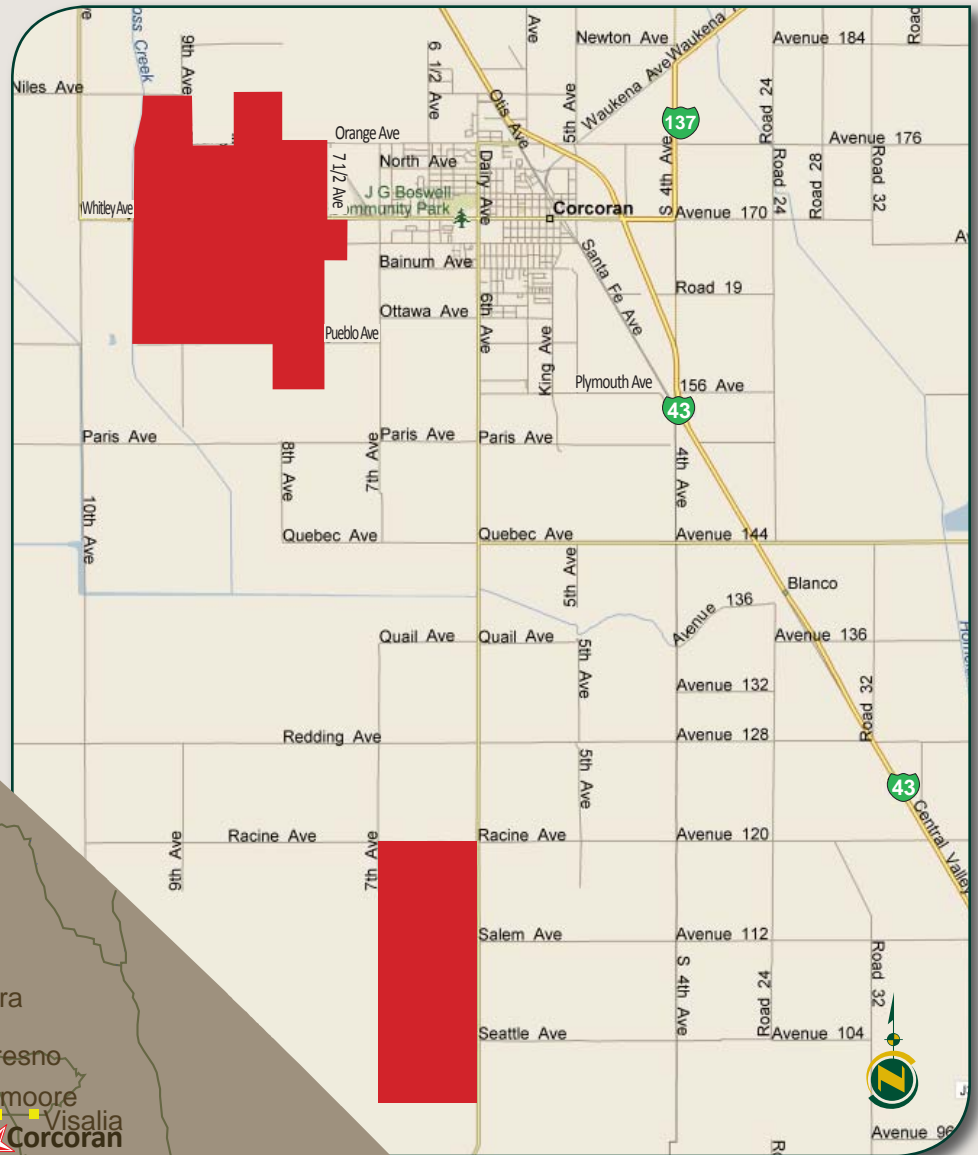
Map unit symbol	Map unit name	Rating	Percent of AOI
115	Gepford clay, partially drained	3	83.1%
116	Gepford clay, sandy substratum, partially drained	3	16.9%
Totals for Area of Interest			100.0%

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## LOCATION MAP



## STATE MAP



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