

FIVE POINTS PISTACHIOS WWD

Fresno County, California

553.97± Acres

\$20,219,905
(\$36,500/Acre)

PRICE REDUCED



- 6th leaf pistachios
- Two sources of water
- Westlands Water District
- Two irrigation wells



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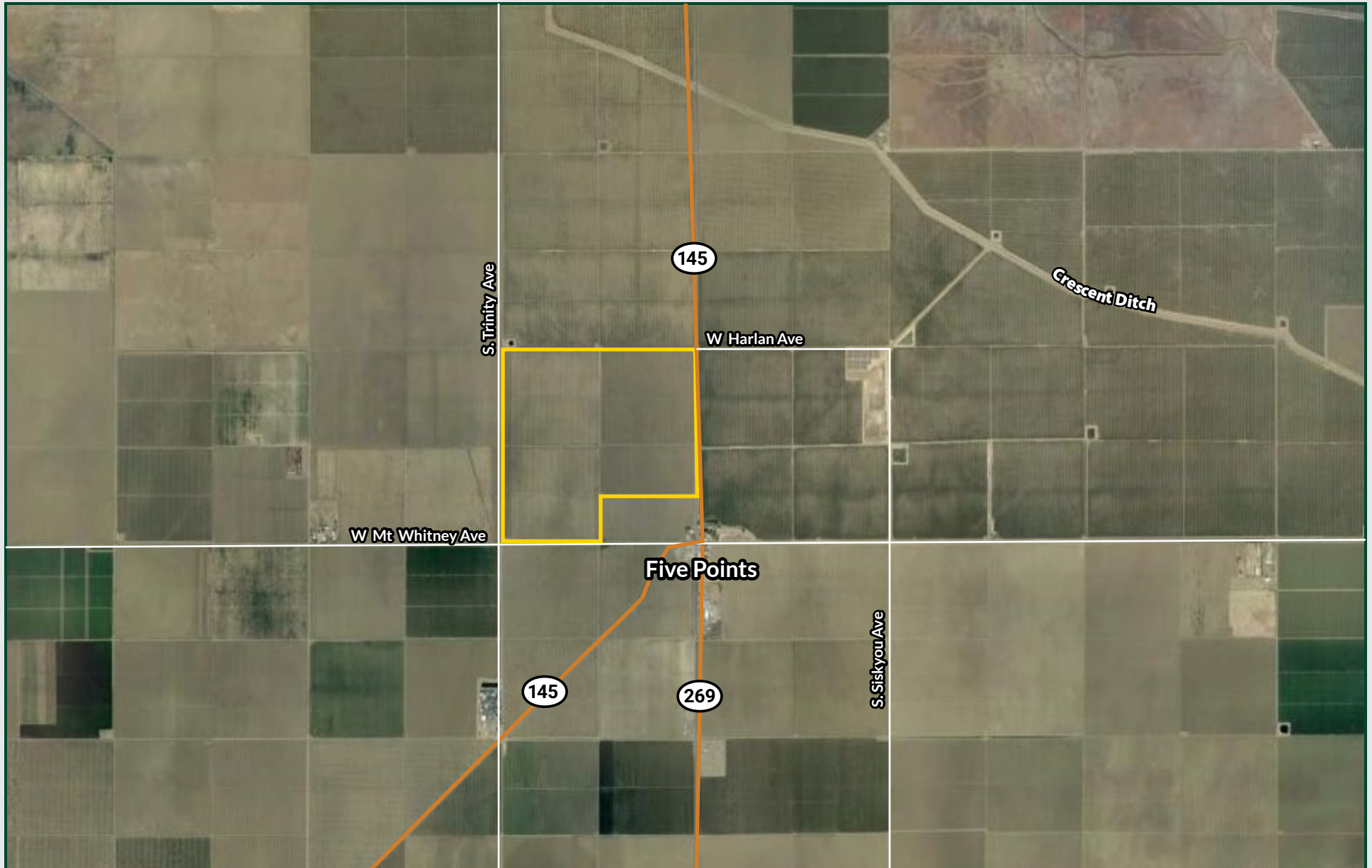


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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Here is an opportunity to purchase a 6th leaf pistachio orchard in Westlands Water District with two deep agricultural wells in a prominent permanent crop region of the Valley. There are mature pistachios planted adjacent to the property with similar soils and water.

LOCATION

This pistachio orchard is on the northeast corner of W. Mt. Whitney Avenue and S. Trinity Avenue in Five Points, CA 93624.

LEGAL

Fresno Co. APN's: 050-090-22 (80 ac.), 050-090-17s (157.59 ac.), 050-090-18 (78.80 ac.), 050-090-20s (157.58 ac.), & 050-090-21s (80 ac.). The property is located in a majority of Section 22, T17S, R17E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres minimum parcel size.
The property is located within the Williamson Act.

PLANTINGS

The ranch was planted to Golden Hills/Randy pistachios in late 2016 and early 2017 on UCB1 rootstock with 16' x 22' spacing and north to south row direction.

WATER/IRRIGATION

There are two sources of water with two wells and surface water provided by Westlands Water District. The wells are each around 1,000 ft. and produced a combined 2,600± GPM when last tested in February, 2022. Westlands water and groundwater are delivered through two separate filter stations that allow the water to be blended or use each source independently. Water is delivered through a dual line drip system or flood (if necessary).

SOILS

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

BUILDINGS/STRUCTURES

There is a fenced equipment yard with a small shed building.

PRICE/TERMS

\$20,219,905 (\$36,500/ac). All cash at the close of escrow.

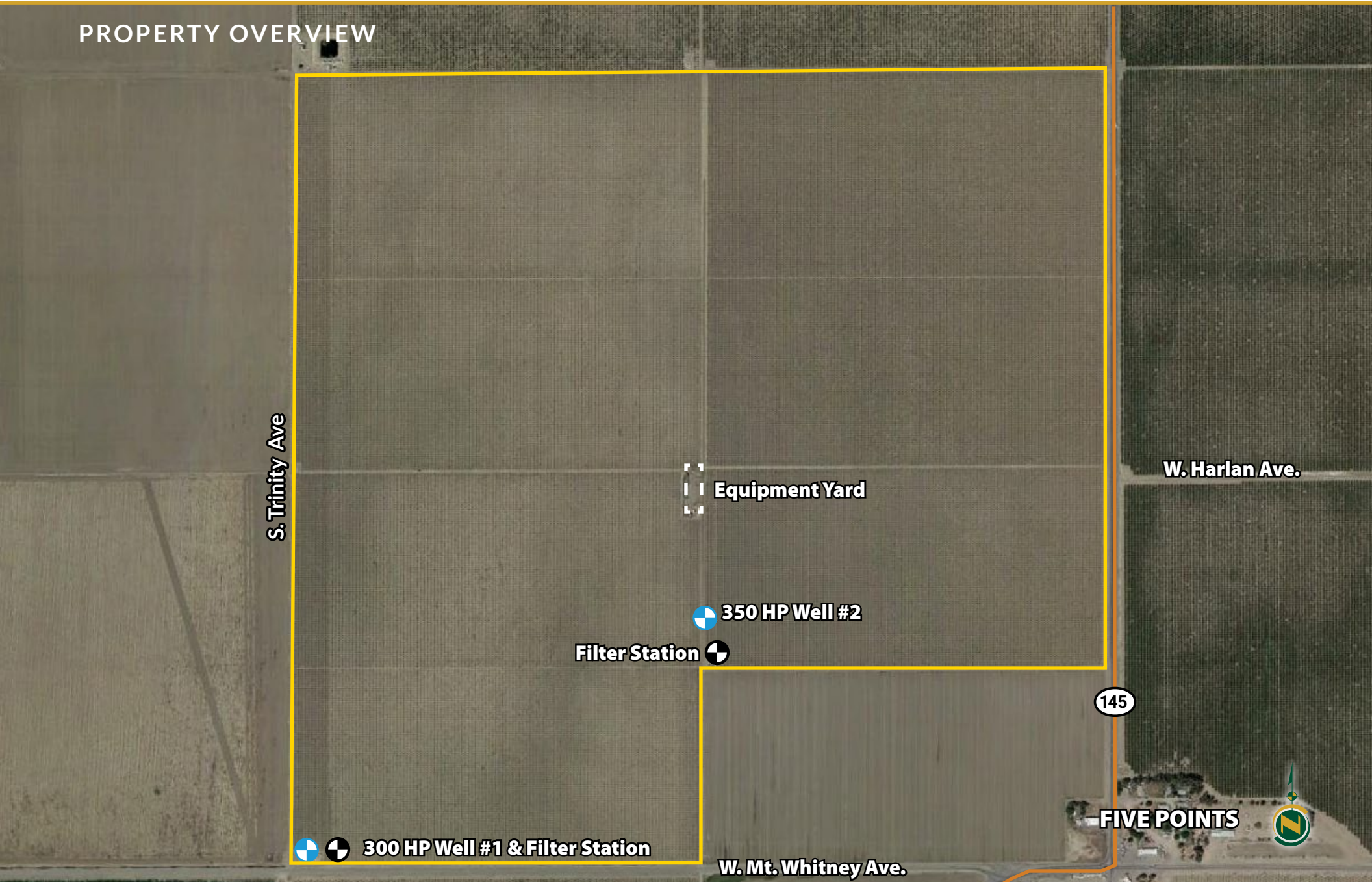


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PROPERTY OVERVIEW



SOILS MAP

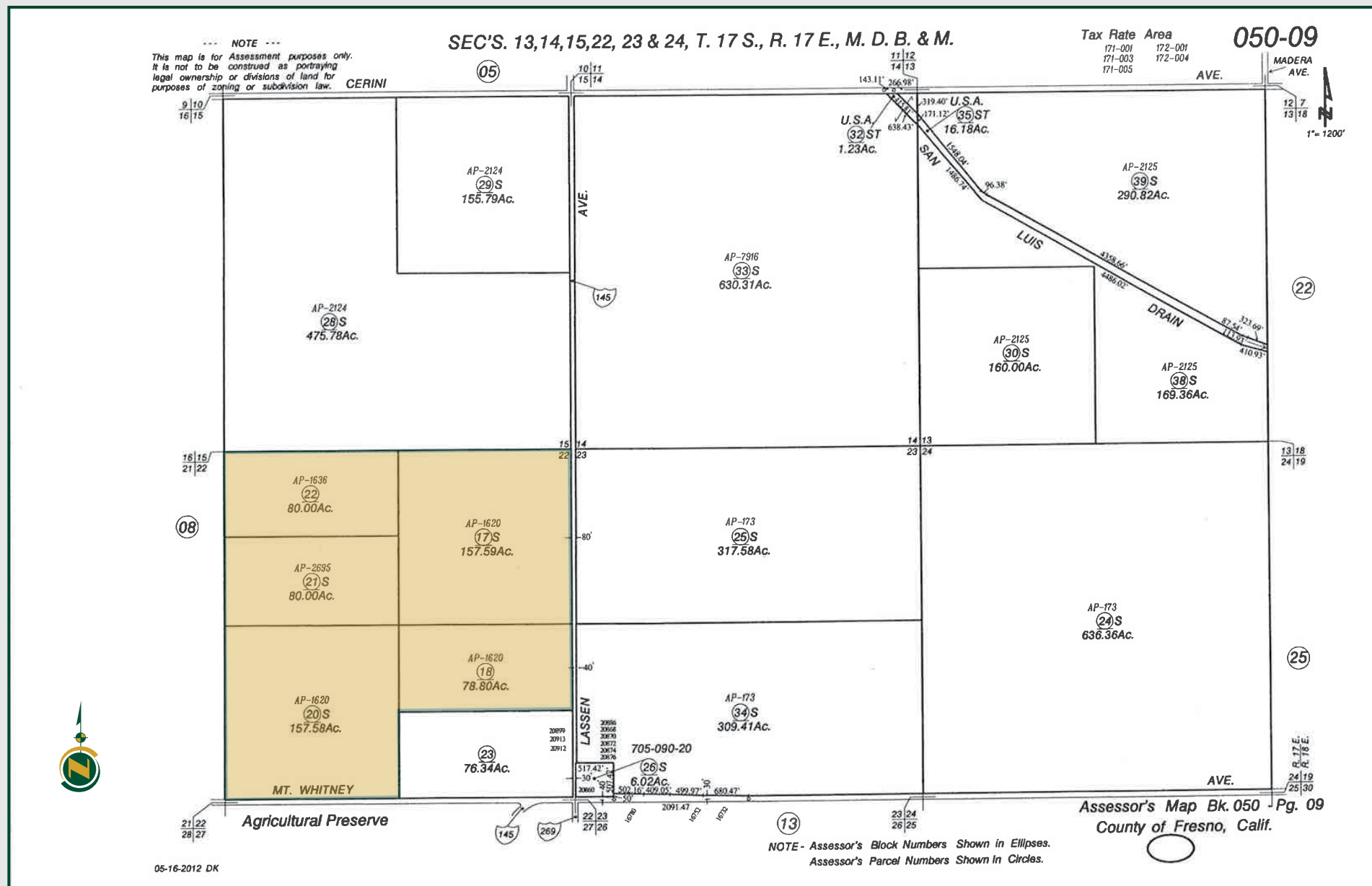


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PARCEL MAP



PROPERTY PHOTOS



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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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.