

SAN LUIS W.D. PISTACHIOS

Fresno County, California

165.22± Acres

\$4,791,380
(\$29,000/Acre)

PRICE REDUCED



- Income Producing Pistachios
- Mainly Class 1 Soils
- Kerman/Peters Variety



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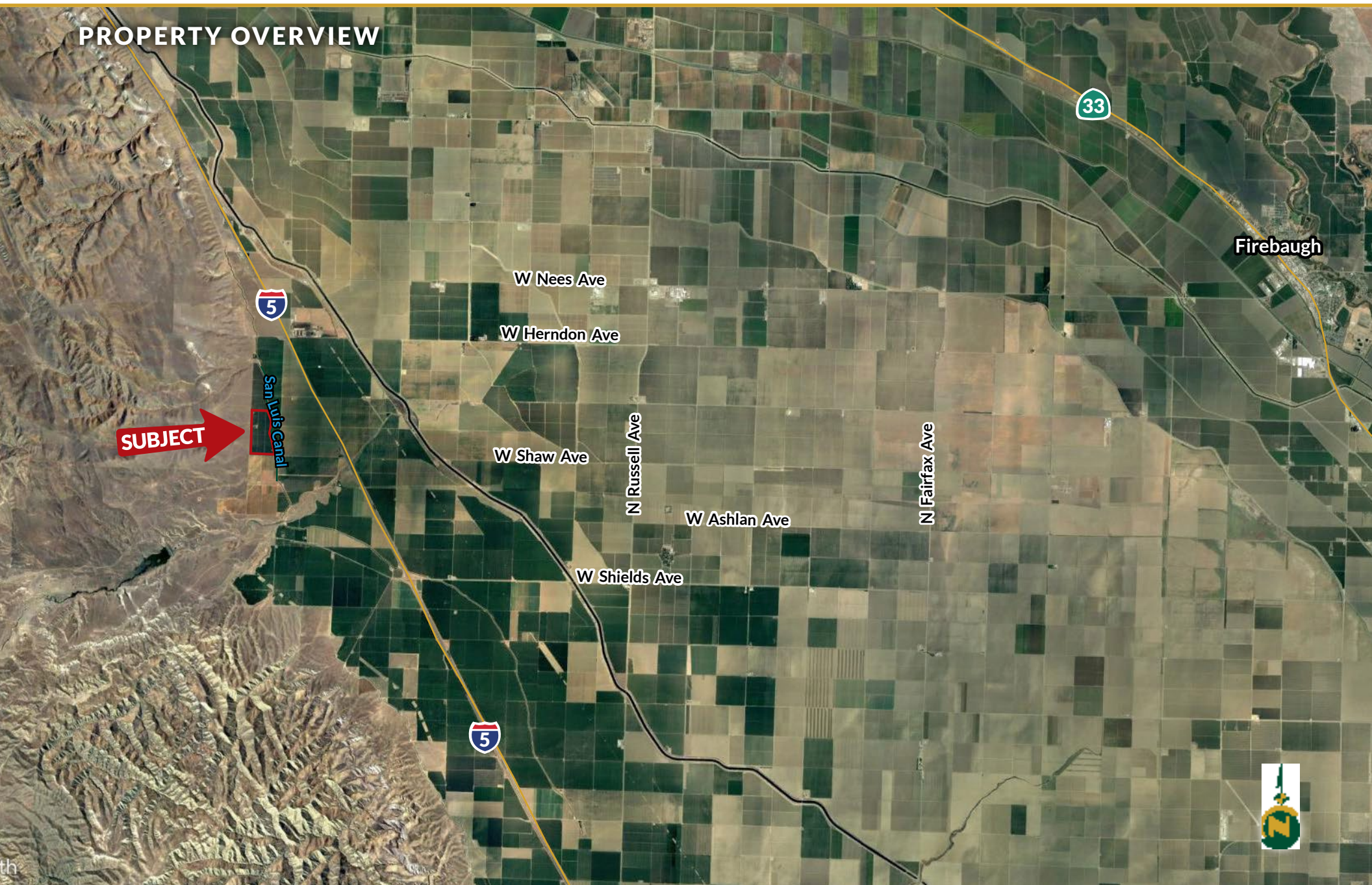


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PROPERTY OVERVIEW



SAN LUIS W.D. PISTACHIOS

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PROPERTY INFORMATION

DESCRIPTION

165.22± assessed acres of young income producing pistachios located in San Luis Water District. The uniform orchard includes an extensive irrigation system.

LOCATION

Property lies along the west side of the San Luis Canal approximately 1 mile west of Interstate 5. The orchard is located between the Herndon and Shaw Avenue Alignments. Please contact listing agent for specific instructions to the property.

LEGAL

Fresno County APN's: 009-021-25s & 009-021-28s
Located in a portion of Section 9, T13S, R11E, M.D.B.&M.

ZONING

ARE-40 (Agricultural, Rural, Exclusive).
Both parcels (009-021-25s & 009-021-28s) are NOT enrolled in the Williamson Act.

PRODUCTION

The 2023 production was 618,064 lbs. (3,741 lbs. per acre).

PLANTINGS

The orchard was planted in 2006 on UCB-1 rootstock budded to Kerman/Peters varieties on 16' x 20' spacing.

WATER / IRRIGATION

The property is entitled to receive water from San Luis Water District. The extensive irrigation system provides water to the orchard from a booster pump and filter station. There are three emitters per tree on a single line drip.

SOILS

Los Banos-Pleito complex, 2-8% slopes, Grade 1 (95.3± %)
Pleito gravelly clay loam, 15-30% slopes, Grade 2 (2.7± %)
Ayar clay, 5-8% slopes, Grade 3 (1.9± %)
Ayar-Arburua complex, 8-15% slopes, MLRA 15, Grade 3 (0.4± %)

PRICE/TERMS

\$4,791,380 (\$29,000/ac) cash at the close of escrow. Buyer to reimburse Seller for cultural cost incurred towards the 2023 pistachio crop.

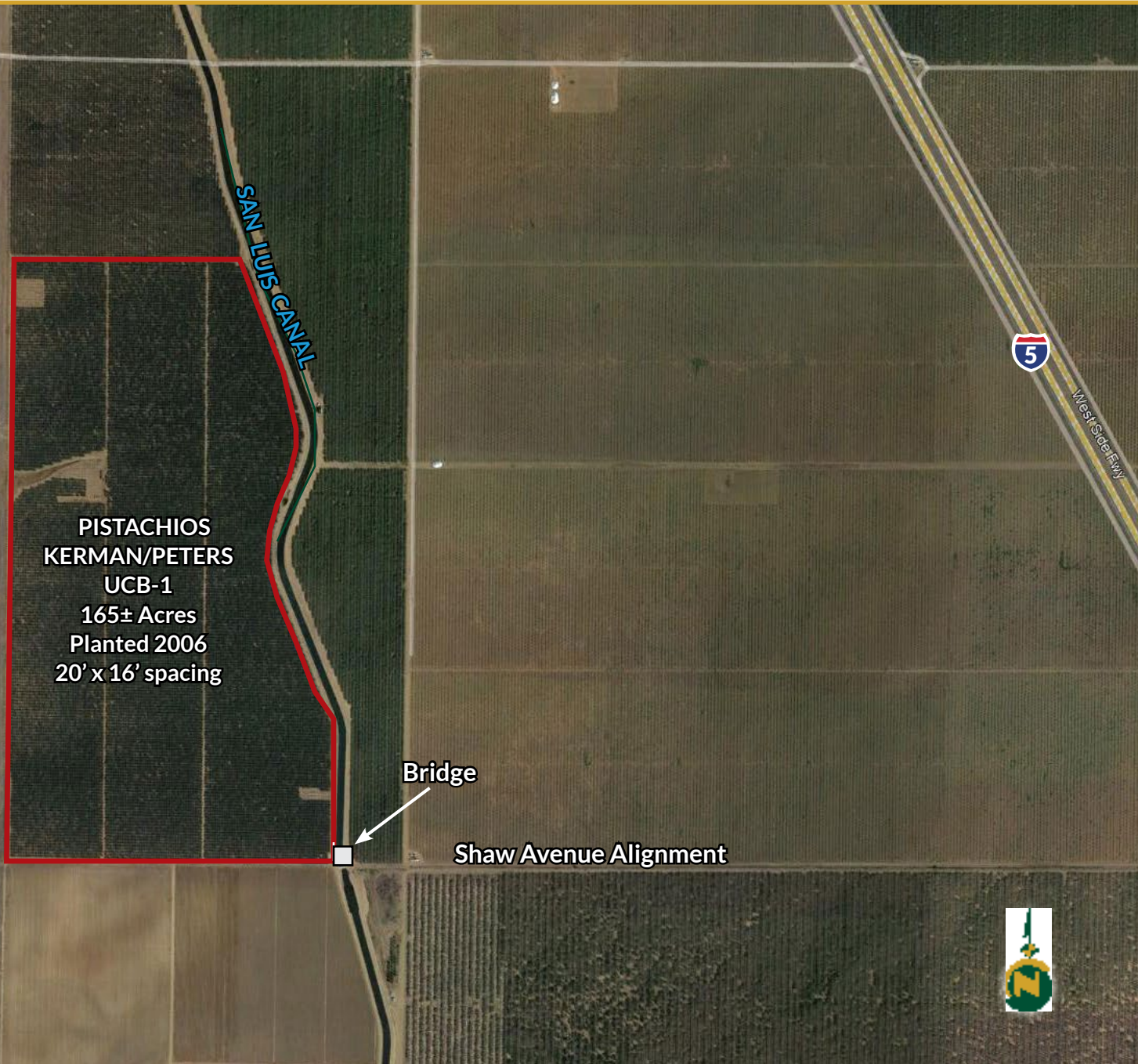


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PROPERTY OVERVIEW



PISTACHIOS
KERMAN/PETERS
UCB-1
165± Acres
Planted 2006
20' x 16' spacing

Bridge

Shaw Avenue Alignment

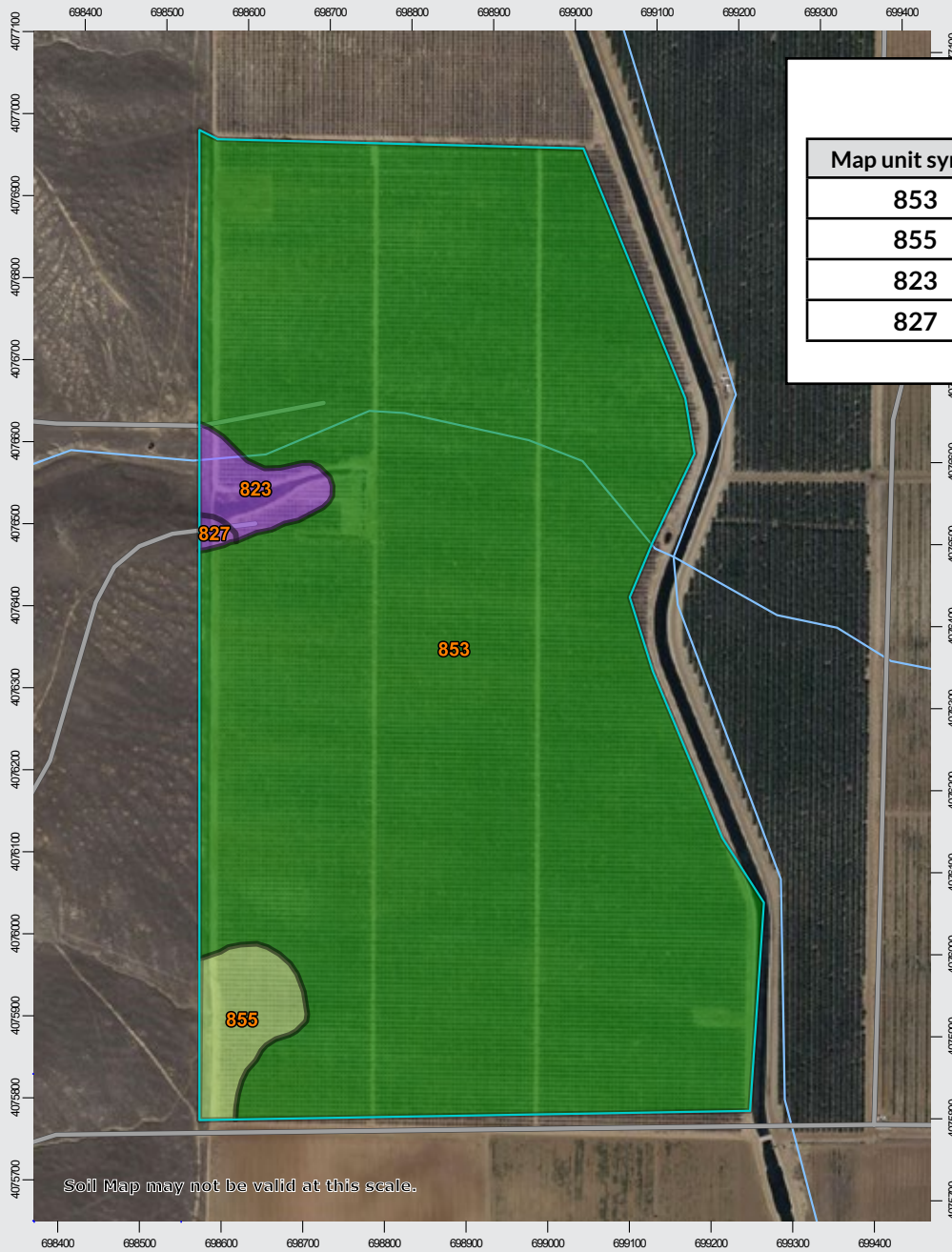


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
853	Los Banos-Pleito complex	Grade 1 - Excellent
855	Pleito gravelly clay loam	Grade 2 - Good
823	Ayar clay	Grade 3 - Fair
827	Ayar-Arburua complex	Grade 3 - Fair

Soil Map may not be valid at this scale.



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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.