

ROSE AVE. PISTACHIO RANCH

Fresno County, California

101.10± Acres

\$5,560,500
(\$55,000/Acre)



- Young Pistachios
- James Irrigation District
- Drip Irrigation System



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ROSE AVE. PISTACHIO RANCH

101.10± Acres
Fresno County, CA



PROPERTY LOCATION



ROSE AVE. PISTACHIO RANCH

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PROPERTY INFORMATION

DESCRIPTION

101.1± acres of Golden Hills Variety Pistachios in the James Irrigation District.

LOCATION

The property is located on the south side of Rose Ave. in San Joaquin, CA 93660.

LEGAL

Fresno County APN: 040-170-30s

Located in a portion of Sections 1 and 2, Township 16S, Range 16E, M.D.B.&M.

ZONING

Zone AE-20 Agricultural Exclusive (20 acre minimum)

The property is NOT enrolled in the Williamson Act.

PLANTINGS

The Golden Hills Variety pistachios were planted in 2017 on Platinum rootstock. Spacing is 20x16.

WATER

The property is located in and receives water from the James Irrigation District. The trees are irrigated by a double line drip irrigation system.

SOILS

Gepford clay and Tachi clay, 0 to 1% slopes.

PRICE/TERMS

\$5,560,500 (\$55,000/acre) cash at the close of escrow. The 2024 crop is available for purchase upon the Buyer and Seller agreeing to reimburse the Seller for the 2024 crop expenses.

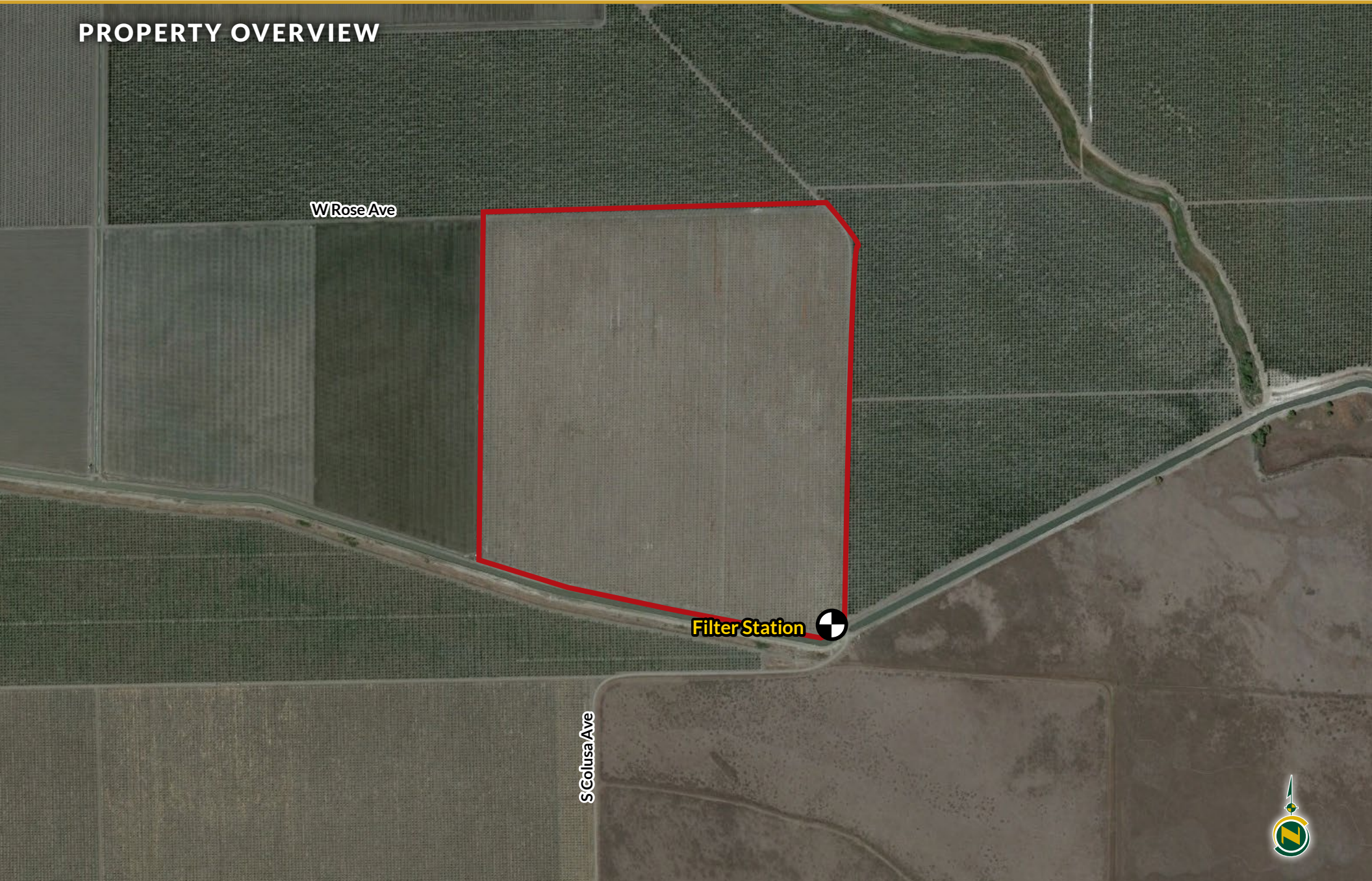


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PROPERTY OVERVIEW



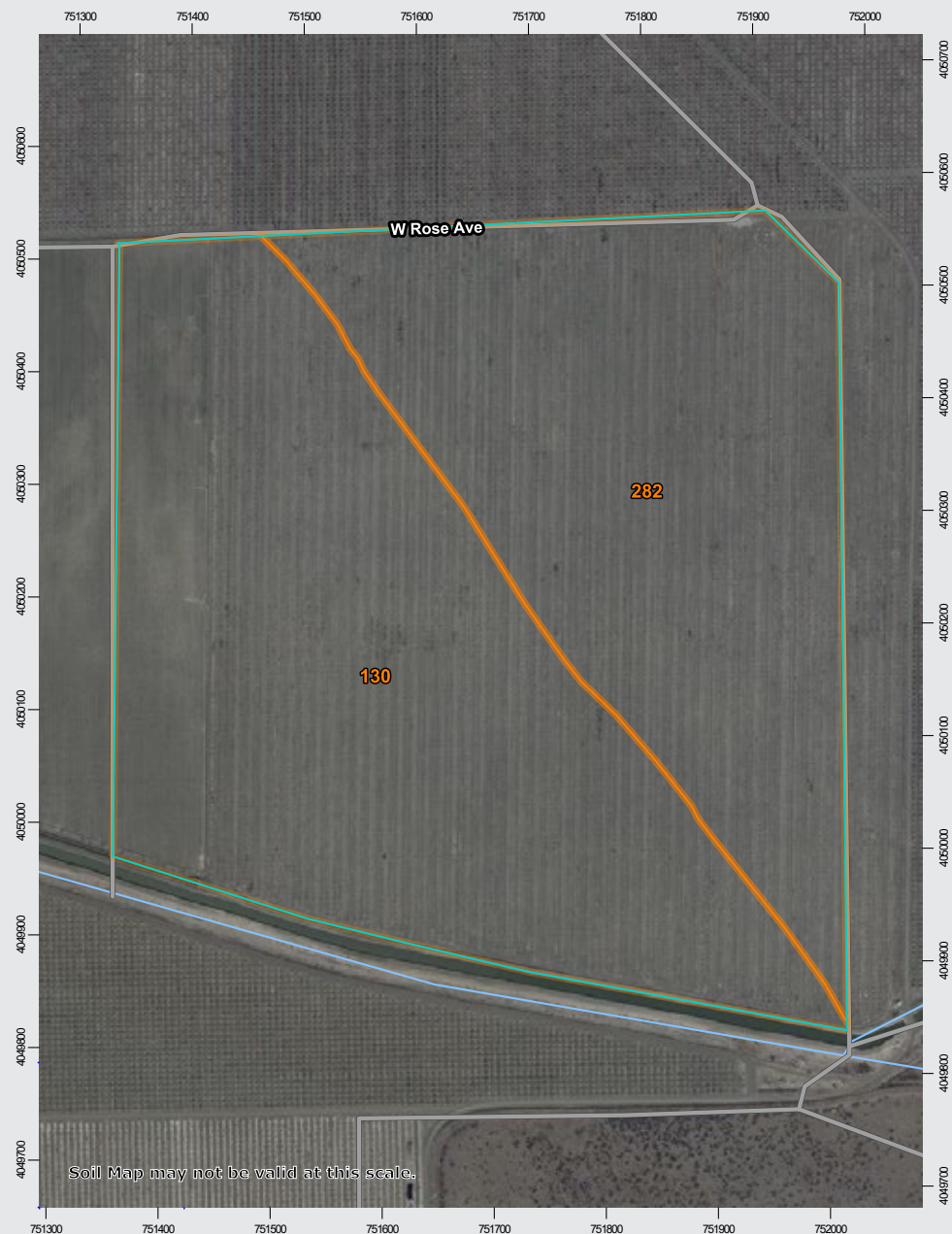
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SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
130	Gepford clay, 0-1% slopes
282	Tachi clay, 0-1% slopes

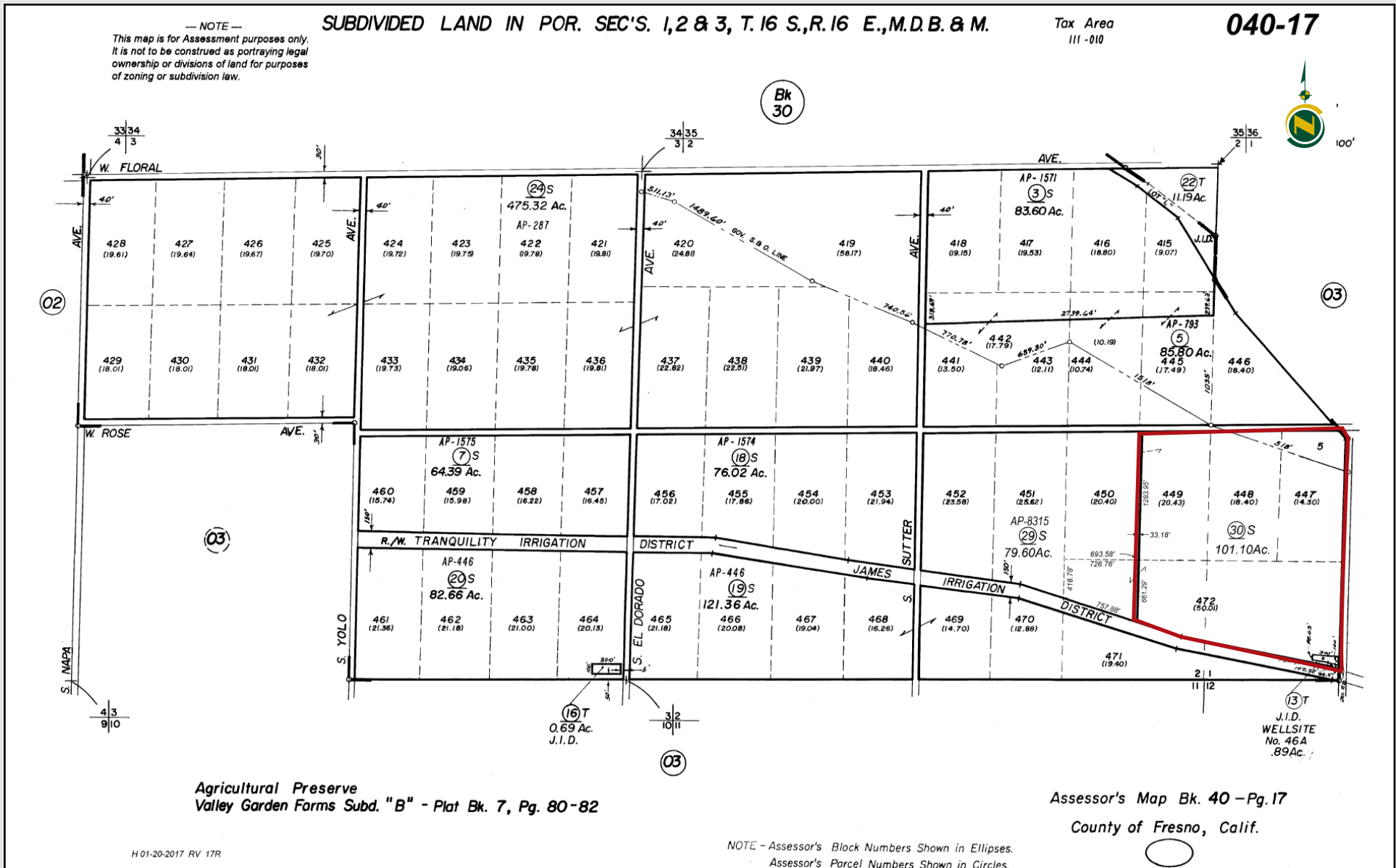


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PARCEL MAP



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PROPERTY PHOTO



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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.