

# MAZAL PISTACHIO RANCH

1,500.72± ACRES | TULARE & KINGS COUNTY, CALIFORNIA

**\$7,501,350**

**(\$5,000/Acre)**



## PROPERTY HIGHLIGHTS

- 2014 PRODUCING PISTACHIOS
- MULTIPLE PUMPS/WELLS
- UNDER NEW MANAGEMENT



Independently Owned And Operated  
Corporate License #00020875  
pearsonrealty.com

### FRESNO

7480 N. Palm Ave., Suite 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

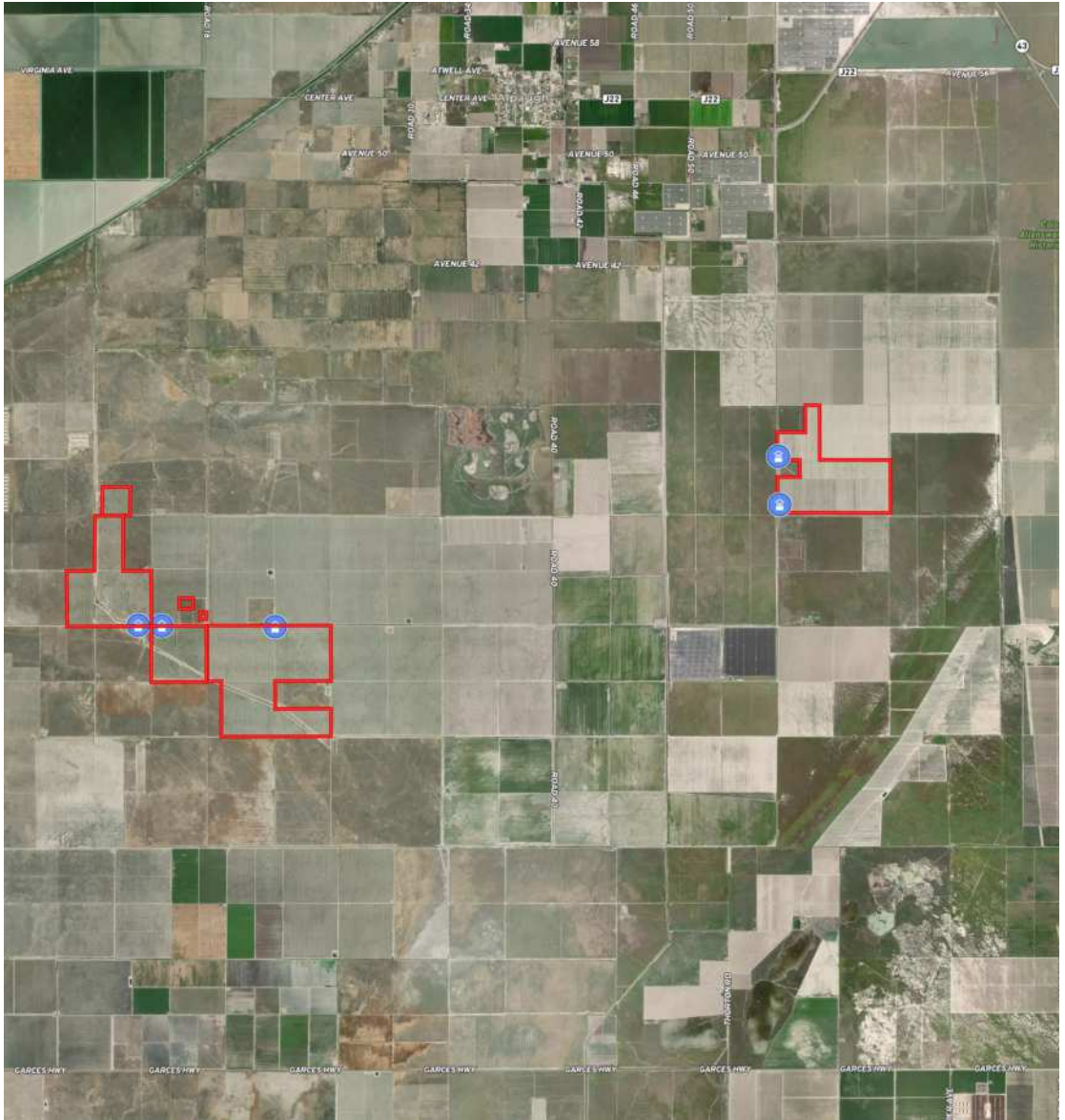
### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

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## LOCATION MAP



## PROPERTY INFORMATION

### DESCRIPTION

The Mazal Pistachio Ranch includes two separate blocks with an approximate 1,351.30± acres planted to 2014 pistachios. Both properties are 3-5 miles south of Alpaugh and 12-16 miles west of Delano. The property has recently changed management. The new farm manager is rehabilitating the fields and improving the overall condition of the ranch as it prepares for a sale.

### LOCATION

To access the property, travel south on Rd 38 from Alpaugh. One mile south of Ave 24 is an east/west road. Travel west to reach Mazal West property. To visit Mazal East, head east on the same road for 2 miles and turn north for 1 mile to reach the property.

### ZONING

AE 80 and AE 40 - Agricultural Exclusive (80 or 40 acre minimum) - Tulare County Parcels

AG40 - Agricultural Zoning (40 acre minimum) - Kings County Parcels

APNs 330-150-009, 330-050-002, 001, 046-270-013, 033, 046-430-030, 031, & 045 are located within the Williamson Act.

### WATER

There are (4) wells equipped with 300HP motors and one 400HP motor delivering groundwater through multiple filter stations distributed via dual line drip emitters. Pump production reports available upon request.

### BUILDINGS

None.

### PLANTINGS

1,351.30 ± acres of Kerman and Golden Hills pistachios on UCB1 rootstock planted in 2014 on a 20ft x 16ft spacing.

[CLICK HERE FOR PRODUCTION REPORTS](#)

Crop	2020	2021	2022	2023	2024
Mazal West	456	532	133	1,024	*
Mazal 380	213	1,173	82	768	*

\* Seller harvested the minimum amount required for a 2024 crop insurance claim.

### PRICE/TERMS

\$7,501,350 (\$5,000/ acre) cash at the close of escrow and Buyer will reimburse Seller for cultural costs incurred towards the 2025 pistachio crop.

#### \*WATER DISCLOSURE

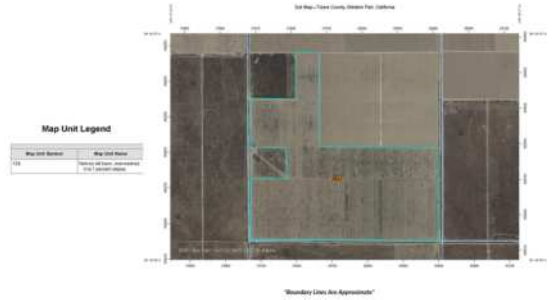
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real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

#### POLICY ON AGENT COOPERATION

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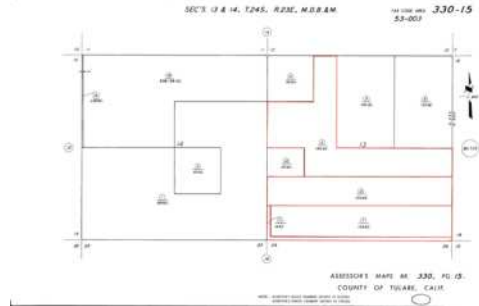
## SOILS INFORMATION



## PARCEL INFORMATION

### LEGAL

Tulare Co. APNs	Kings Co. APNs
330-150-007	046-270-013 046-430-045
330-150-008	046-270-015 046-310-001
330-150-009	046-270-033 046-310-007
330-150-011	046-300-020 046-310-008
330-050-002	046-430-030 046-310-014
330-050-004	046-430-031



## PROPERTY VIDEO







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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