

TOV PISTACHIO RANCH

2,267.57± ACRES | TULARE COUNTY, CALIFORNIA

\$11,337,850

(\$5,000/Acre)



PROPERTY HIGHLIGHTS

- 2013 PRODUCING PISTACHIOS
- MULTIPLE PUMPS/WELLS
- UNDER NEW FARM MANAGEMENT



Independently Owned And Operated
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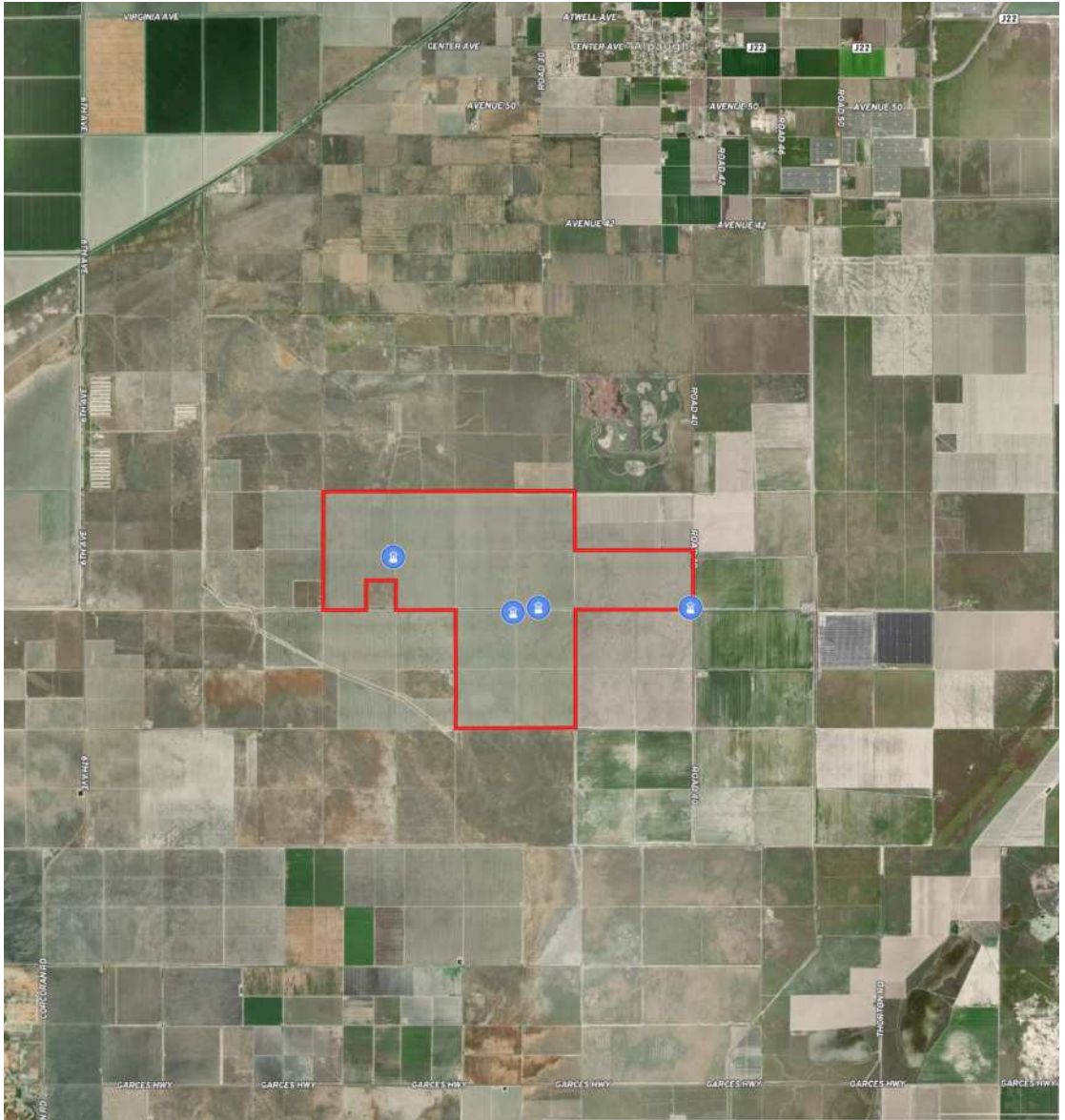
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

2,267.57± gross acres of contiguous farmland located in Tulare county 16± miles west of Delano and 4± miles south of Alpaugh. The pistachios were planted in 2013 and have gone through a recent change in farm management. The new manager is rehabilitating the fields and improving the overall condition of the ranch.

LOCATION

To access the property, travel south of Alpaugh on Rd 38 to arrive at the north east corner of the property.

ZONING

AE 80 – Agricultural Exclusive (80 acre minimum)
APNs 330-060-002, 004, 005, & 006 are located within the Williamson Act.

WATER

There are (5) wells equipped with 300HP motors delivering groundwater through multiple filter stations distributed via dual line drip emitters. Pump production reports available upon request. The property is not located in a water district.

BUILDINGS

None.

PLANTINGS

2,115.10± acres of Kerman/Peters pistachios on UCBI rootstock 20' x 16' spacing planted in 2013.

[CLICK HERE FOR PRODUCTION.](#)

Crop	2020	2021	2022	2023	2024
Pistachios	935	748	293	1,410	*

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

PRICE/TERMS

\$11,337,850 (\$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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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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