



# HOEKSTRA & ASSOCIATES, INC.

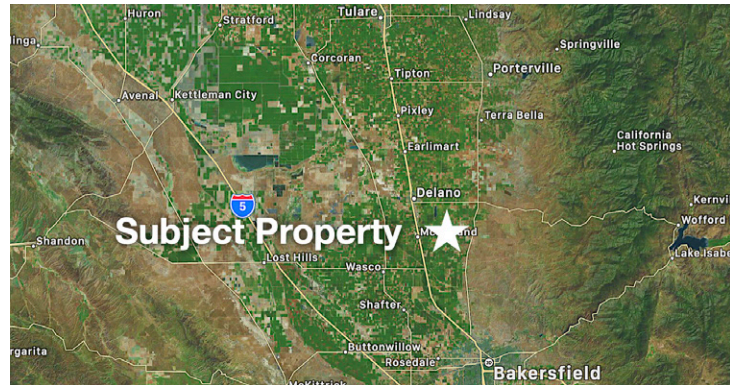
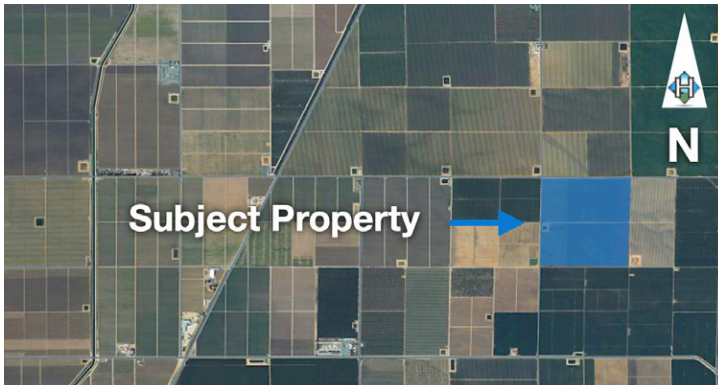
**FOR SALE**

**\$8,093,190**

**ELMO PISTACHIOS**

**158.69 ACRES**

**PRICE REDUCED**



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**FOR SALE**

**\$8,093,190**

**ELMO PISTACHIOS**

**158.69 ACRES**

## LOCATION

The subject property is located on the south east corner of Zerker Rd and Elmo Hwy, Delano, CA 93215 approximately 4.5 miles east of Highway 99.

## DESCRIPTION

This opportunity is 158.69 +/- acres on seven parcels with 152.73 net acres of pistachios. The property has multiple water sources; 1 irrigation well, and class 1 water through SSJMUD. This ranch offers long term sustainable income and potential tax benefits.

## PARCEL #'S

Kern County APNs 060-152-39, 40, 41, 42, 43, 44, 45 & 46

## ZONING

A - Exclusive Agriculture

## CROPS

Approximately, 152.73 acres of good yielding pistachios (spaced at 20 x 17) planted in 1994. The pistachios are Kerman variety on Pioneer Gold rootstock. Historic production is on page 5.

## SOIL

According to USDA California Revised Storie Index, Class 1 & 2 soils; see attached soils map for description.

## WATER & IRRIGATION

This entire ranch lies within the boundaries of and receives contract water from Southern San Joaquin Municipal Utility District. There is one irrigation well on the ranch that is 1500' deep and equipped with a 350 HP electric motor and pumps approximately 1000 GPM. The pistachios are irrigated with the well and District water from District Turnout 893 through the reservoir, booster pump, filter station and drip system.

## SGMA

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped.

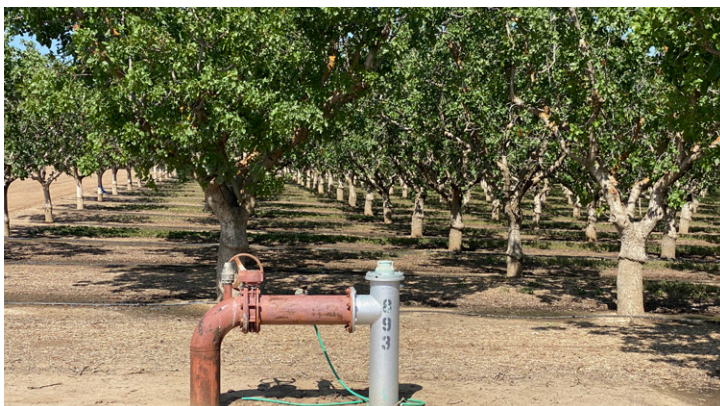
For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

## PRICE/TERMS

\$8,093,190 (\$51,000/acre) cash at close of escrow.



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## SOILS MAP



## CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
139	Delano sandy loam, 2 to 5 percent slopes	Grade 2 - Good	Delano (85%)	45.4	29.0%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	86.2	55.0%
256	Zerker sandy clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Zerker (85%)	25.1	16.0%
<b>Totals for Area of Interest</b>				<b>156.7</b>	<b>100.0%</b>



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## PISTACHIO YIELDS

Year	VARIETY	NET ACRES	SPACING	YIELD	POUNDS/ACRE
2021	Kerman	152.73	20 x 17	610,309	3,996
2020	Kerman	152.73	20 x 17	445,513	2,917
2019	Kerman	152.73	20 x 17	275,525	1,804
2018	Kerman	152.73	20 x 17	390,683	2,558
2017	Kerman	152.73	20 x 17	387,782	2,539
2016	Kerman	152.73	20 x 17	756,930	4,956

## ASSESSORS MAP

