



HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$9,500,000

MANNING AVENUE PISTACHIOS

572.38 ACRES



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LOCATION

The subject property is located at W. Manning Ave, Cantua Creek, CA approximately 1.5 miles west of Highway 33 (Derrick Ave).

DESCRIPTION

This opportunity is 572.38 +/- acres on seven parcels, with young pistachios and open land. The property has multiple water sources; 1 irrigation well, and contract water through Westlands Water District. This ranch offers long term sustainable income and potential tax benefits.

PARCEL #'S

Fresno County APNs 028-060-51S & 73S, and 028-101-04S, 07S, 11S, 61S, & 83S

ZONING

AE20 - Exclusive Agriculture - 20 Acre minimum parcel size

CROPS

Approximately, 256 acres of pistachios planted in March 2019 at 20' x 16' spacing. The pistachio trees are Golden Hills on UCB1 rootstock.

SOIL

According to USDA California Revised Storie Index, Class 2 and 4 soils; see attached soils map for description.

WATER & IRRIGATION

This entire ranch has contract water in Westlands Water District (with the exception of 156.96 ac, APN 026-060-73s) and 1 deep wells. The well on pistachio block is 1300 ft deep has a 300 HP electric motor and pumps 2200 GPM. The pistachios are irrigated with the well and District water from reservoirs, booster pumps, filter stations and drip systems.

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/Goundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$9,500,000 (\$16,597/acre) cash at close of escrow



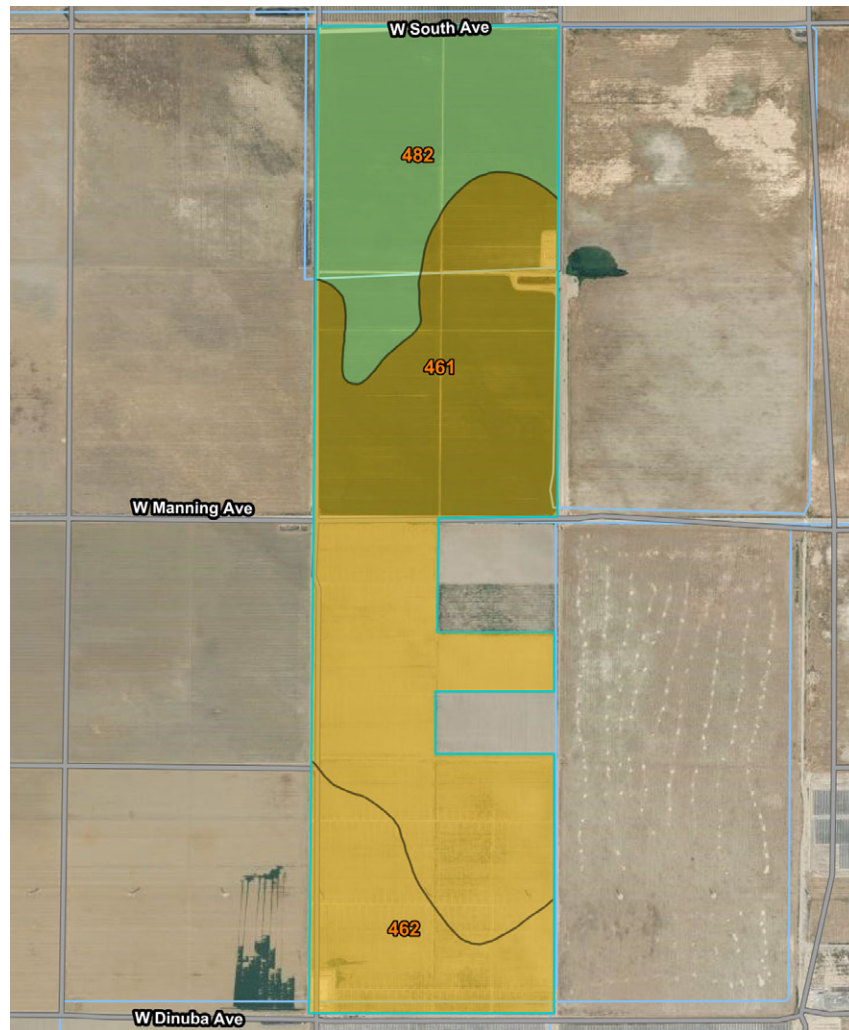
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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
461	Ciervo clay, saline-sodic, wet, 0 to 1 percent slopes	Grade 4 - Poor	Ciervo, clay, saline-sodic, wet (80%)	341.0	58.8%
462	Ciervo, wet-Ciervo complex, saline-sodic, 0 to 1 percent slopes	Grade 4 - Poor	Ciervo, clay, saline-sodic, wet (50%)	92.0	15.9%
482	Calflax clay loam, saline-sodic, wet, 0 to 1 percent slopes, MLRA 17	Grade 2 - Good	Calflax, clay loam, saline-sodic, wet (85%)	146.5	25.3%
Totals for Area of Interest				579.5	100.0%



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ASSESSORS MAP

