



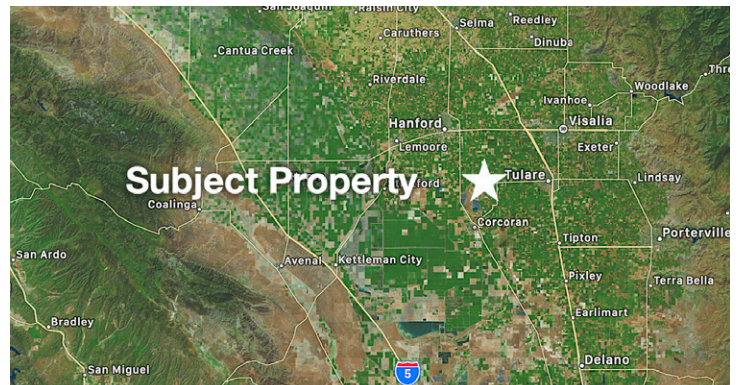
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$14,128,800

ANDERSON PISTACHIOS

252.3 ACRES



AGRICULTURAL REAL ESTATE PROFESSIONALS

Dan Hoekstra
(805) 839-8292 cell
dan@hoekstra.land
CalBRE-01942198

Russell Waymire
(559) 977-6000 cell
russ@hoekstra-associates.com
CalBRE-01763629

Sean Barajas
(559) 805-0179 cell
sean@hoekstra.land
CalBRE-02157022

www.Hoekstra.land



HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$14,128,800

ANDERSON PISTACHIOS

252.3 ACRES

LOCATION

The subject property is located on the south west corner of Ave 232 and Rd 28, Tulare, CA 93274.

DESCRIPTION

This property is approximately 252.3 +/- acres on four parcels with approximately 246 net acres of pistachios. The property has multiple water sources; 4 irrigation wells, and class 1 water through Tulare ID. This ranch offers long term sustainable income and potential tax benefits.

PARCEL #'S

Tulare County APNs 155-210-005, 007, 008, & 155-220-005

ZONING

AE-40 - Exclusive Agriculture

CROPS

Approximately, 246 acres of great yielding pistachios (spaced at 19 x 17) planted in 1983 (11.4 acres), 1992 (17 acres), 1995 (8.5 acres), 1996 (17.5 acres), 1997 (65.9 acres), 2006 (87.8 acres) and 2007 (38.6 acres). The pistachios are Kerman variety on Pioneer Gold rootstock. The last 4 year average production is 3,984 pounds per acre with 2018 at 6,070, 2019 at 1,775, 2020 at 5,514 and 2021 at 2,577 pounds per acre. Historic production from the processors is available on request.

SOIL

According to USDA Irrigated Capability Class, Class 2 soils; see attached soils map for description.

WATER & IRRIGATION

This entire ranch lies within the boundaries of and receives contract water from Tulare Irrigation District. There are four irrigation wells on the ranch. Tulare ID also provides tertiary treated water to its growers. The pistachios are irrigated with the wells and surface water from the District through the reservoir, booster pump, filter station and dual line drip system. The property has 3 water sources. 1. The entire ranch is within the boundaries of and receives contract water from Tulare irrigation district. 2. There are 4 water wells on the property. 3. Tulare I.D. also provides tertiary teated water to its growers.

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

\$14,128,800 (\$56,000/acre) cash at close of escrow. 2022 pistachio crop is not included.



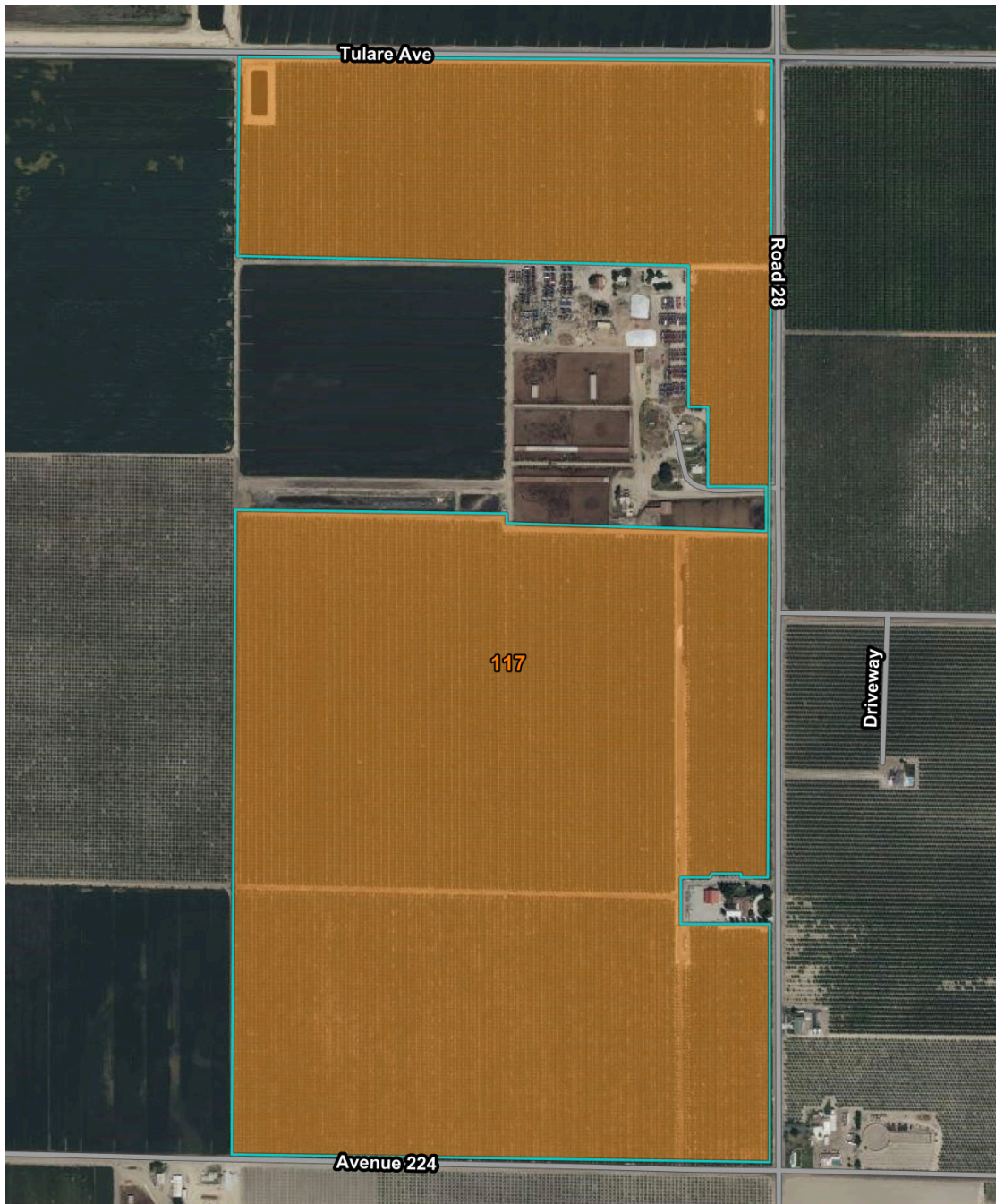
HOEKSTRA & ASSOCIATES, INC.





HOEKSTRA & ASSOCIATES, INC.

SOILS MAP



IRRIGATED CAPABILITY CLASS

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
117	Gambogy loam, drained, 0 to 1 percent slopes	2	250.4	100.0%
Totals for Area of Interest			250.4	100.0%



HOEKSTRA & ASSOCIATES, INC.

ASSESSORS MAP

