



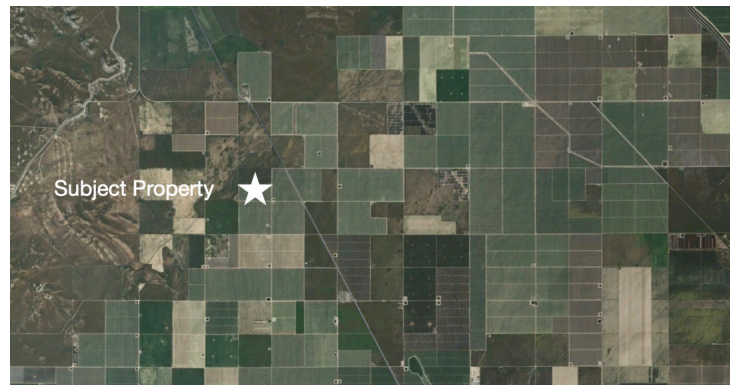
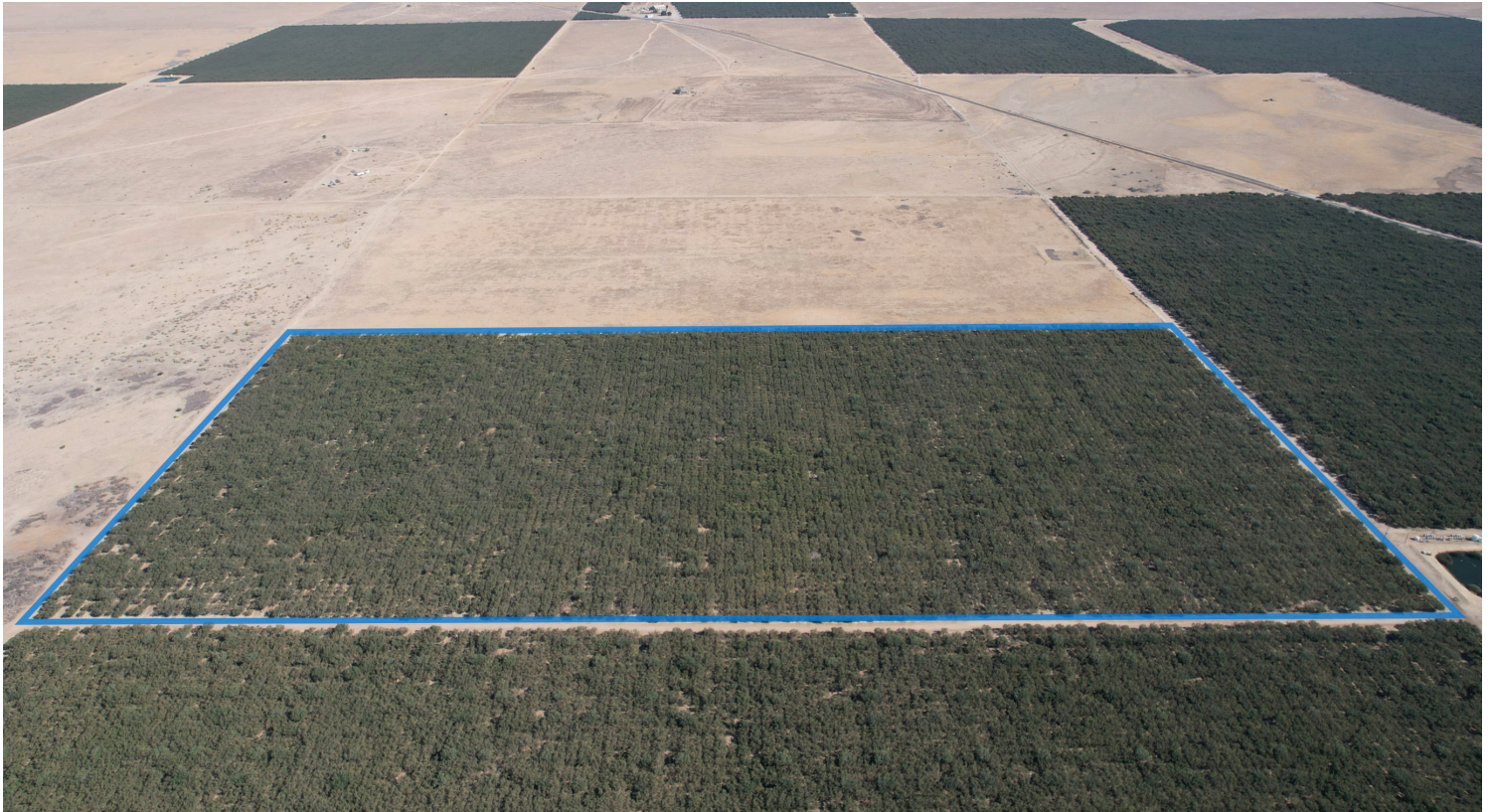
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$2,007,000

LOST HILLS PISTACHIOS

80.28 ACRES



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LOST HILLS PISTACHIOS

80.28 ACRES

LOCATION

Lost Hills, CA 93249, Kern County. From Interstate 5, take Hwy 46 West approximately 12 miles to Hwy 33. The subject property is approximately 7 1/2 miles North of Hwy 46 on Hwy 33 and 1/2 mile West on the dirt avenue on the North side.

DESCRIPTION

This opportunity is 80.28 +/- acres of mature pistachios and stands alone on one parcel. Surrounding the pistachios is open land to the North and West and pistachios to the South and East.

PARCEL #'S

Kern County APN 043-370-47

ZONING

A (Exclusive Agriculture)

CROPS

Approximately, 80 acres of Kerman pistachios on Atlantica rootstock. Tree spacing is 19'x 16'. The trees are professionally managed. Crop yield history is available upon request.

SOIL

According to USDA California Revised Store Index, various Grade 1 and Grade 3 soils; see attached soils map for description.

WATER & IRRIGATION

This ranch has two water sources and is located in the Berrenda Mesa Water District. SWP contract through Berrenda Mesa WD for this ranch is 275.92 acre feet. The trees are irrigated through a booster pump which is connected to a reservoir, sand media filters and dual line drip system. The seller has additional water available that may be acquired through a separate purchase.

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

\$2,007,000 (\$25,000/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
197	Milham sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	Milham (80%)	3.1	3.8%
211	Panoche clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Panoche, clay loam (87%)	10.6	13.2%
236	Twisselman clay, 2 to 5 percent slopes	Grade 3 - Fair	Twisselman (85%)	66.8	83.0%
Totals for Area of Interest				80.5	100.0%



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ASSESSORS MAP

