



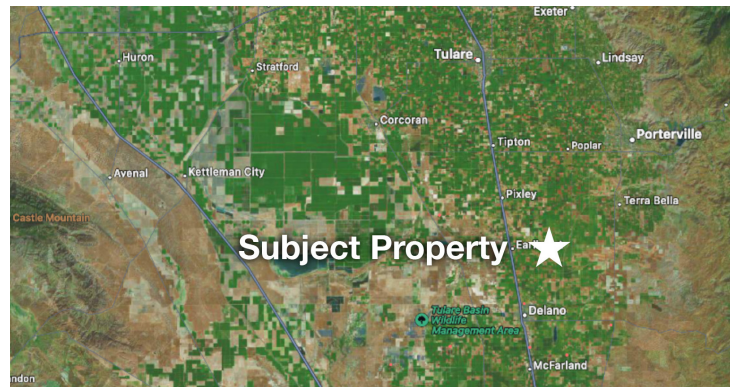
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$6,737,620

DELANO-EARLIMART PISTACHIOS

138.92 ACRES



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DELANO-EARLIMART PISTACHIOS 138.92 ACRES

LOCATION

The subject property is located on the Southwest corner of Ave 44 and Road 160.

DESCRIPTION

This property is approximately 138.92 +/- acres on four parcels with approximately 131 net acres of pistachios. The property has multiple water sources; 1 irrigation well, and Class 1 and Class 2 water through Delano-Earlimart ID. This ranch offers long term sustainable income and potential tax benefits.

PARCEL #'S

Tulare County APNs 337-120-002, 003, 004, & 005

ZONING

AE-40 - Exclusive Agriculture

CROPS

Approximately, 131 acres of good yielding pistachios spaced at 20 x 17. Block 1 was planted in 1988 (55.2 acres), and Block 2 was planted in 2004 (75.8 acres). The pistachios are Kerman variety on Pioneer Gold rootstock. The last 6 year average production is 3,114 pounds per acre with 2022 at 3,414 lbs, 2021 at 958 lbs, 2020 at 4,724 lbs, 2019 at 2,162 lbs, 2018 at 4,252 lbs and 2017 at 3,175 lbs per acre. Historic production from the processors is available on request.

SOIL

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

WATER & IRRIGATION

This entire ranch lies within the boundaries of and receives Contract water from Delano-Earlimart Irrigation District. There is one 200HP irrigation well on the ranch. The pistachios are irrigated with the well and Contract water from the District through the reservoir, booster pump, filter station and dual line drip system or fan jet micro sprinklers.

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

\$6,737,620 (\$48,500/acre) cash at close of escrow.



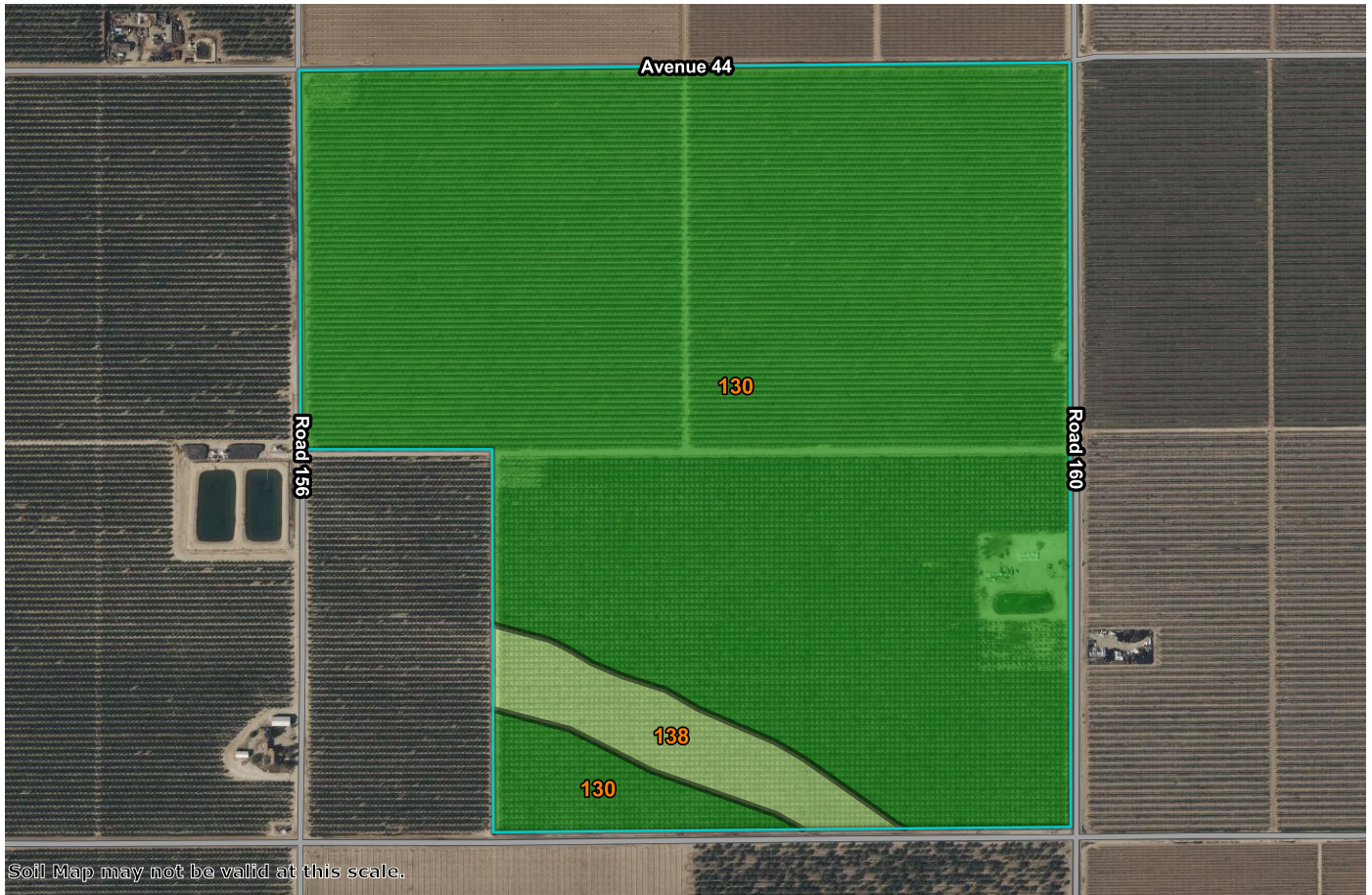
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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Nord (85%)	128.6	94.5%
138	Tujunga loamy sand, 0 to 2 percent slopes	Grade 2 - Good	Tujunga (85%)	7.5	5.5%
Totals for Area of Interest				136.1	100.0%



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ASSESSORS MAP

