



HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$27,600,000

LITTLE CREEK PISTACHIOS & FUENTE NAVELS 844.29 ACRES

PRICE REDUCED



**Subject
Property**

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



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LITTLE CREEK PISTACHIOS & FUENTE NAVELS 844.29 ACRES

LOCATION

The subject property is located at 32717 Kimberlina Rd and also at the SEC of Jackson Ave and Quality Rd - approximate address (16421 Quality Rd, Bakersfield, CA 93308).

DESCRIPTION

This property is 844.29 +/- acres on ten parcels with 630 net acres of pistachios and 40 acres of navel oranges. The property has two water sources; 2 irrigation wells, with State Water Project and Kern River water deliveries through Cawelo Water District. Two solar projects are included, a 769.5 kW system on Fuente and a 373.35 kW system on Little Creek. This ranch offers long term sustainable income and potential tax benefits.

PARCEL #'S

Kern County APNs 073-230-34, 074-041-17, 18, 19, 23, 26, 28, 30, 31, & 073-250-38

ZONING

A - Exclusive Agriculture

CROPS

Approximately, 630 acres of good yielding pistachios spaced at 19 x 17 ft. Ranch 7 was planted in 1981 (474 acres), and Ranch 21 was planted in 1984 (156 acres). The pistachios are Kerman variety on Pioneer Gold rootstock. The 8 year average production (2016-2023) is 3,505 pounds per acre. Yields are available upon request. The 40 acres of navels were most likely planted in late 1980's or early 1990's and spaced at 20x11 ft.

SOIL

According to USDA California Revised Storie Index, mostly 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 Cawelo Water District (State Water Project and Kern River entitlement). There is one 300HP electric irrigation well and one 150HP electric irrigation well on the ranch. The pistachios and navels are irrigated with the wells and Contract water from the District through the reservoir, booster pump, filter station and single line 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/Goundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$27,600,000 (\$32,690/acre) cash at close of escrow. Ranches can be sold separately. Fuente Navels asking \$3,600,000 (\$22,759/acre) and the Little Creek Pistachios asking \$24,000,000 (\$34,980/acre).



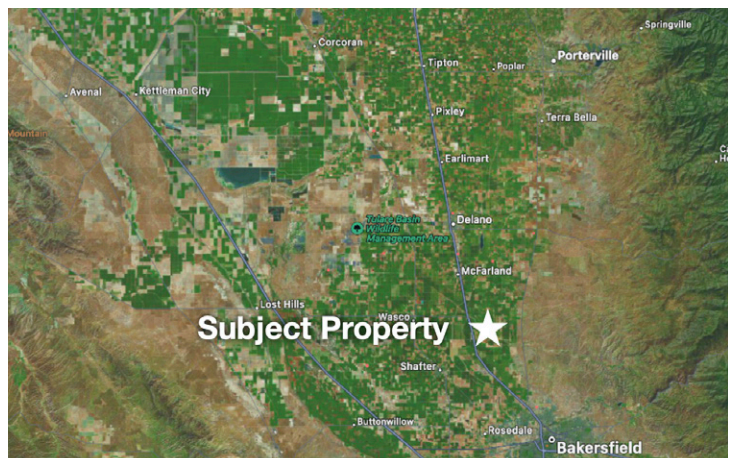
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LITTLE CREEK





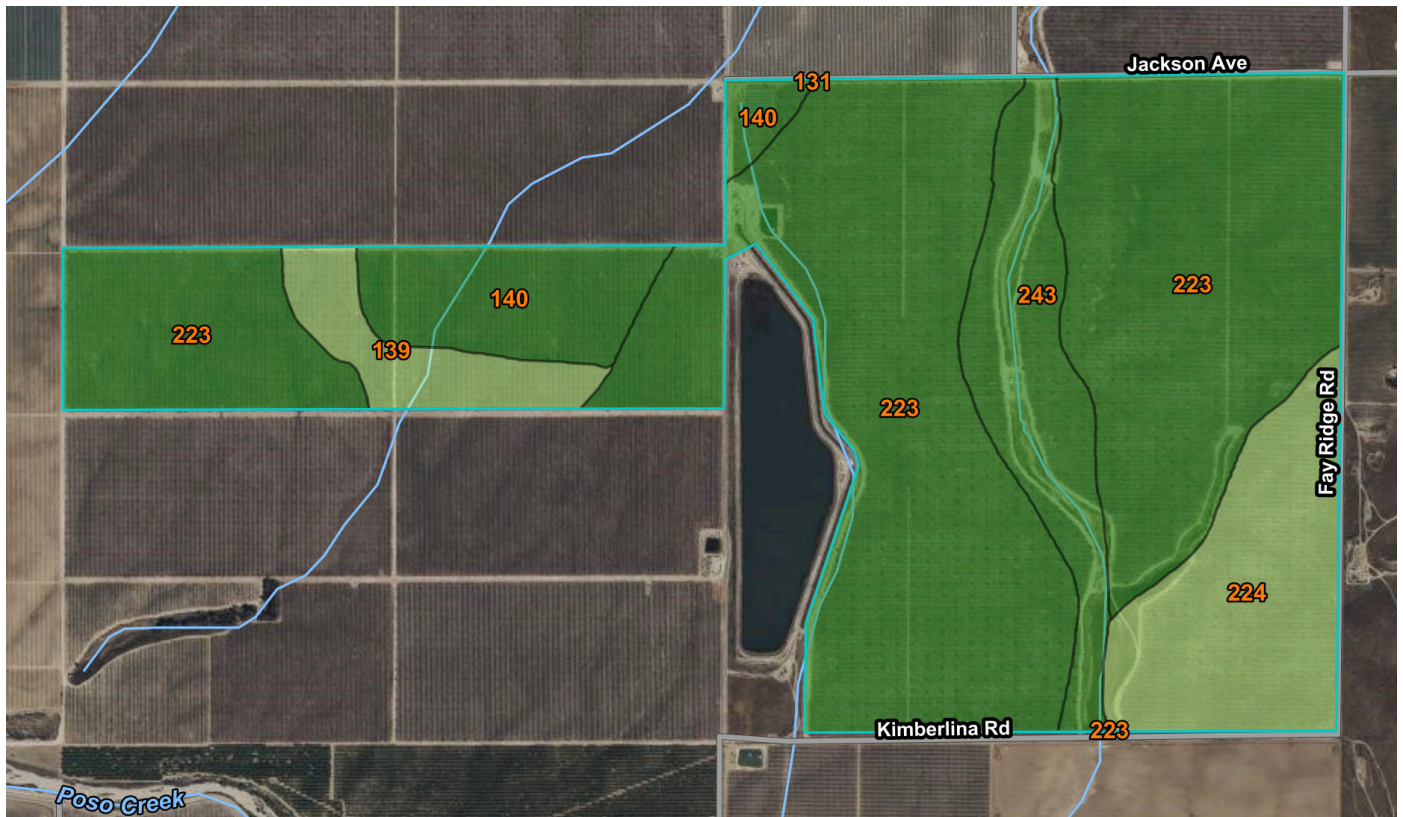
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SOILS MAP - LITTLE CREEK



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
131	Chanac clay loam, 9 to 15 percent slopes	Grade 1 - Excellent	Chanac (85%)	0.0	0.0%
139	Delano sandy loam, 2 to 5 percent slopes	Grade 2 - Good	Delano (85%)	30.1	4.4%
140	Delano sandy loam, 5 to 9 percent slopes	Grade 1 - Excellent	Delano (85%)	52.8	7.8%
223	Premier coarse sandy loam, 5 to 9 percent slopes	Grade 1 - Excellent	Premier (85%)	449.1	66.0%
224	Premier coarse sandy loam, 9 to 15 percent slopes	Grade 2 - Good	Premier (85%)	82.4	12.1%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	66.0	9.7%
Totals for Area of Interest				680.4	100.0%



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SOILS MAP - FUENTE



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
145	Driver coarse sandy loam, 0 to 2 percent slopes	Grade 4 - Poor	Driver (85%)	48.0	29.8%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	113.0	70.2%
Totals for Area of Interest				161.0	100.0%



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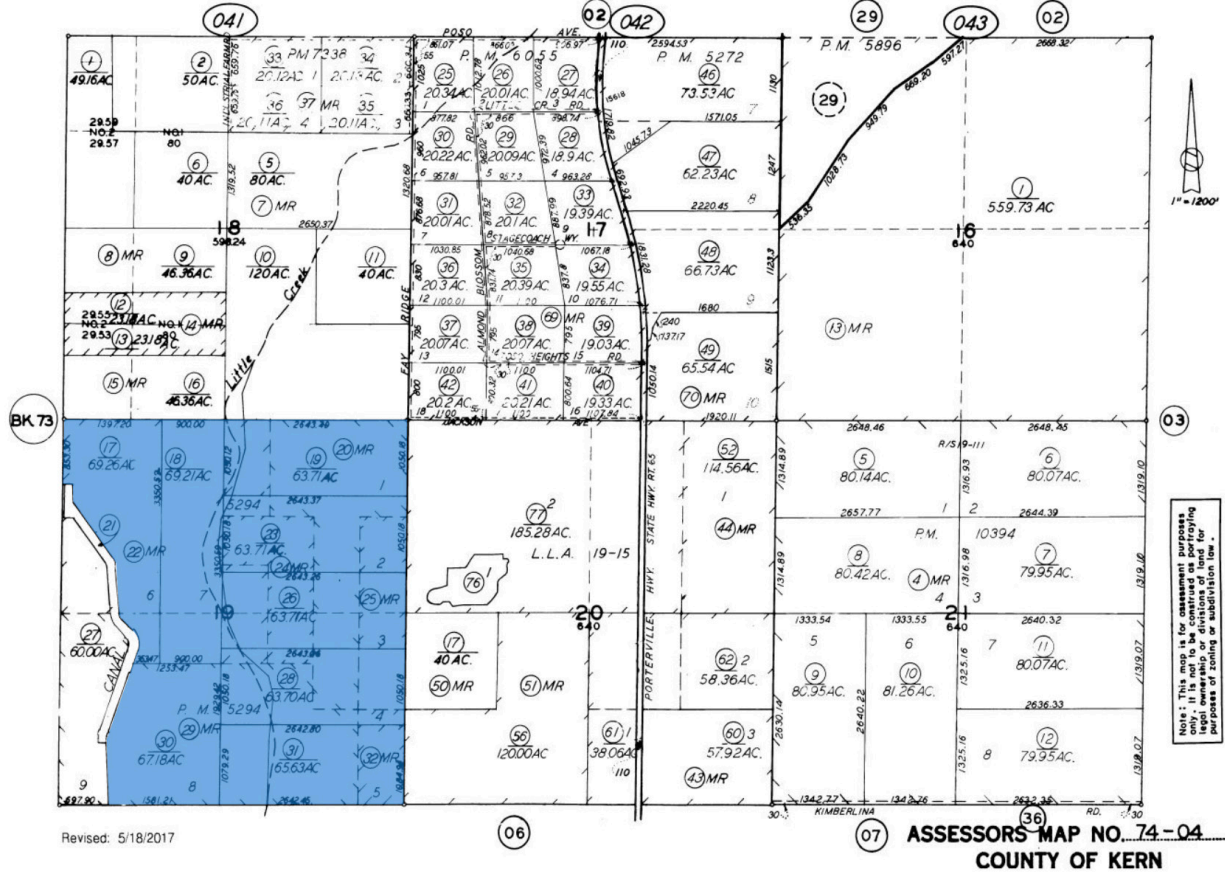
ASSESSORS MAP - LITTLE CREEK

74-04

T. 27 S. R. 27 E.

SCHOOL DIST. 91-1
91-2

74-04

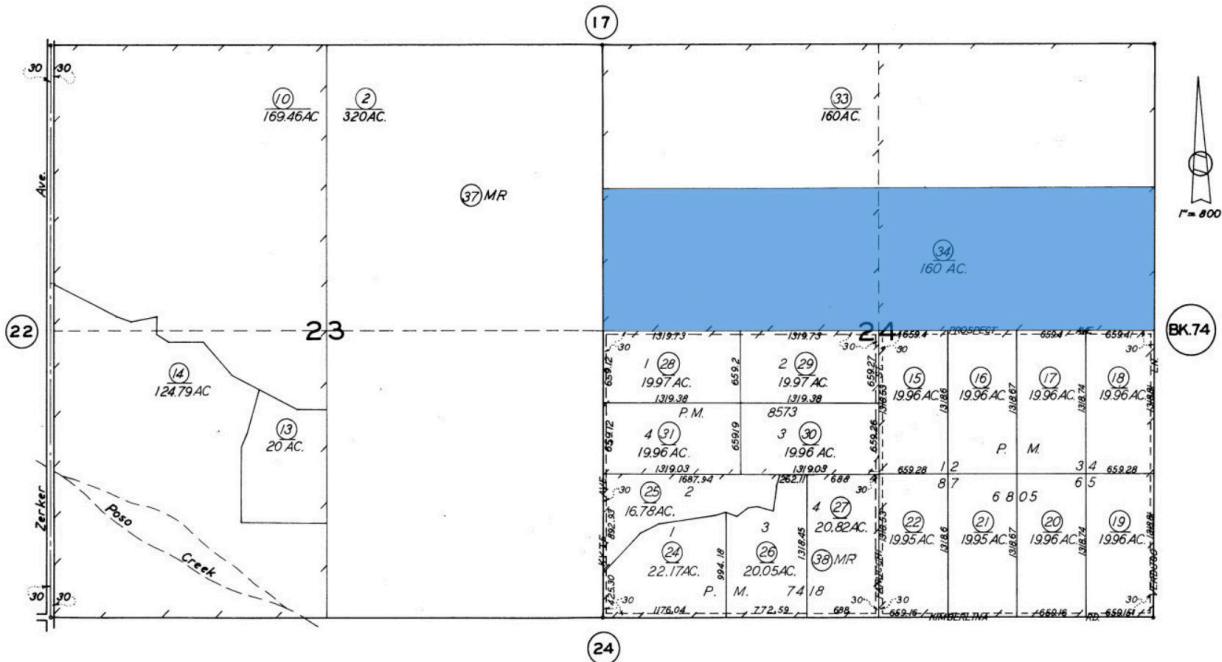


73-23

T. 27 S. R. 26 E.

SCHOOL DIST 91-4

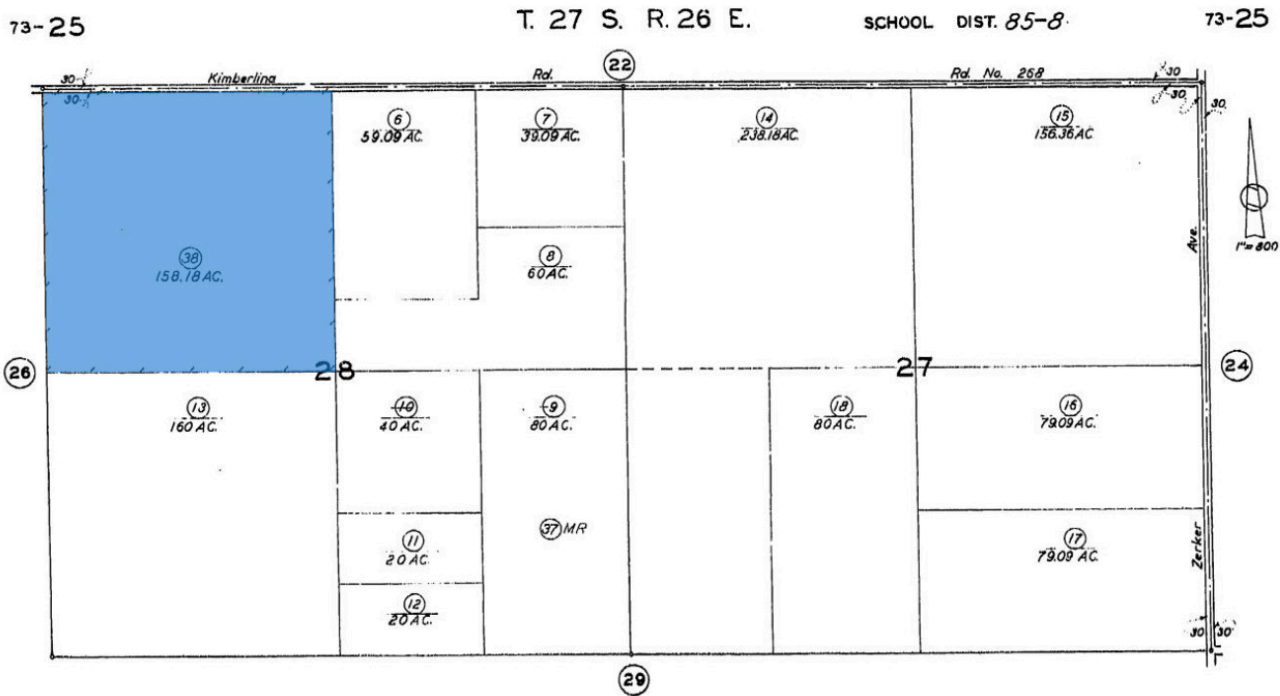
73-23





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ASSESSORS MAP - FUENTE



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 73-25
COUNTY OF KERN