



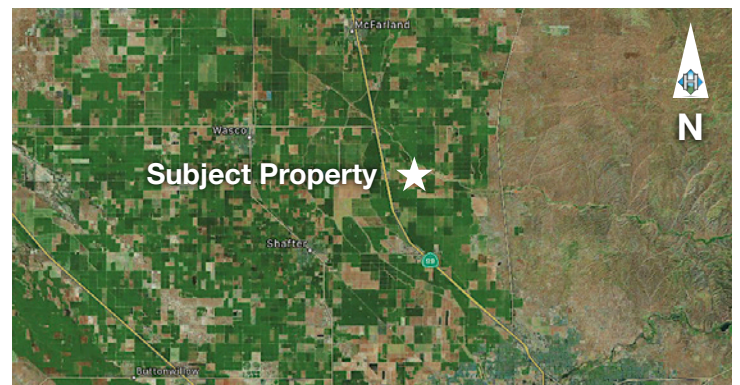
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$5,032,320

KIMBERLINA PISTACHIOS

104.84 ACRES



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KIMBERLINA PISTACHIOS

104.84 ACRES

LOCATION

The subject property is located on the North side of Kimberlina Rd, 1 mile east of Highway 99. Approximate address is, 32686 Kimberlina Rd, McFarland, CA 93308.

DESCRIPTION

This opportunity is 104.84 +/- acres on one parcel, with mature producing pistachios. The property has 2 sources of water; well water and non-contract District Water from Cawelo Water District. This ranch offers sustainable income and depreciation.

PARCEL #'S

Kern County APN 073-220-05

ZONING

A - Exclusive Agriculture

CROPS

Approximately, 100.67 net acres of pistachios planted at 12' x 22' spacing. The pistachios were first planted in 1970 to Kerman on Atlantica rootstock. In 2005 and 2006 approximately 66% of the orchard was replanted to Kerman on Pioneer Gold rootstock. The last 3 year average production is 3,566 lbs/ac with 2022 at 1,784 lbs/ac, 2021 at 4,173 lbs/ac and 2020 at 4,741 lbs/ac.

SOIL

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

WATER & IRRIGATION

This ranch has a deep well with a 150 HP VFD that pumps approximately 780 GPM. The ranch also has a District outlet and receives non-contract water from Cawelo Water District as it is available. The trees are irrigated by the well or booster pump from the reservoir, through the sand media filters and a single line drip with 3 - 1 GPH emitters per tree.

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.

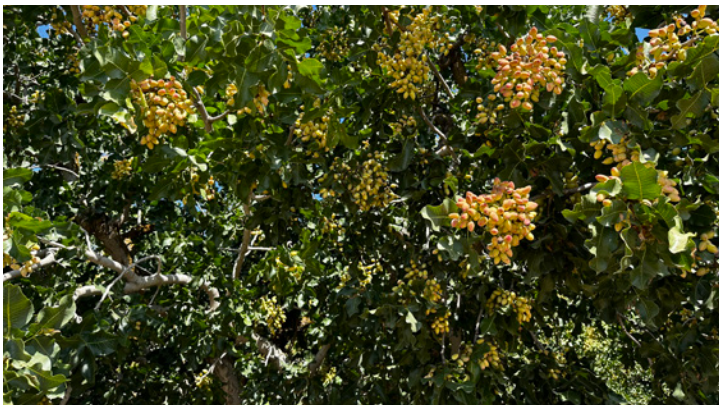
For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$5,032,320 (\$48,000/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
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	105.7	100.0%
Totals for Area of Interest				105.7	100.0%



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ASSESSORS MAP

