



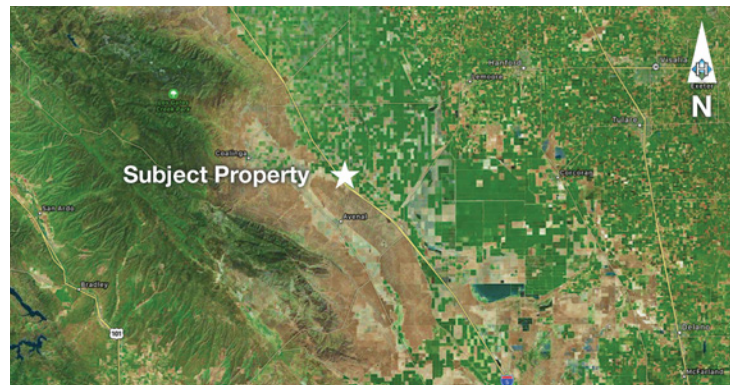
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$1,900,000

WESTLANDS PISTACHIOS

54.66 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

\$1,900,000

WESTLANDS PISTACHIOS

54.66 ACRES

LOCATION

The subject property is adjacent to the East side of I-5, approximately ½ mile north of the Lassen Ave exit and ½ mile west of Lassen Ave. (11 miles north of Kettleman City & 13 miles south of Harris Ranch Restaurant)

DESCRIPTION

This opportunity is 54.66 +/- acres on two parcels, with mature producing pistachios and younger pistachios planted in 2016. The property has 2 sources of water; well water and Priority 3 water from Westlands Water District. The ranch includes a shop with a fenced equipment yard. This ranch offers prime soils in a great location with sustainable income and tax benefits.

PARCEL #'S

Fresno County APNs 085-090-85S and 085-090-49S

ZONING

AE - Agricultural Exclusive

CROPS

Approximately 15.5 acres of mature pistachios planted at 12' x 24' spacing. The mature pistachios appear to be Pioneer Gold rootstock with Kerman planted around 1990, but that cannot be confirmed by the seller. The younger pistachios consist of approximately 35.3 acres UCB1/Lost Hills planted at 16' x 18' and 1.3 acres UCB1/Kerman planted at 16' x 18'.

SOIL

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

WATER & IRRIGATION

This ranch has a deep well with a 250 HP electric motor that pumps approximately 600 GPM. The ranch also has a District outlet and receives Priority 3 water from Westlands Water District. The trees are irrigated by the well or district outlet, through the sand media filters and a single line drip.

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

\$1,900,000 (\$34,760/acre) cash at close of escrow.



HOEKSTRA & ASSOCIATES, INC.





HOEKSTRA & ASSOCIATES, INC.

SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
426	Kimberlina sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	Kimberlina, sandy loam (85%)	10.8	20.2%
451	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	23.7	44.2%
489	Wasco sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	Wasco, sandy loam (85%)	19.2	35.7%
Totals for Area of Interest				53.7	100.0%

