



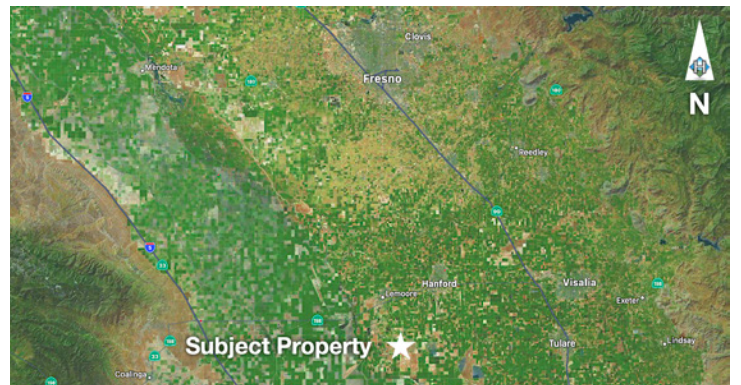
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$698,750

NAVE PISTACHIOS

21.5 ACRES



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NAVE PISTACHIOS

21.5 ACRES

LOCATION

The subject property is located at 18356 Lansing Avenue, Stratford, CA 93266 on the North side of Lansing Avenue, ½ mile west of 18th Ave.

DESCRIPTION

This opportunity is 21.5 +/- acres on one parcel, with young producing pistachios. The property has 2 sources of water; well water from your own private well and District Water from Jacob Rancho Water Company.

PARCEL #'S

Kings County APN 026-090-052

ZONING

AG40 - Exclusive Agricultural Zone 40 Acre Minimum

CROPS

Approximately, 21.5 acres of Golden Hills pistachios planted in 2012 at 19' x 17' spacing. There are 250 trees along the west end of the block were replanted in 2013. The yields have been good and demonstrate they will perform consistent with other high producing orchards in the area. Production in 2023 was 2,677 lbs/acre.

SOIL

According to USDA California Revised Storie Index, Grade 5 soils; see attached soils map for description.

WATER & IRRIGATION

This ranch has an irrigation well, booster pump, a sand media filter and surface water from Jacob Rancho Water Company to efficiently irrigate the pistachios through dual line drip irrigation 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

\$698,750 (\$32,500/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
119	Grangeville sandy loam, saline-alkali	Grade 5 - Very Poor	Grangeville (85%)	20.8	100.0%
Totals for Area of Interest				20.8	100.0%



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ASSESSORS MAP

KINGS COUNTY ASSESSOR'S MAP SEC'S. 9 & 10-20-20

26-09

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JUNE 2017

