



HOEKSTRA & ASSOCIATES, INC.

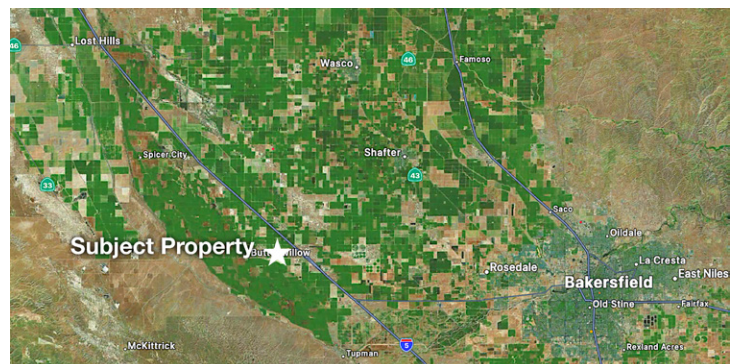
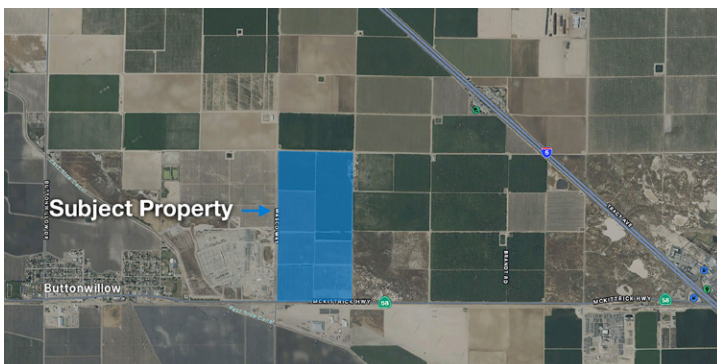
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$9,000,000

Keyvan Pistachios & Almonds

302.41 Acres



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302.41 Acres

LOCATION

The subject property is located approximately 3 miles west of Interstate 5 on the north side of Highway 58 in Buttonwillow, CA, (Kern County).

DESCRIPTION

This opportunity is 302.41 +/- acres on three parcels with well water and contract water from Semitropic Water Storage District for irrigation. This ranch offers mature good producing almonds and pistachios with good soils and 2 water sources. Located adjacent to PG&E electric substation may be potential for solar or battery storage.

PARCEL #'S

Kern County APNs 103-100-18, 25 & 26

ZONING

AE-40 - Exclusive Agriculture

CROPS

Approximately, 147 acres planted to Kerman pistachios spaced at 17'x19' on single line drip (52 acres planted in 2007, 55.5 acres planted in 2008, 39.5 acres planted in 2010). The four year and six year average production for the pistachios are over 4,100 pounds per acre. The 120 acres of Nonpareil and Monterey almonds were planted at 18'x20' in 2010 and are irrigated by fanjet. The four year average production for the Nonpareil are 2,575 pounds per acre and the Monterey four

year average production is 2,399 pounds per acre. Detailed yields are available upon request. Approximately 35 acres is fallow.

SOIL

According to USDA California Revised Storie Index, Grades 1-4 soils; see attached soils map for description.

WATER & IRRIGATION

This entire ranch is in the Semitropic Water Storage District GSA, has 652.44 AF of SWP contract water through the water district and has 2 irrigation wells. The most recent well test (3/12/24) shows the north well pumps 864 gpm with a 125 hp electric motor and the south well pumps 1,396 gpm with a 150 hp electric motor. The pistachios are on single line drip and the almonds are on fan jet.

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

\$9,000,000 (\$29,760/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
123	Buttonwillow clay, drained	Grade 4 - Poor	Buttonwillow (85%)	13.4	4.4%
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	53.6	17.6%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	79.1	26.0%
188	Lokern clay, saline-alkali, drained	Grade 3 - Fair	Lokern (80%)	38.5	12.6%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	119.8	39.4%
Totals for Area of Interest				304.4	100.0%



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ASSESSORS MAP

