



HOEKSTRA & ASSOCIATES, INC.

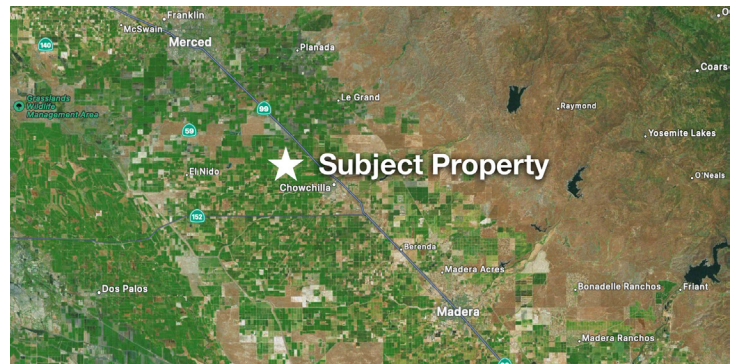
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$5,724,000

Shearer Pistachio Ranch

212 Acres



Dan Hoekstra
(805) 839-8292 cell
dan@hoekstra.land
CalBRE-01942198

Sean Barajas
(559) 805-0179 cell
sean@hoekstra.land
CalBRE-02157022

AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$5,724,000

Shearer Pistachio Ranch

212 Acres

LOCATION

The subject property is located on the east side of Road 11 and the north side of Avenue 27 just 4 miles northwest of the city of Chowchilla.

DESCRIPTION

The subject property has 2 water sources and very productive pistachio plantings. The property is professionally managed and offers annual income and depreciation.

PARCEL #'S

Merced County APNs: 075-120-031, 032, 034, & 037

ZONING

A-1 - General Agricultural
(Parcels are not in the Williamson Act)

CROPS

This is a very productive pistachio ranch originally planted in the mid 1970's. The trees are Kerman and Peters on Atlantica rootstock spaced at 12' by 24' and any replants are UCB1. The historical production is available, the last 4 year average was 3,325 pounds per acre.

SOIL

According to USDA California Revised Storie Index, Grades 1, 2, 3, 5 and 6 soils; see attached soils map for description.

WATER & IRRIGATION

The ranch is located in and receives surface water from Chowchilla Water District. The ranch has 3 deep wells and sand media filters that irrigate the trees through fan jet micro sprinklers. There is a well sharing agreement with adjacent orchards for the 3 wells located on the ranch.

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

\$5,724,000 (\$27,000/ac) cash at close of escrow.



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE





HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

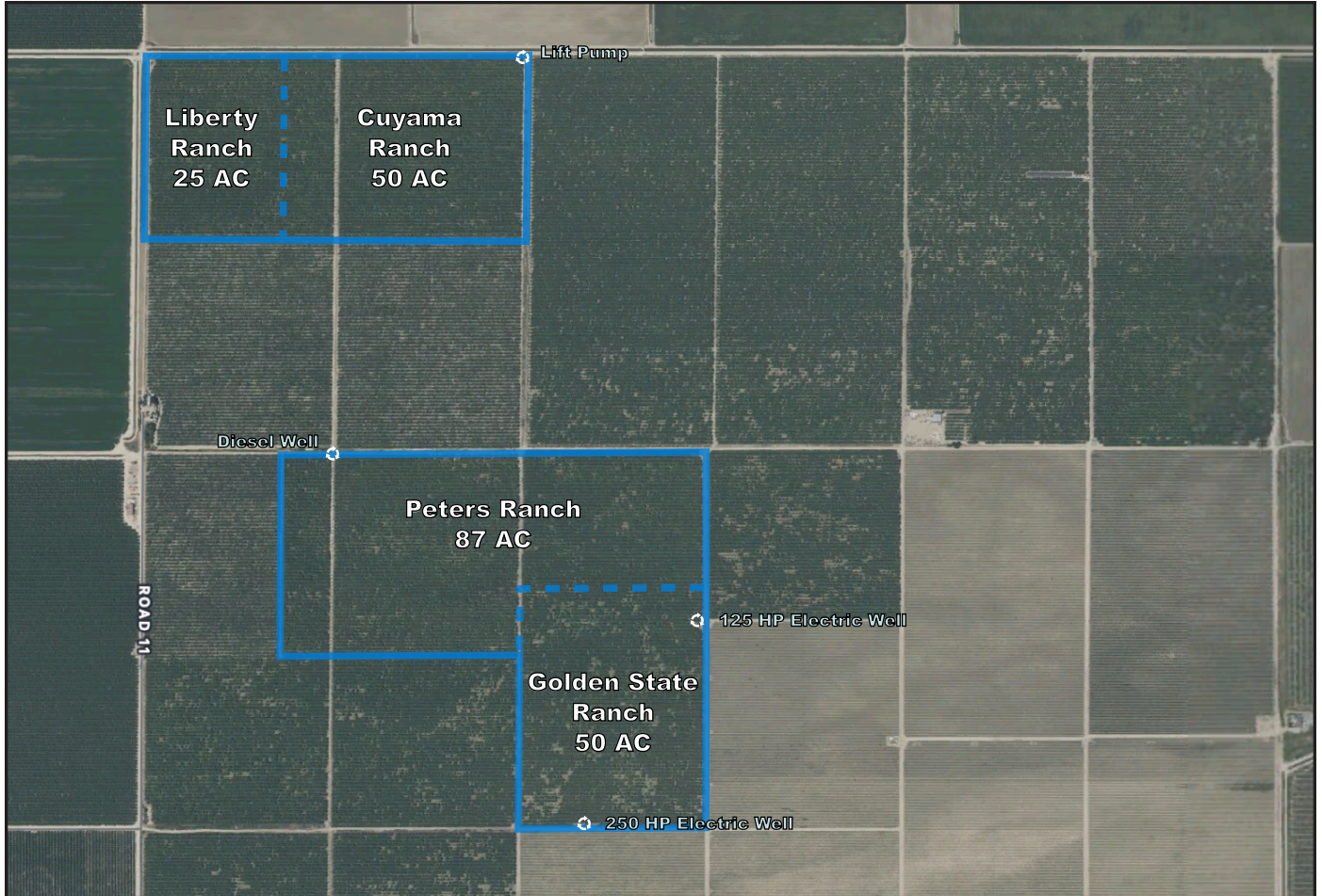
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
FpA	Fresno loam, slightly saline-sodic, 0 to 1 percent slopes	Grade 5 - Very Poor	Fresno (85%)	65.5	31.0%
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	Grade 5 - Very Poor	Fresno (85%)	86.7	41.1%
FsA	Fresno loam, strongly saline-sodic, 0 to 1 percent slopes	Grade 6 - Nonagricultural	Fresno (85%)	27.7	13.1%
PbA	Pachappa fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 1 - Excellent	Pachappa (85%)	17.1	8.1%
TnA	Traver fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 2 - Good	Traver (85%)	1.9	0.9%
TuA	Tujunga sand, 0 to 3 percent slopes	Grade 3 - Fair	Tujunga (85%)	12.2	5.8%
Totals for Area of Interest				211.1	100.0%



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FIELD MAP





HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

ASSESSORS MAP

