

PROSPERITY FARMS

1,585.01± ACRES | TULARE COUNTY, CALIFORNIA

\$13,472,585

(\$8,500/acre)



PROPERTY HIGHLIGHTS

- LARGE CONTIGUOUS ACREAGE
- PREMIUM SOILS SUITABLE FOR PISTACHIOS
- MULTIPLE PUMPS/WELLS
- GOOD ACCESS FROM PUBLIC ROADS & AVENUES



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

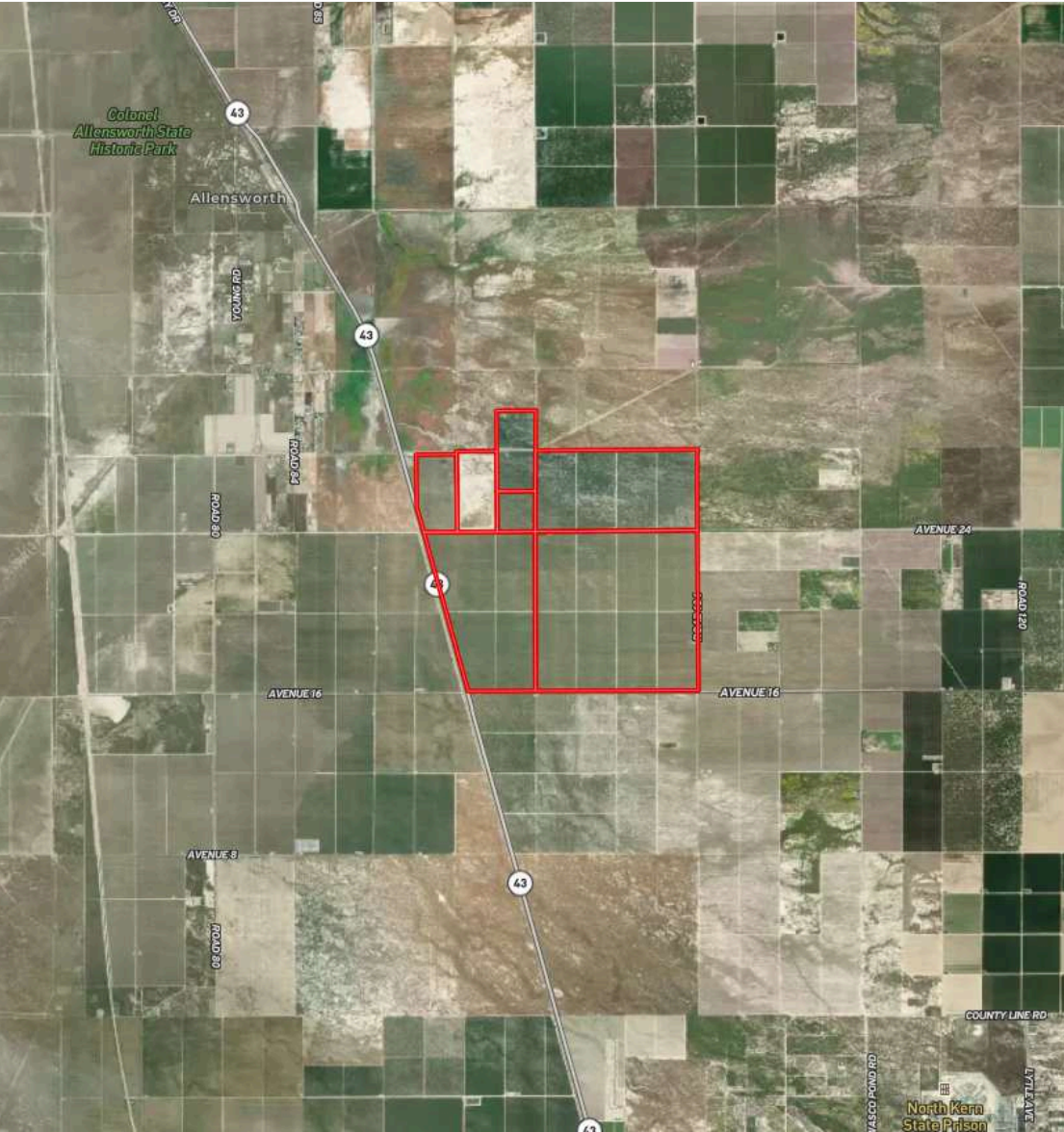
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

PROSPERITY FARMS
1,585.01± ACRES | TULARE COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

1,585± assessed acres with 1,451± acres of pistachios located northwest of Delano in Kern County. Planted to Kerman/Peters variety pistachios in 2009, the ranch benefits from established agricultural infrastructure and a large-scale groundwater irrigation system supporting ongoing production. The property consists of contiguous acreage enrolled in the Williamson Act and presents an opportunity to acquire a mature pistachio operation in an established farming region.

LOCATION

The property is located East of Highway 43 approximately 5 miles northwest of the town of Delano. It is on the northeast corner of Highway 43 and Avenue 16.

ZONING

AE-40 (Agricultural Exclusive - 40 acre minimum). APNs: 333-170-001, 017, 019; & 333-270-001 enrolled in the Williamson Act.

WATER

The pistachios are irrigated by (9) nine groundwater wells (one 500HP, one 400HP, one 300HP, one 250HP, three 200HP, and two 30HP pumps) delivering water through sand media filters utilizing dual-line drip or microsprinklers. The wells with 30HP pumps ("offsite wells") are located outside the boundary of subject property; however, part of the subject property has rights to access water through the offsite wells. When last tested in March 2025, the combined well production was over 11,000gpm. The property is located within the Tri-County Water Authority Groundwater Sustainability Agency (TCWAGSA). The land is classified as a "white zone" and has no written surface water rights, resulting in exclusive dependence on groundwater pumping.

PLANTINGS

1,451± acs. of Kerman/Peters variety pistachios planted in 2009.

PISTACHIO PRODUCTION BASED ON 1,451± PLANTED ACRES								
YEAR	2018	2019	2020	2021	2022	2023	2024	2025
TOTAL PAYABLE LBS.	2,178,202	4,650,281	3,120,730	5,070,532	826,749	6,578,987	1,452,008	6,097,508
TOTAL PAYABLE LBS. PER ACRE	1,501	3,253	2,151	3,495	570	4,534	1,001	4,202

**the 8-year average is 2,588 payable lbs. per acre*

PRICE/TERMS

\$13,472,585 (\$8,500/ac) all cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2026 crop. The property is in Receivership and the sale will be subject to overbid and court approval. Contact listing agents for more details or questions. Buyer to verify the property conditions and Groundwater Sustainability Plan, and is purchasing the property in "as-is" condition without any warranties or guarantees provided by the Receiver.

*WATER DISCLOSURE

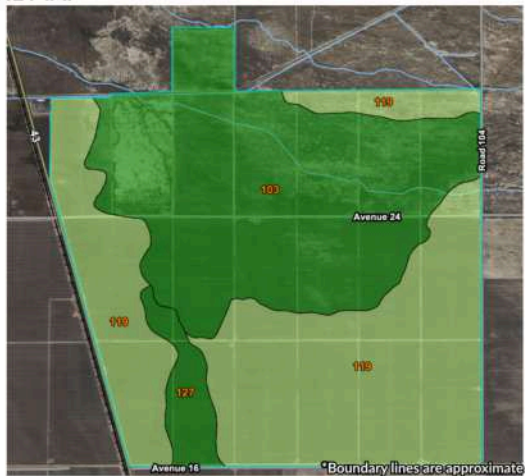
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

1,585.01± ACRES | TULARE COUNTY, CALIFORNIA

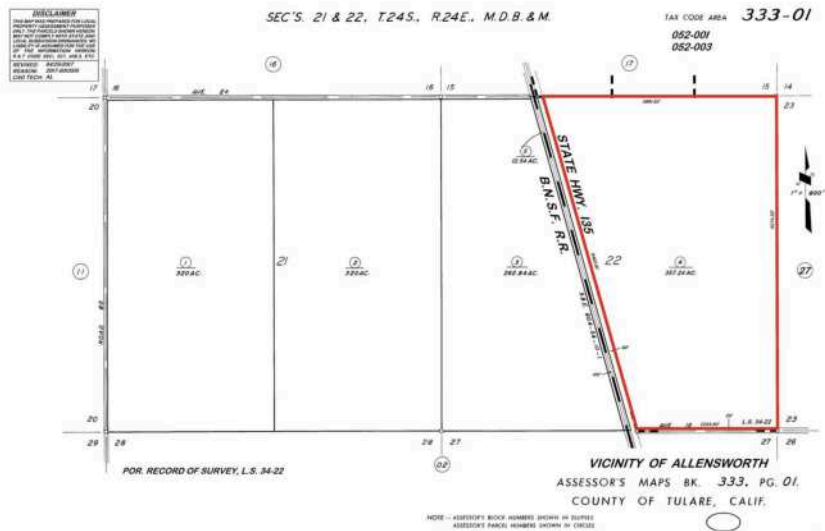
SOIL MAP

Map unit symbol	Map unit name	Rating
103	Alesh-Jerryslu association, 0 to 2 percent slopes	Grade 1 - Excellent
119	Gareck-Garces association, 0 to 2 percent slopes	Grade 2 - Good
127	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent



LEGAL

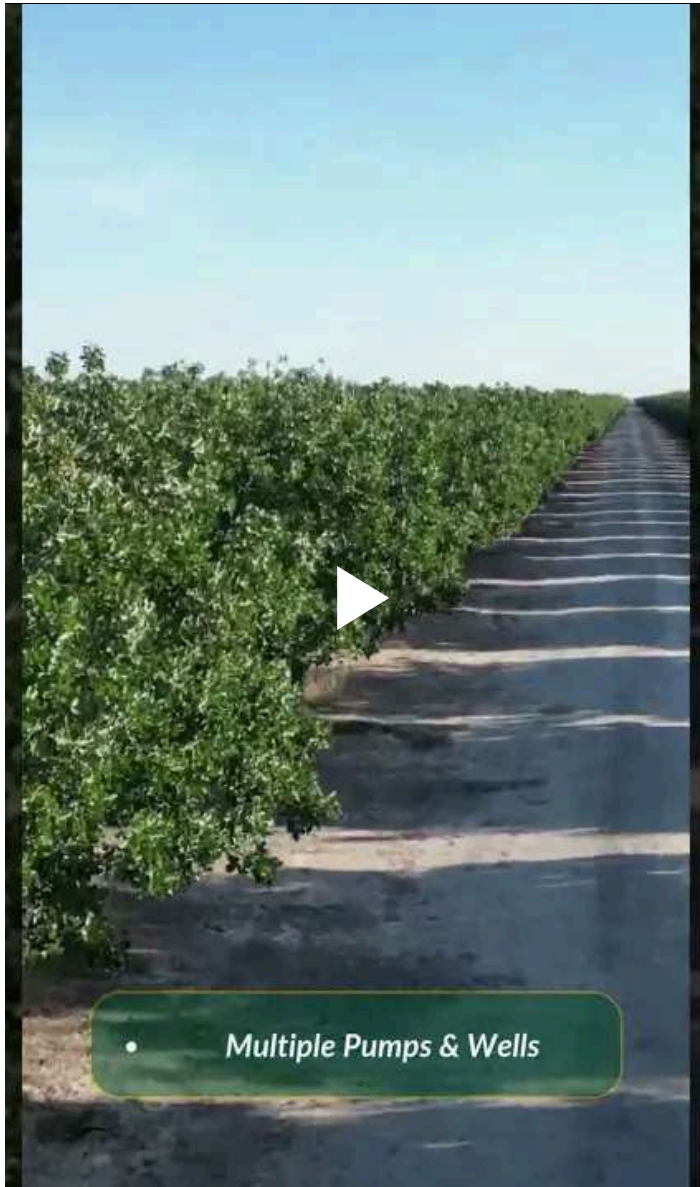
Tulare County APNs: 333-010-004; 333-170-001, 002, 003, 017, 019; & 333-270-001. In a portion of Sec 14, 15, 22, & 23, T24S, R24E, M.D.B.&M.





PROSPERITY FARMS

1,585.01± ACRES | TULARE COUNTY, CALIFORNIA





Independently Owned and Operated

Corporate License #0002087 | pearsonrealty.com

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

7480 N. Palm Ave., Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4800 California Ave., #210B
Bakersfield, CA 93309
661.334.2777