

PRIMESTAR PISTACHIOS

291.3 ± ACRES | FRESNO COUNTY, CALIFORNIA

\$8,739,600

(\$30,002/Acre)



PROPERTY HIGHLIGHTS

- PRODUCING KERMAN PISTACHIOS
- WESTLANDS WATER DISTRICT
- PREMIUM SOILS SUITABLE FOR PISTACHIOS
- GOOD ACCESS FROM PUBLIC ROADS



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FRESNO

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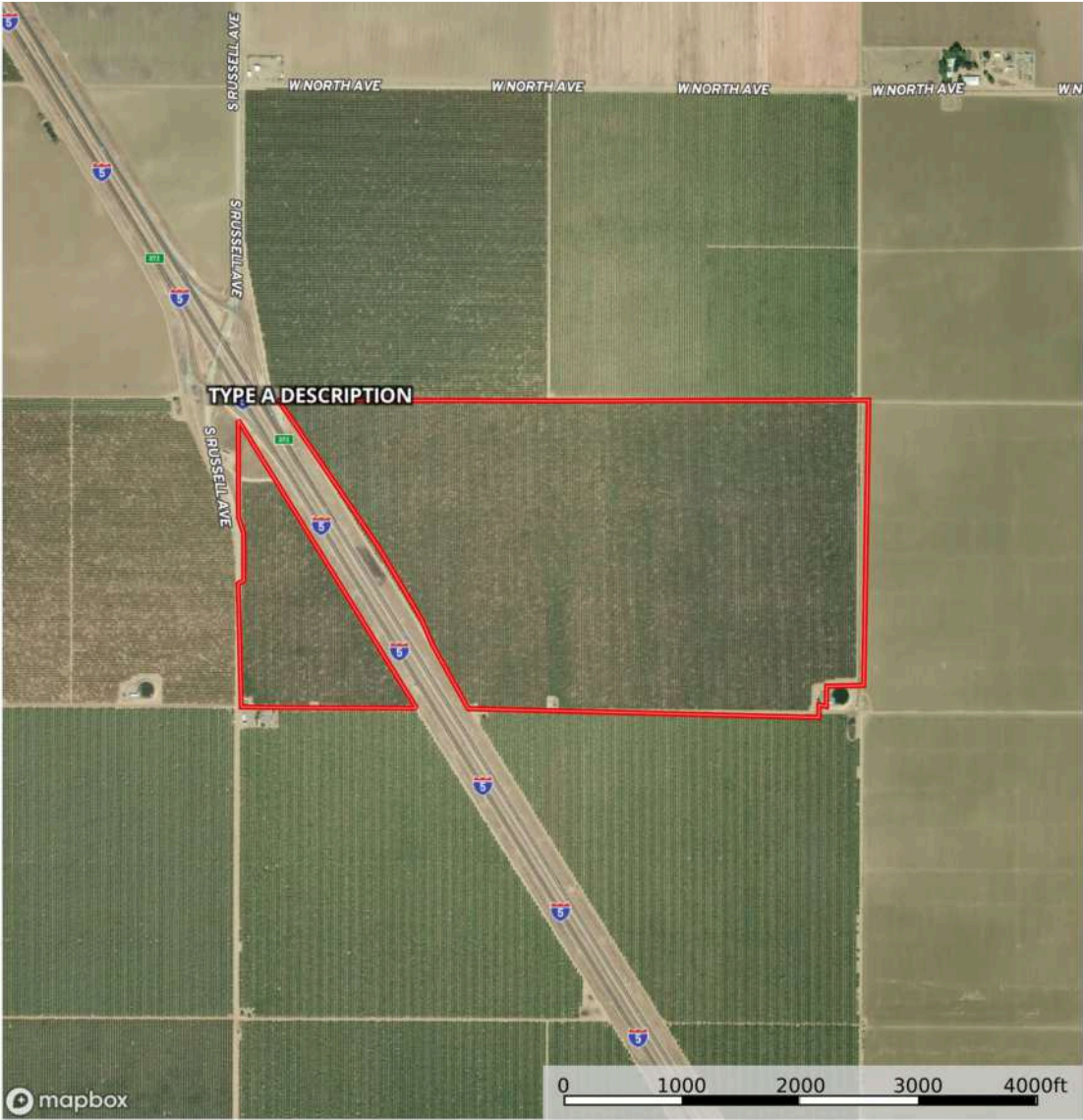
BAKERSFIELD

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

PRIMESTAR PISTACHIOS

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This 291.3± acre pistachio ranch is located in Fresno County on Russell Avenue and I5. The property is situated within Westlands Water District, providing access to one of the region's most established agricultural water districts. The ranch was planted in 2012 to the Kerman pistachio variety. This offering presents an opportunity to acquire a producing pistachio orchard in a well-established agricultural area of western Fresno County.

LOCATION

The property is located on the East and West Side of I5 and East of Russel Ave. The property is approximately 1 mile north of the Panoche Road service station.

ZONING

AE-40. Exclusive Agriculture. Property is not enrolled in the Williamson Act.

WATER

The property is within and receives water from Westlands Water District. There are three turnouts and two filter stations throughout the property.

BUILDINGS

None

PLANTINGS

Kerman variety planted in 2012. Production history:

2021: 951,637 lbs (3,266 lbs./ ac.)

2022: 31,997 lbs. (109 lbs./ ac.)

2023: 913,570 lbs. (3,136 lbs./ ac.)

2024: 316,115 lbs. (1,085 lbs./ ac.)

2025: 651,164 lbs. (2,235 lbs./ ac.)

PRICE/TERMS

The purchase price is \$8,739,600 cash at the close of escrow. The sale is contingent upon Seller successfully acquiring and obtaining clear title to the Property, which is currently in escrow. In the event Seller does not acquire title to the Property, Buyer's deposit shall be returned in full. Upon such termination, neither Buyer nor Seller shall have any further obligation or liability to the other in connection with the proposed transaction.

*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

SOILS INFORMATION

SOILS MAP

MAP KEY

Map unit symbol	Map unit name	Rating
445	Excellent sandy loam, 0 to 2 percent slopes, MNA 17	Grade 1 - Excellent
479	Coarse clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
590	Caliche-arenic Fluvisols, saline-Sodic, association, 0 to 2 percent slopes	Grade 2 - Good
900	Excellent sandy silt/clay loam, well-drained, rounded, 0 to 2 percent slopes	Grade 3 - Fair



**Boundary lines are approximate*

PARCEL INFORMATION

Fresno County APN: 017-080-72S & 017-080-46S







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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.

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