

Price Reduced



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Shafter Pistachio Offering



**99.66± acres,
Kern County, California**

- In Semi-Tropic WSD boundaries and Well Water
- Pistachios in Beginning of Productive Life
- Good Production Potential
- Reasonable Soils
- Income
- Tax Benefits

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Shafter Pistachio Offering

99.66± acres

\$2,750,000
(\$27,593± acre)

DESCRIPTION:

This 99.66± acre Pistachio opportunity is in the desirable farming area of Shafter, Ca. The orchard is in full production. The land is in the Semi-Tropic Water Storage District boundaries and is irrigated with one agricultural well. Additionally, the site has a second well as back up well, and is improved with a 1,200± SF steel shop. This opportunity features; Semi-Tropic WSD boundaries and well water, young pistachio orchard in beginning of productive life, good production potential, reasonable soils, income, and tax benefits.

LOCATION:

The offering is best accessed from Merced Avenue, 1± mile west of the intersection of Merced Avenue and Wildwood Avenue proceed south on the dirt road approximately 1± mile. The orchard begins at the south-east corner of Strada Firenze and Strada Toscana just west of Shafter, Ca 93263. The property is approximately 7.5± miles west of Shafter, 20± miles north west of Bakersfield, 123± miles north of Los Angeles, and 268± miles south of San Francisco.

LEGAL:

The site is zoned A (Exclusive Agricultural) and is not enrolled in the Williamson Act according to the county website. Portion of the NW ¼ of Section 12 Township 28S, Range 23E, MDB&M. Kern County, California APN: 087-060-46.

PLANTINGS:

The land is planted to Pistachios on Pioneer root stock, budded to Kerman and Peters, 20x18 spacing, established in 2006.

PRODUCTION HISTORY:

Upon submission of an offer the Seller will provided detailed production records.

SOILS:

Irrigated Capability Class
65.5± % (196) Milham sandy loam, 0 to 2% slopes, MLRA 17, Rating 1
34.5± % (156) Garces silt loam, Rating 3

WATER:

The property is irrigated by one well and is within the Semi-Tropic Water Storage District boundaries (STWSD). Well 1 is reported to be 700'± deep, drilled in 2006 and is equipped with a 300 HP diesel motor, gear head, fuel tank, spin clean filter, and acid injection system. The flow meter showed 815± GPM on 7-14-17. The land is in the STWSD but is just outside the service area. In 2016/17 on behalf of the STWSD the Kern County Tax collector collects a total charge of \$140/acre with the 2016/17 property taxes. The orchard is set up to be irrigated in one set at 800± GPM with a single line drip system through an in-line spin clean filter. Additionally, there is a second well (Well 2) included in the sale, it is reported to be 400'± deep. The flow meter showed 810± GPM on 7-14-17. Before close of escrow Seller is removing the following items from Well 2: diesel motor, gear head, fuel tank, acid injection system, spin clean filter and all below ground improvements.

PRICE & TERMS:

\$2,750,000 (\$27,593±/acre) cash at close of escrow. The 2018 crop is available subject to reimbursement of agreed farming costs. The sale is excluding the following items located in and at Well 2: diesel motor, gear head, fuel tank, acid injection system, spin clean filter and all below ground improvements.

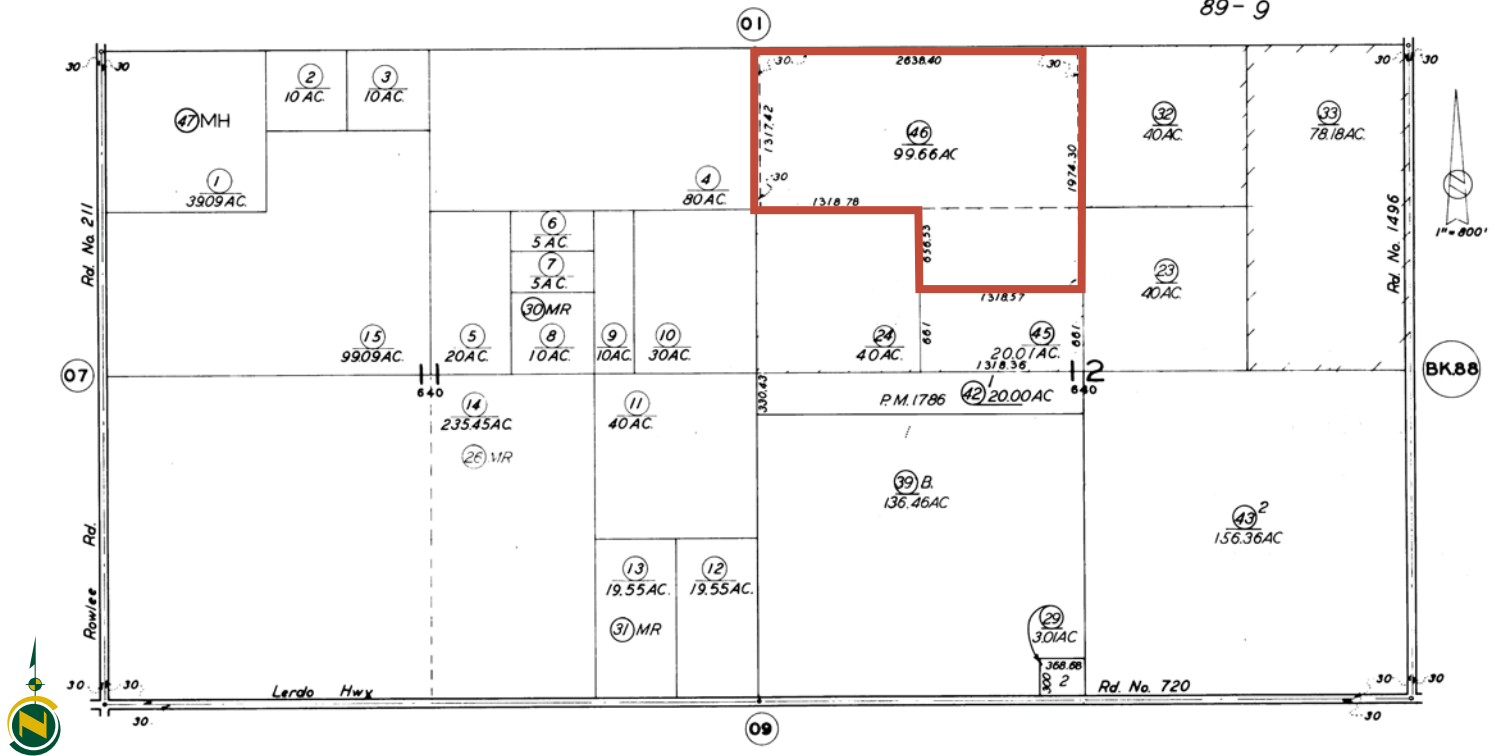
ASSESSOR'S PARCEL MAP

87-06

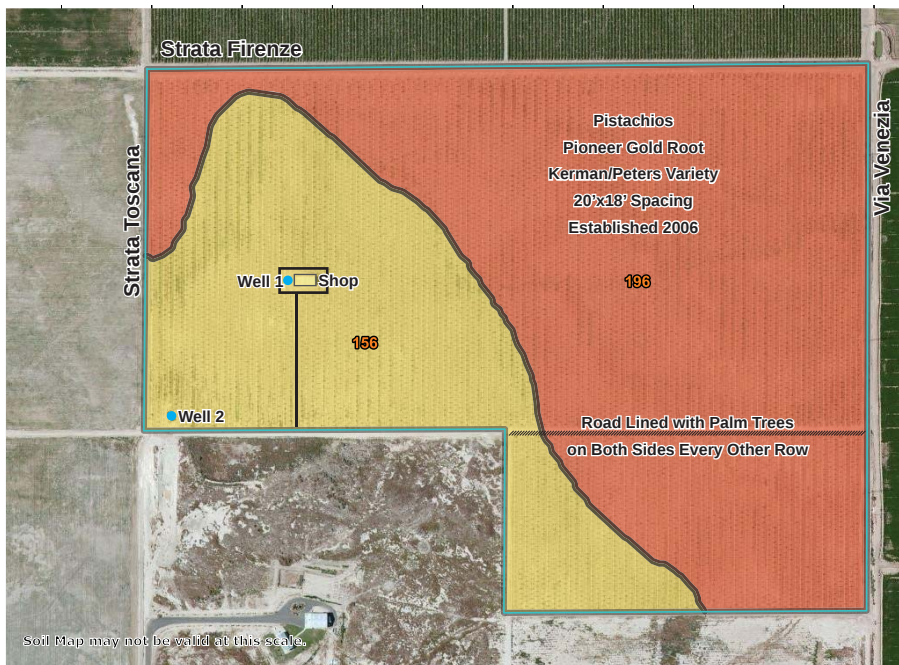
T.28S. R.23E.

SCHOOL DIST. 89-8
130-11
89-9

87-06



SOIL & FARM MAP



PHOTOS



Irrigated Capability Class— Summary by Map Unit — Kern County, California, Northwestern Part (CA666)

Map unit symbol	Map unit name	Rating	Percent of AOI
156	Garces silt loam	3	34.5%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	1	65.5%
Totals for Area of Interest			100.0%

LOCATION MAP



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

VISALIA 3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD 1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



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