

CANTUA CREEK PISTACHIOS

238.19± Assessed Acres Fresno County, California

\$8,825,000

(\$37,050 per acre)



- Income Producing Pistachios
- Two Sources of Water
- 2016 Deep Well
- Depreciation Benefits
- Turn-Key Orchard



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

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

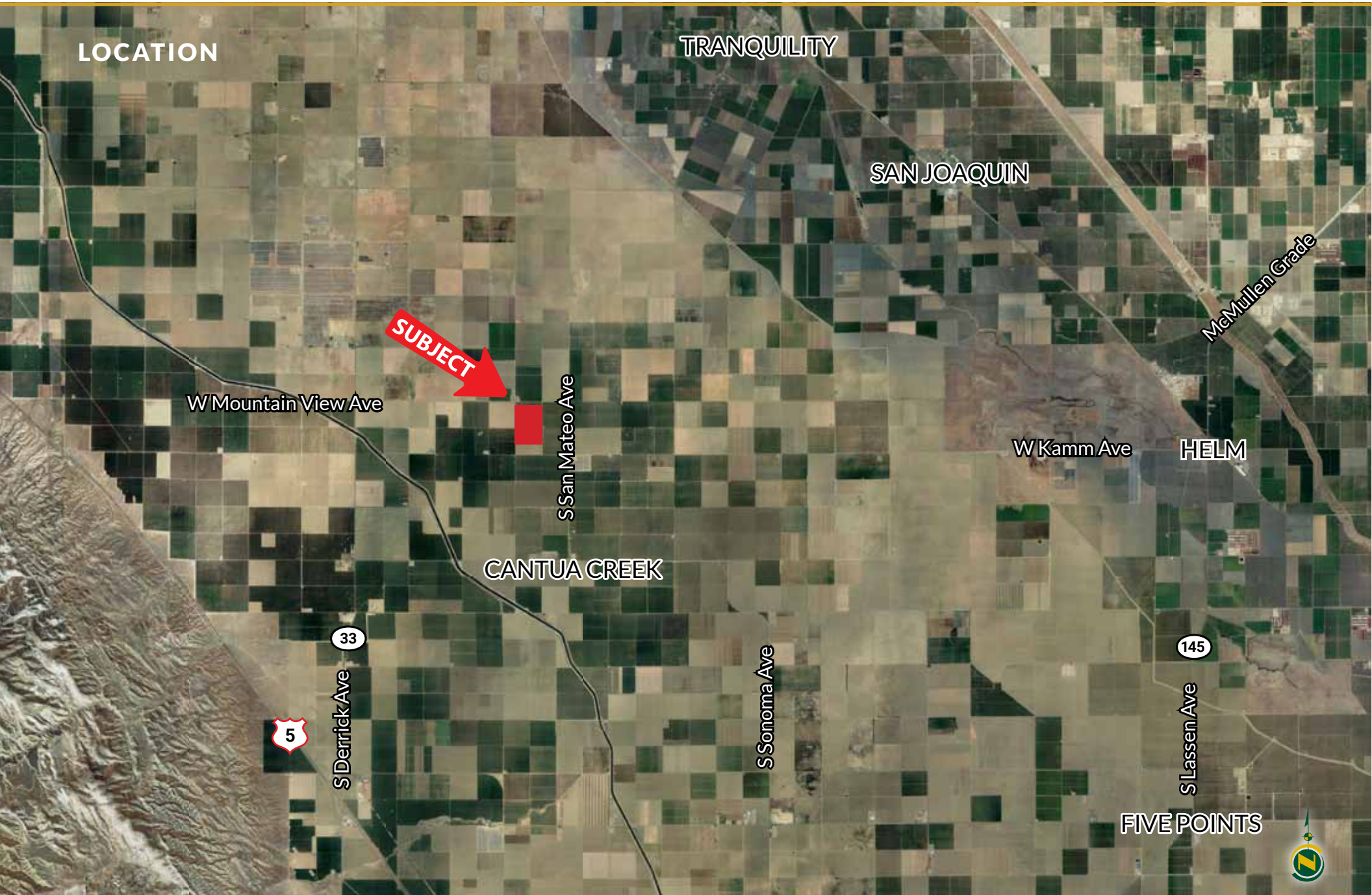
1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777

www.pearsonrealty.com



CANTUA CREEK PISTACHIOS

238.19± Acres Fresno County, CA



CANTUA CREEK PISTACHIOS

238.19± Acres Fresno County, CA

OVERVIEW OF PROPERTY



PROPERTY DETAILS

LOCATION

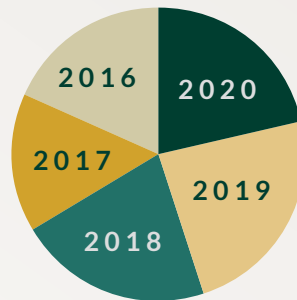
The ranch is on the south side of Mountain View, just ½ mile west of San Mateo and 3 miles east of HWY 33 in Cantua Creek.

CROP

The ranch is approximately 96% planted to 2007 pistachios (budded summer 2008). The female trees are Pete-1 variety on UCB-1 rootstock and planted north/south rows at 19' x 17' spacing. Pete-1 is a specialty variety known for its large size and high fat content. The male pollinators are 50% Peters and 50% Chico planted every 5th tree on every 5th row (5% male to female ratio).

ACP WEIGHTS (based on 230± net acres)

2020 697,758 lbs. (3,033 lbs/ac)
2019 763,699 lbs. (3,320 lbs/ac)
2018 695,919 lbs. (3,025 lbs/ac)
2017 491,924 lbs. (2,138 lbs/ac)
2016 589,036 lbs. (2,561 lbs/ac)



WATER/IRRIGATION

The property is within, receives, and utilizes Westlands WD surface water supply. (See included Westlands Water District Information.)

In addition, the owner drilled a new 1,220 ft well with an 18" casing in 2016. The most recent pump test showed 1,800 GPM production. A diesel motor runs the 600 HP pump, which feeds water to the ranch through six sand media filters to in-line dual hose drip in the field.



PROPERTY DETAILS (cont.)

LEGAL

Fresno County APN is 038-160-01 and located in the N ¼ of W ½ of Section 15, T16S, R15E, M.D.B.&M.

This Property is in the Williamson Act.

ZONING:

AE-20 (Agriculture Exclusive, Twenty Acres Minimum Parcel Size)

SOILS

Ciervo Clay, 0 to 2 percent slopes

Westhaven Clay, 0 to 2 percent slopes

STRUCTURES/IMPROVEMENTS

None

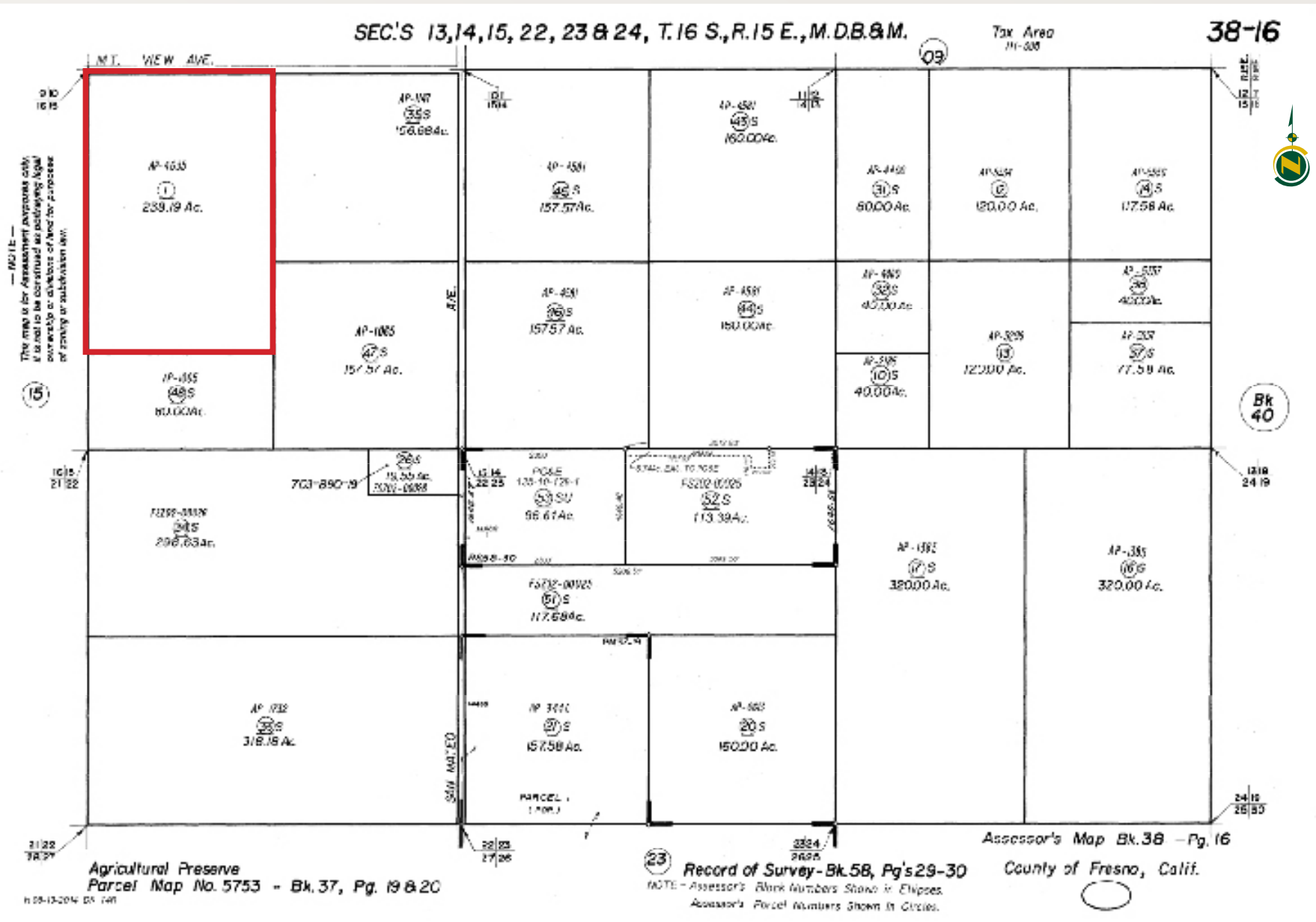
PRICE

\$8,825,000 all cash. Buyer to cooperate with seller to perform a 1031 exchange. Shown by appointment only.



PARCEL MAP

038-160-01, Fresno County



SOILS

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
459	Ciervo clay, 0 to 2 percent slopes	Grade 3 - Fair
477	Westhaven clay loam, 0 to 2 percent slopes	Grade 1 - Excellent



CANTUA CREEK PISTACHIOS

238.19± Acres Fresno County, CA



WESTLANDS WATER DISTRICT

Westlands Water District is the largest agricultural water district in the United States, made up of more than 1,000 square miles of prime farmland in western Fresno and Kings Counties.

CUSTOMERS: Westlands has more than 700 family farms in the District, which depend upon water for irrigation purposes. Westlands also provides limited quantities of untreated, non-potable Central Valley Project (CVP) water which is ultimately used for municipal and industrial (M&I) purposes in the District.

TEN-YEAR AVERAGE WATER ALLOCATION FROM CVP: 40%

4-YEAR AVERAGE WATER ALLOCATION FROM CVP: 61%

WHERE DOES THE WATER COME FROM?

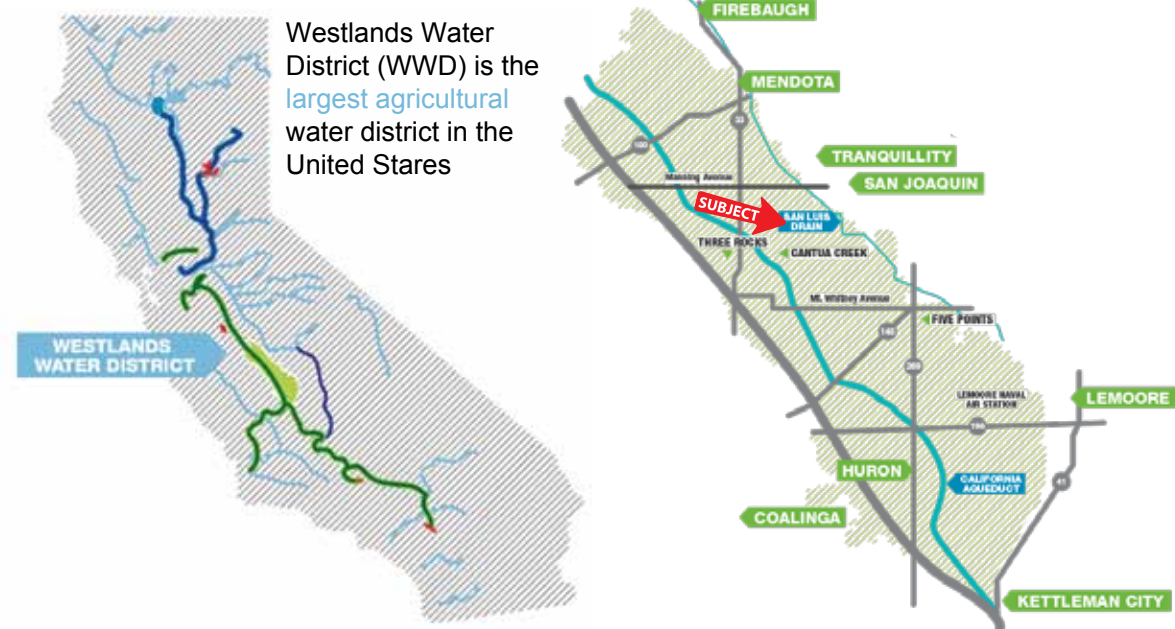
- Growers in the fertile Westlands district produce more than sixty high-quality food and fiber crops, including row crops like tomatoes, onions, melons, grapes and nut crops. Central Valley farmers grow products consumed by Californians but also support transportation and logistics jobs involved in transporting products to other states and more than 150 countries around the world.
- WWD farms produce more than 60 commercial food and fiber crops sold for the fresh, dry, canned, and frozen food markets.
- 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems.
- The Westland's distribution system is fully enclosed and metered system designed to eliminate losses from evaporation and leakage.
- Westlands growers produce an average of more than \$1 billion worth of food and fiber annually, generating approximately \$3.5 billion in farm related economic activities in local communities.

SERVICE AREA: 600,000+ acres

IRRIGATED SIZE: 568,000± acres

YEAR FORMED: 1952

MILES OF PIPE: 1,034±



Central Valley Project I Westlands receives its water allocation under a joint venture agreement between the federal government and the State of California as part of the San Luis Unit of the Central Valley Project (CVP), one of the largest public works projects in the country. Ground-breaking of the San Luis Unit of the Central Valley Project took place in 1962; the San Luis Canal was completed in 1968 and Westlands began receiving water deliveries thereafter. Deliveries from the CVP allow growers in the Westlands District to curtail their dependence on groundwater pumping, which can be associated with aquifer overdraft. Recognizing the value of a consistent and stable water supply to the region and the state, the farms within the Westlands Water District are extremely productive and water-efficient, largely due to the installation and maintenance of modern technological innovations and sustainability strategies. The Westlands water delivery system utilizes 1,034± miles of fully enclosed buried pipes and 3,300 water meters along the entirety of its system to ensure water is delivered with zero losses due to seepage, evaporation, or spills during transportation and delivery. About 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems, representing an investment of more than \$500 million.

CANTUA CREEK PISTACHIOS

238.19± Acres Fresno County, CA



CANTUA CREEK PISTACHIOS

238.19± Acres Fresno County, CA



CANTUA CREEK PISTACHIOS

238.19± Acres Fresno County, CA



CANTUA CREEK PISTACHIOS

238.19± Acres Fresno County, CA



LOCATION

Offices Serving The Central Valley

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.
Suite 210 B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**
pearsonrealty.com/mobileapp



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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

www.pearsonrealty.com

DRE# 00020875