

HANFORD PISTACHIOS & OPEN

Kings County, California

1,840± Acres

\$30,000,000

(\$16,304/Acre)



- Young Pistachios
- Dual Line Drip
- Irrigation Pumps and Wells



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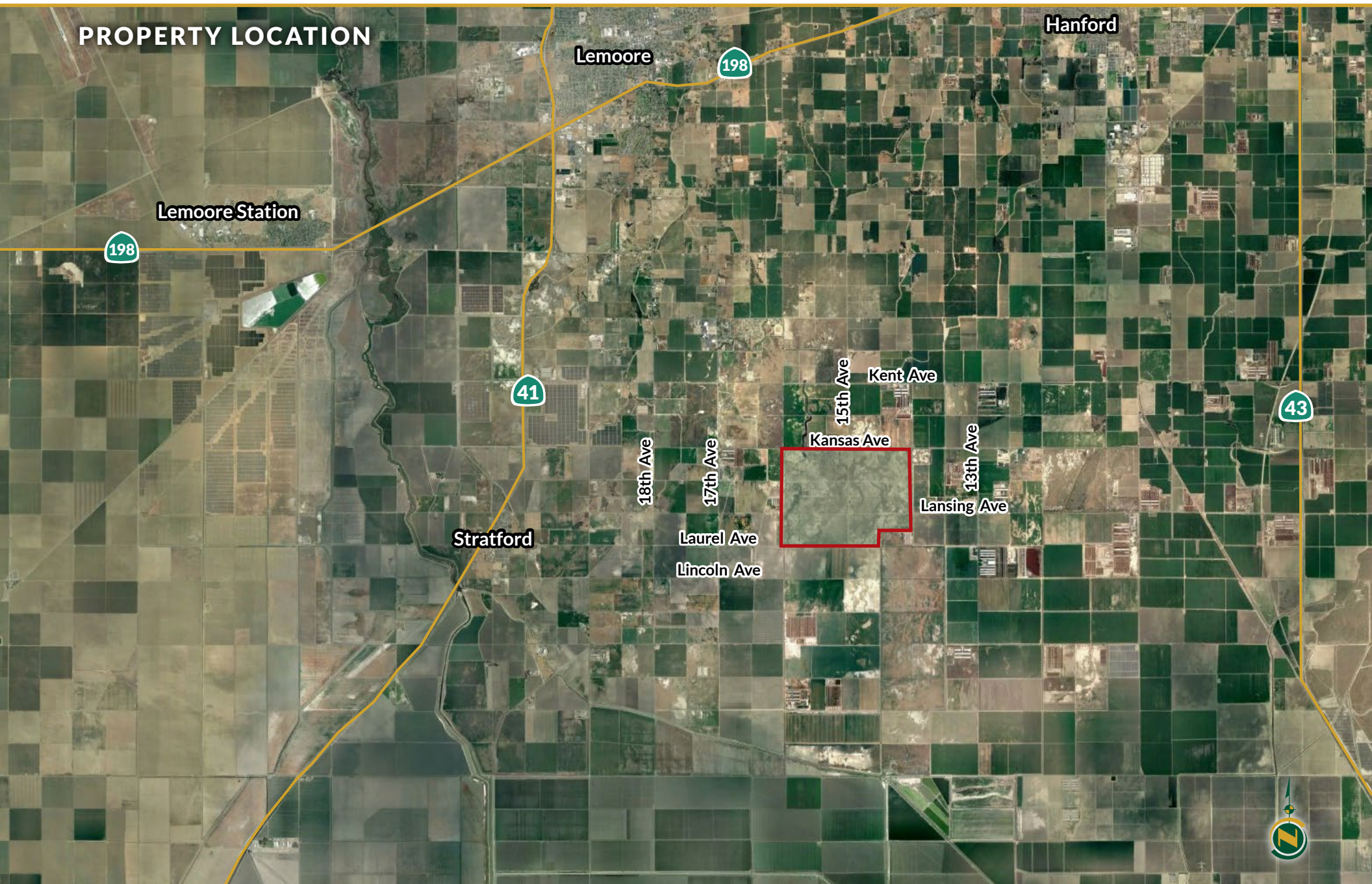
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Exclusively Presented by:



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PROPERTY INFORMATION

DESCRIPTION

A large contiguous block with young pistachios consisting of approximately 1,840± acres. This pistachio orchard is uniformly planted with Golden Hills on UCB-1 rootstock. The ranch is irrigated by four (4) agricultural pumps and wells via dual line drip with two(2) filter stations. There is a reservoir located at the center of the ranch along with a 1-acre yard.

LOCATION

The south side of Kansas Avenue between 14th and 16th Avenues, 4 miles east of Highway 41. (Address: 15001 Kansas Ave., Hanford, CA 93230).

LEGAL

Kings County APN's: 028-230-038, 039, 040, 041; 028-240-001 & 004. Section 7 and 8 and a portion of Sections 17 & 18, T20S, R21E, M.D.B.&M.

ZONING

AG-40, General Agriculture - 40 acres. The parcels are enrolled in the Williamson Act.

PLANTINGS

Golden Hills pistachios planted in 2016 on UCB-1 rootstock with 20' x 15' spacing. Portions of the property are open.

WATER/IRRIGATION

- (5) deep pumps and wells
- (1) booster pump
- (2) filter stations
- (1) reservoir - approx. 1/2 acre
- (1) reservoir - under construction

There are 12 additional shallow wells located on the property with some being recently drilled and available for future use.

SOILS

See enclosed map for details.

BUILDINGS/IMPROVEMENTS

A 2,200± square foot metal shop on an approximately 1-acre yard. There is a small mobile home.

PRICE/TERMS

\$30,000,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2023 crop season through the close of escrow. Individual parcels may be purchased subject to Seller's approval of terms and purchase price.

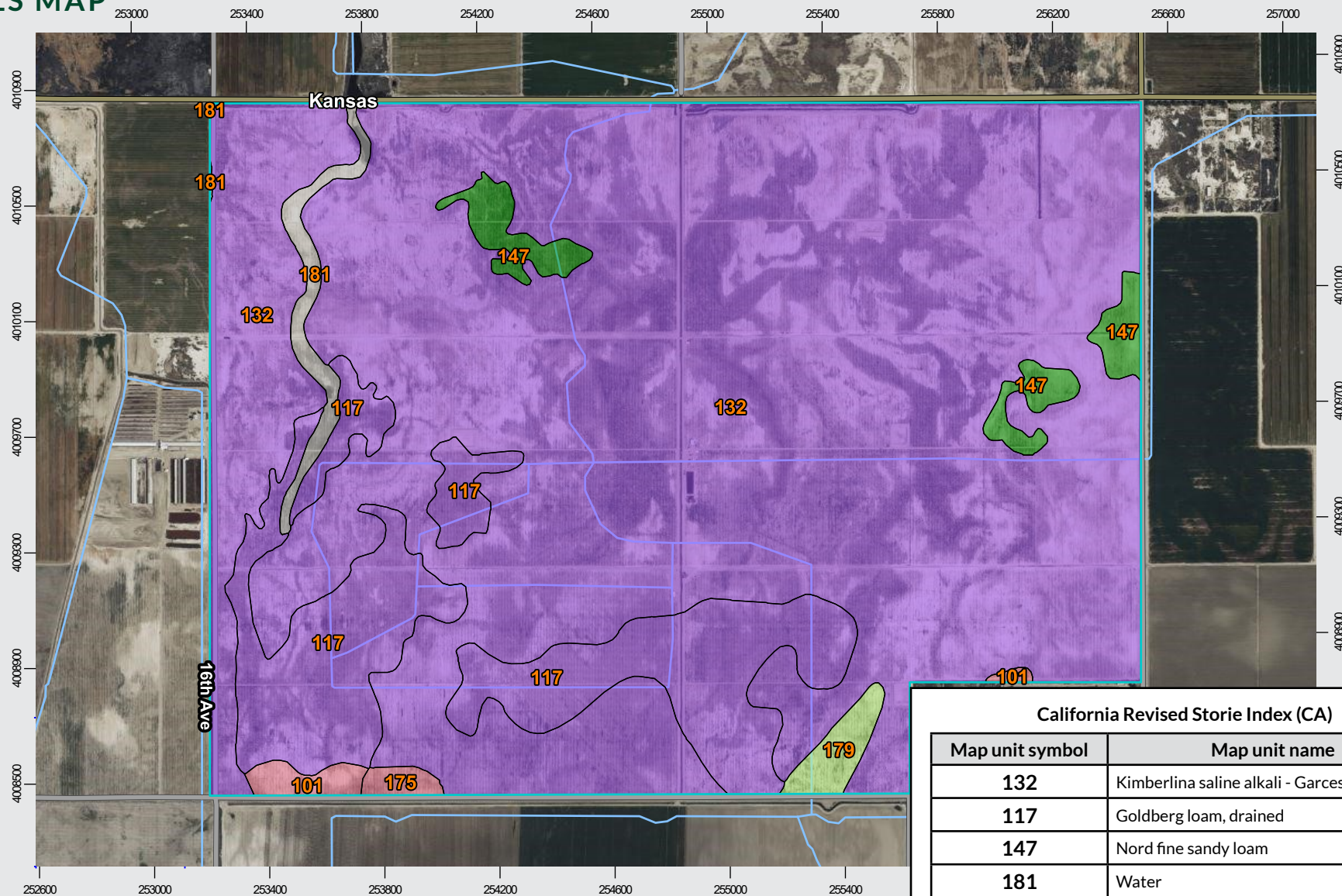


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SOILS MAP



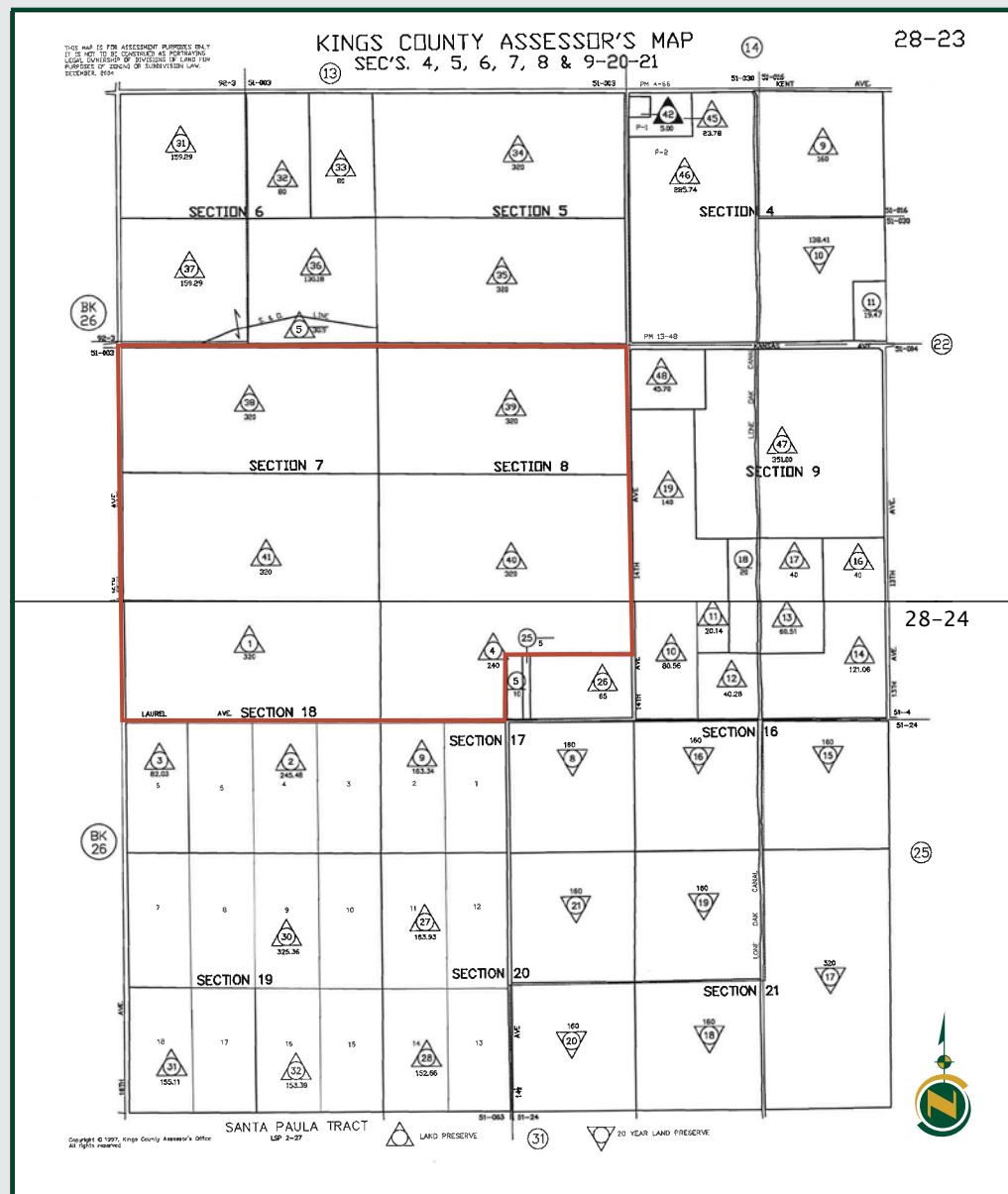
California Revised Store Index (CA)

Map unit symbol	Map unit name
132	Kimberlina saline alkali - Garces complex
117	Goldberg loam, drained
147	Nord fine sandy loam
181	Water
179	Whitewolf coarse sandy loam
101	Armona loam, partially drained
175	Westcamp loam, partially drained

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PARCEL MAPS



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PROPERTY PHOTOS



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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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.