

KINGS41

PISTACHIOS, ALMONDS & RANGELAND

8,080.05± Acres, Kings County, California

\$58,000,000

(\$7,178.17/Acre)

PRICE REDUCED



- Young Pistachios & Almonds
- Investment Grade Acquisition
- Large Portion is a Contiguous Planting
- Desirable Pistachio & Almond Varieties
- Irrigation Wells & Reservoirs
- Low Priority Subbasin
- Investment Benefits Including Income & Depreciation



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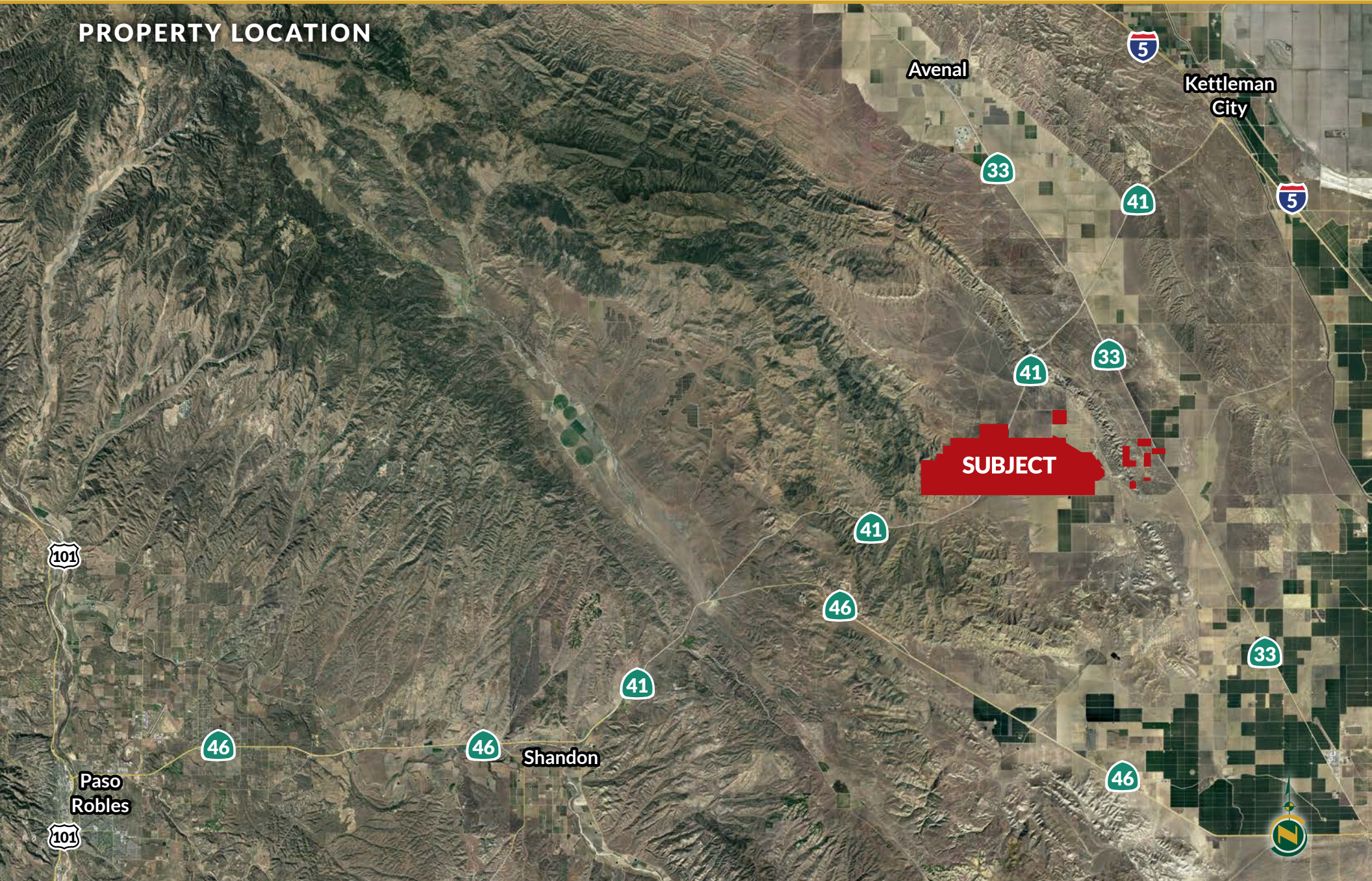
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661.334.2777

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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to acquire a large investment grade property with young almond and pistachio plantings. The 8,080.05± acres are located in Kings County and consists of 2,110.50± net acres of pistachios planted in 2019, 159± net acres of pistachios planted in 2016 and 996.1± acres of almonds planted in 2019. The balance of the property includes cattle grazing land. The orchards have been irrigated by 15 irrigation pumps and wells with 6 reservoirs. The booster pumps at the filter stations distribute water to the trees by an efficient combination of drip and micro-sprinkler irrigation. The property is located in the Kettleman Plain Subbasin which is designated as Low Priority by the California Department of Water Resources. Low Priority Subbasins are not required to develop and implement groundwater sustainability plans under the Sustainable Groundwater Management Act. The Orchards Block (3,674.33 assessed acres) can be purchased separately from the Rangeland Block (4,405.72 assessed acres) or acquire the property in it's entirety.

LOCATION

The east and west sides of Highway 41 at the York Avenue intersection, approximately 14 miles southeast of the City of Avenal.
(Property address: 41700 York Avenue, Avenal, CA 93204).

ACREAGE

8,080.05± Gross Assessed Acres.

LEGAL DESCRIPTION

Kings County APNs

050-270-019; 050-280-009 & 011;

050-320-009, 010, 013, 014 & 020;

050-330-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013 & 014;

050-340-001, 005, 016, 017, 018, 019, 020, 029 & 031;

050-350-003, 005, 007, 012, 032 & 038



PROPERTY INFORMATION (cont.)

PLANTING SUMMARY

ACRES	COMMODITY	VARIETY	ROOTSTOCK	DATE PLANTED
2,110.50±	Pistachios	Golden Hills	UCB1-D110	2019
159.00±	Pistachios	Keman	UCB1	2016
996.10±	Almonds	NP, MT, WC	Hansen	2019
408.73±	Open/Rangeland/Avenues/Reservoirs			

WATER/IRRIGATION

The Kings 41 property provides water to the orchards by an elaborate irrigation system consisting of 15 pumps and wells that feed 6 large reservoirs with booster pumps at filter stations that supply water to the trees through a combination of drip and micro-sprinklers. A schedule of pumps, wells and reservoirs are as follows:

WELL	MOTOR	RESERVOIR	CAPACITY
Best 3	200± HP	1	80± Acre Ft.
Best 8	250± HP		
Best 9	250± HP	2	80± Acre Ft.
Best 7	250± HP		
Best 2	200± HP	3	80± Acre Ft.
Best 4	100± HP		
Best 5	100± HP	4	80± Acre Ft.
OW 6	100± HP		
OW	60± HP	5	80± Acre Ft.
OW	50± HP		
OW	100± HP	6	80± Acre Ft.
OW	100± HP		
OW	200± HP		
New Well #10	250± HP		
New Well #11	TBD *		

*Well development currently ongoing.

ZONING/WILLIAMSON ACT

The zoning is AG-40 (Agriculture with 40-acre minimum parcel size). The subject property is enrolled in the Williamson Act.

STRUCTURES/IMPROVEMENTS

A farmstead with various support buildings for the ag operation.

PRICE/TERMS

\$58,000,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the growing 2023 crops through the close of escrow. The property can be sold in two separate blocks with the list price allocation below:

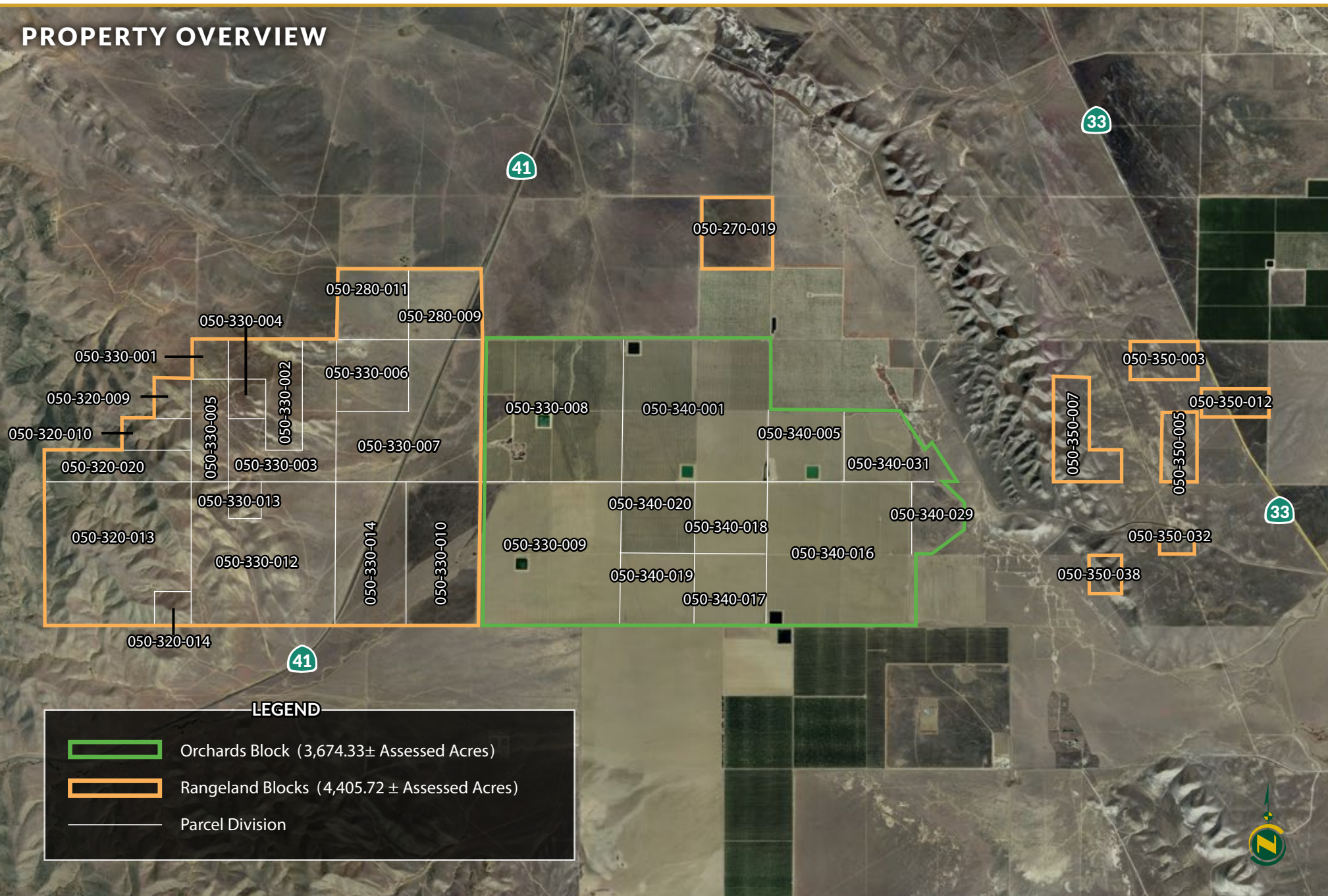
Orchards Block (3,674.33 assessed acres)
\$54,500,000 or \$14,832.64 per acre.

Rangeland Block (4,406 assessed acres)
\$3,500,000 or \$794.37 per acre.

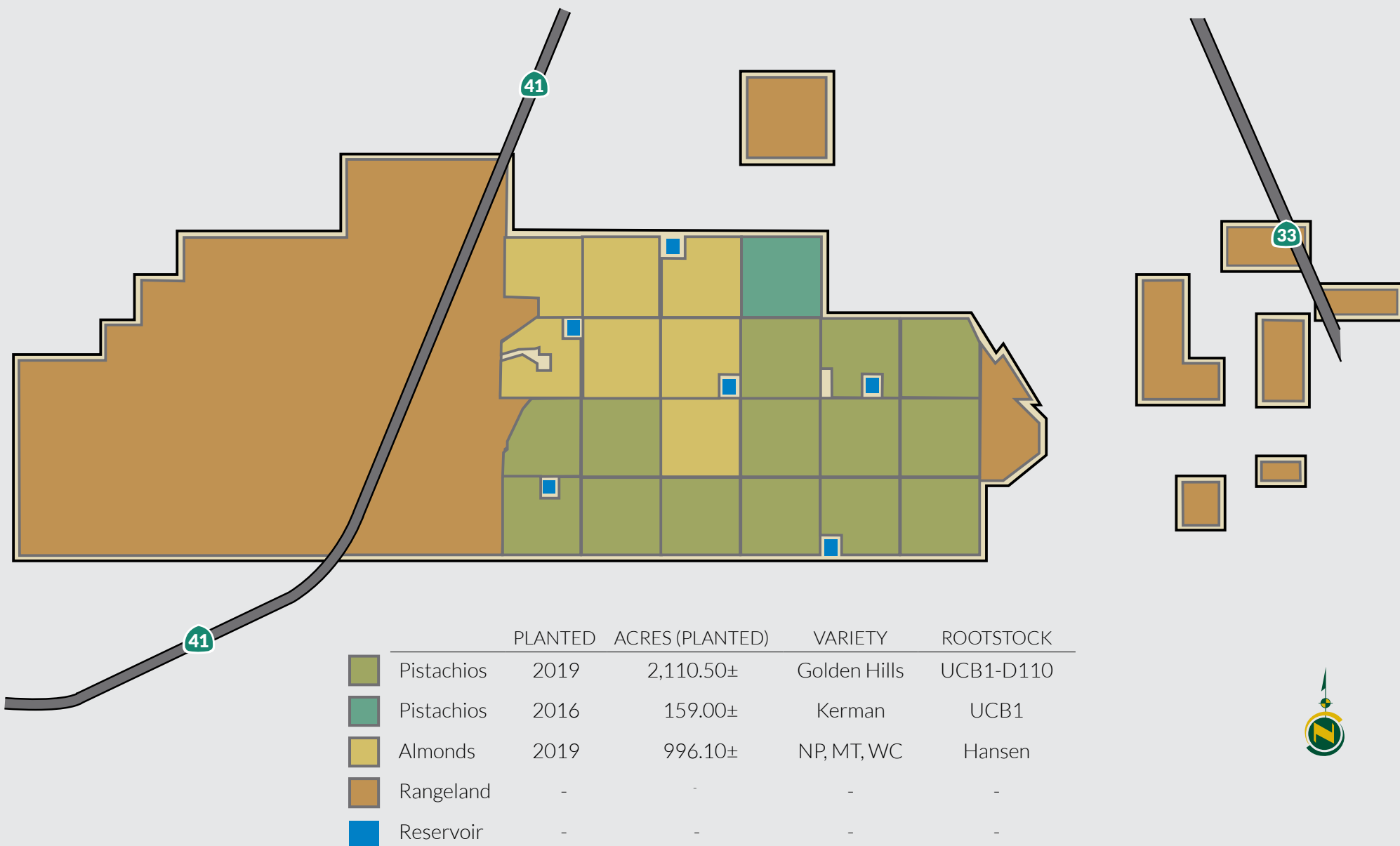
The Seller reserves the right to sell the Rangeland block first or sell both together.



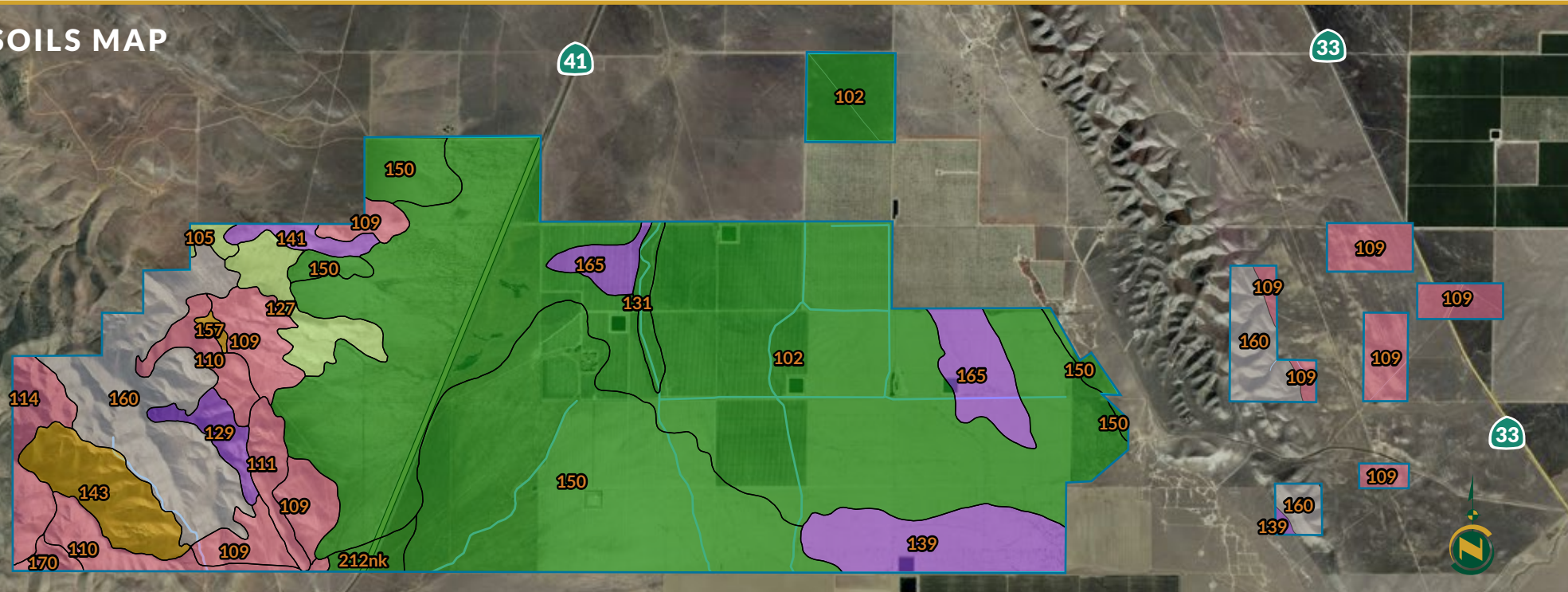
PROPERTY OVERVIEW



CROP MAP

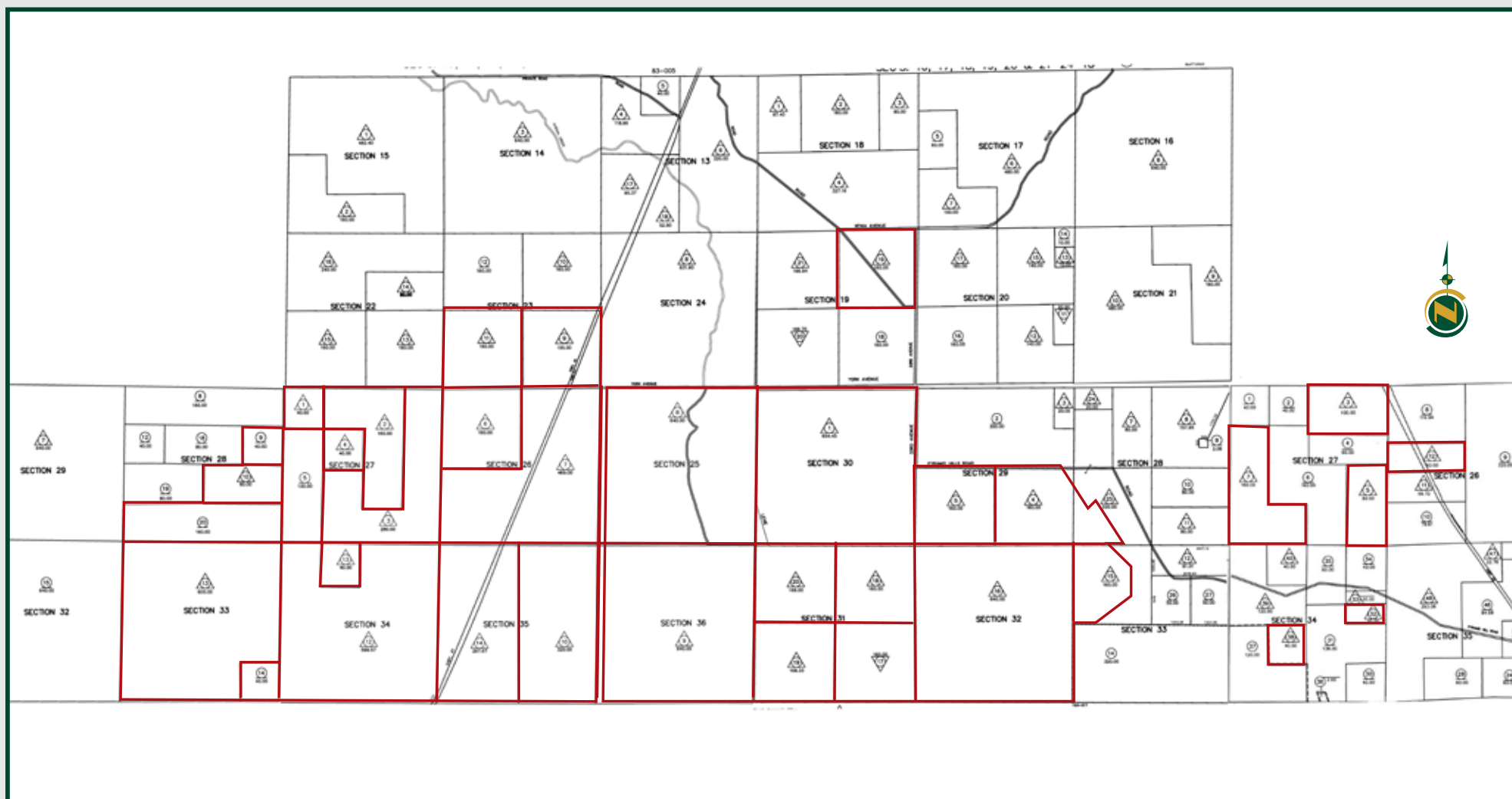


SOILS MAP



MAP UNIT SYMBOL	MAP UNIT NAME	RATING	MAP UNIT SYMBOL	MAP UNIT NAME	RATING
102	Avenal loam, 0 to 5 percent slopes	Grade 1 - Excellent	139	Lethent clay loam	Grade 3 - Fair
105	Cantua coarse sandy loam, 5 to 15 percent slopes	Grade 2 - Good	141	Merced loam, 5 to 15 percent slopes	Grade 3 - Fair
109	Delgado sandy loam, 5 to 15 percent slopes	Grade 5 - Very Poor	143	Merced loam, 30 to 50 percent slopes	Grade 4 - Poor
110	Delgado sandy loam, 15 to 30 percent slopes	Grade 5 - Very Poor	150	Panoche loam, 0 to 2 percent slopes	Grade 1 - Excellent
111	Delgado gravelly sandy loam, 15 to 30 percent slopes	Grade 5 - Very Poor	157	Reefridge clay, 15 to 30 percent slopes	Grade 4 - Poor
114	Gaviota-Rock outcrop complex, 50 to 75 percent slopes, MLRA 15	Grade 5 - Very Poor	160	Rock outcrop-Lithic Torriorthents complex, 15 to 75 per cent slopes	Not Rated
127	Kettleman loam, 5 to 15 percent slopes	Grade 2 - Good	165	Twisselman silty clay	Grade 3 - Fair
129	Kettleman-Cantua complex, 30 to 50 percent slopes	Grade 3 - Fair	170	Vaquero and Altamont clays, 50 to 75 percent slopes, MLRA 15	Grade 5 - Very Poor
131	Kimberlina fine sandy loam, sandy substratum	Grade 1 - Excellent	212nk	Panoche clay loam, 2 to 5 percent slopes	Grade 1 - Excellent

PARCEL MAP



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.