

Samara 314

CHARTER REALTY



www.CharterFarmRealty.com

(530) 666-7000

314.27 +/- Acres
Pistachio Orchard
Lemoore, CA



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Property Information

Location:	From Highway 269 go East on W. Oakland Ave for 5.8 Miles. Make a slight right (and stay on) W. Oakland Ave for 1.3 Miles. Go Right on Dickenson Ave for 1 mile. The orchard will be on the left side of the road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Fresno County APN#: 060-190-17S
Soils:	The entire farm is comprised of primarily Class III Soils. Please review the attached soils map for more information
Water:	<p>The orchard has 2 irrigation sources. The orchard is in Westlands Water District. There are also 2 irrigation wells:</p> <p>Well#1: 300 HP and produces 1,500 GPM</p> <p>Well#2: Brand New 1,000ft well. It's never been used. There isn't a pump or motor.</p> <p>The whole orchard is on drip irrigation</p> <p>The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/</p>
Orchard:	Golden Hills on UCB-1 Pistachio Orchard planted on a 19x17 Spacing
Leases:	There are no leases on the subject property.
Oil, Gas, & Mineral Rights:	Any oil gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow.

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Property Information

Price:

\$10,999,450

Terms:

Cash at the close of escrow

Comments:

Producing Pistachio Orchard at the beginning of its economic life! The seller drilled a new well in 2021 so there shouldn't be a need to drill one for a very long time. This orchard is set up to be profitable for the new owner for many years to come! Please call Charter Realty for more info!

Pistachio Orchard in October of 2023



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District Water Filter Station & New Well Casing



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300 HP Irrigation Well

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Irrigated Capability Class—Fresno County, California, Western Part
 (Samara Pistachios)

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II  Capability Class - III  Capability Class - IV  Capability Class - V  Capability Class - VI  Capability Class - VII  Capability Class - VIII  Not rated or not available <p>Soil Rating Lines</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II  Capability Class - III  Capability Class - IV  Capability Class - V  Capability Class - VI  Capability Class - VII  Capability Class - VIII  Not rated or not available <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II 		<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <p> Aerial Photography</p>
		<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Fresno County, California, Western Part Survey Area Data: Version 18, Aug 31, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Mar 16, 2022—May 30, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
434	Lethent clay loam, wet, 0 to 1 percent slopes	3	159.2	49.4%
475	Posochanet clay loam, saline-sodic, wet, 0 to 1 percent slopes	3	162.8	50.6%
Totals for Area of Interest			322.0	100.0%

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Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

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