

212.00±
ASSESSED ACRES

CHOWCHILLA W.D. PISTACHIOS
MERCED COUNTY, CALIFORNIA

\$5,750,000
(\$27,122/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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PRICE REDUCED



**PROPERTY
HIGHLIGHTS:**

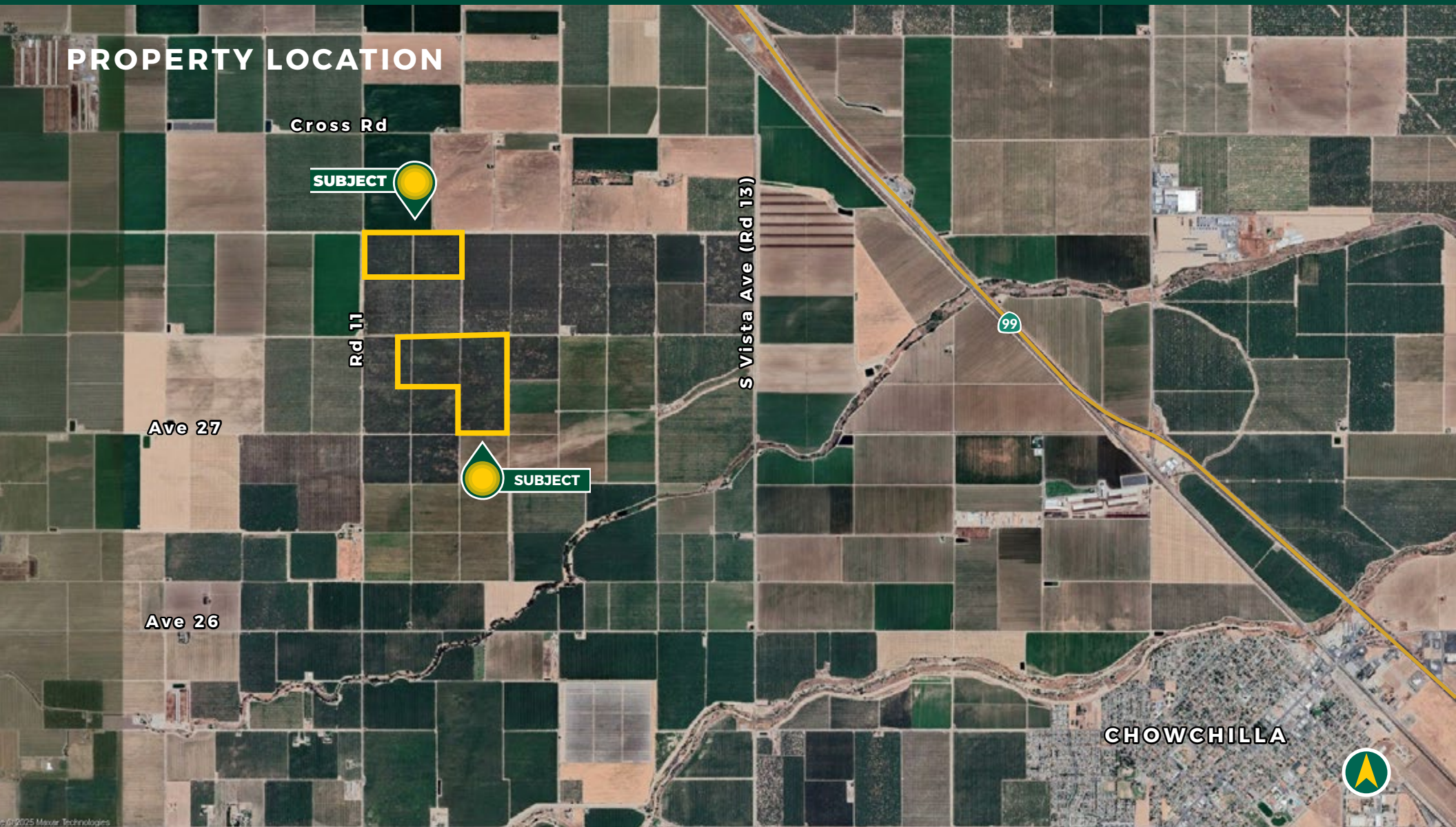
- CHOWCHILLA WATER DISTRICT
- (3) PUMPS AND WELLS
- WELL MANAGED ORCHARDS

CHOWCHILLA W.D. PISTACHIOS
MERCED COUNTY, CA

212.00± ACRES

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

212± assessed acres of mature, producing pistachio orchards situated 4 miles northwest of Chowchilla in Merced County. This property offers dual irrigation sources, including surface water from the Chowchilla Water District and well-sharing agreements on three deep wells with neighboring orchards. Efficient micro sprinkler systems with sand media filtration ensure optimal water distribution for these well maintained orchards.

LOCATION

The orchards are located on the east side of Road 11, ½ mile south of Cross Road, approximately 4 miles northwest of the City of Chowchilla in Merced County, California 93610.

LEGAL

Merced County APN's: 075-120-031, 032, 034 & 037.
Located in a portion of Section 16, Township 9S, Range 15E, M.D.B.&M.

ZONING

Zoning A-1, General Agricultural Zone. The parcels are not enrolled in the Williamson Act.

PLANTINGS

212± acres of mature pistachios planted in the mid 1970's with 24' x 12' spacing. The varieties are Kerman and Peters on Atlantica rootstock with any replants being UCB-1. Production available upon request.

WATER

The orchards are irrigated by micro sprinklers with sand media filter stations supplied by three (3) deep wells and a lift pump supplying surface water from Chowchilla Water District. There are well-sharing agreements with the adjacent orchards.

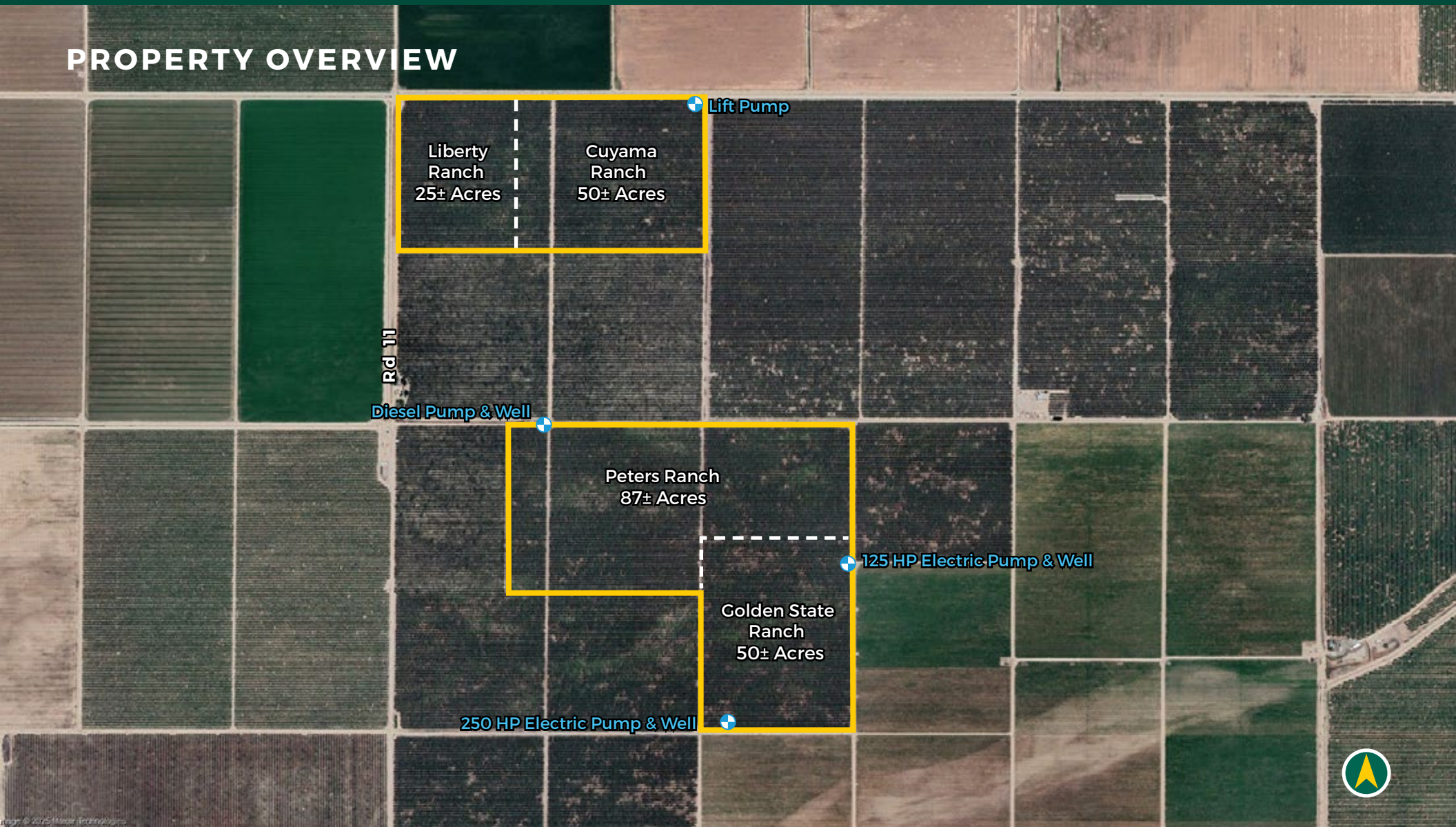
SOILS

See soils map included.

PRICE/TERMS

\$5,750,000 cash at the close of escrow. Subject to reimbursement for cultural costs incurred toward the 2026 crop.

PROPERTY OVERVIEW



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SOILS MAP

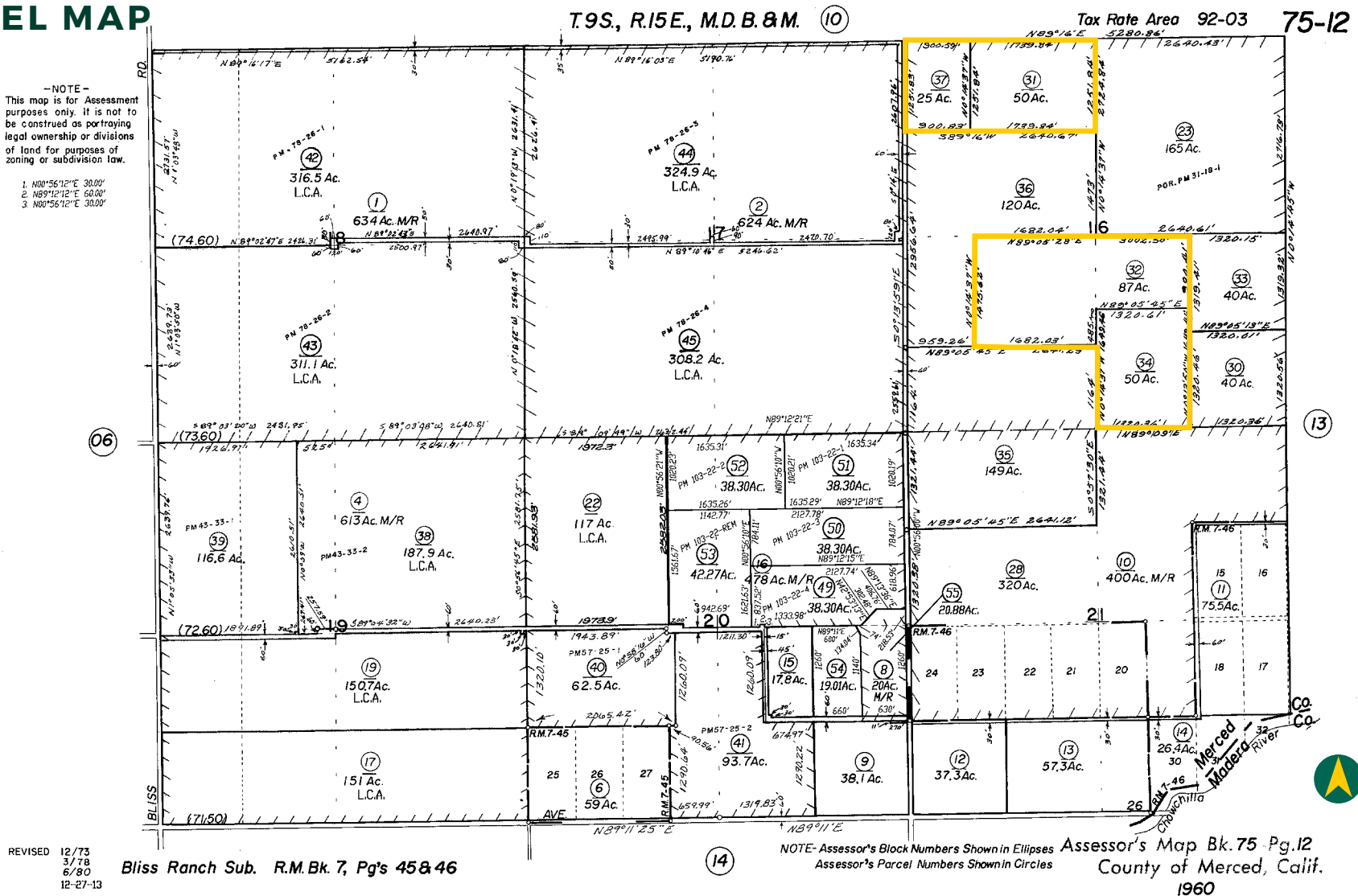
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
FrA	Fresno loam, moderately saline-sodic, 0-1% slopes
FpA	Fresno loam, slightly saline-sodic, 0-1% slopes
FsA	Fresno loam, strongly saline-sodic, 0-1% slopes
PbA	Pachappa fine sandy loam, slightly saline-alkali, 0-1% slopes
TuA	Tujunga sand, 0-3% slopes
TnA	Traver fine sandy loam, slightly saline-alkali, 0-1% slopes



PARCEL MAP

-NOTE-
This map is for Assessment
purposes only. It is not to
be construed as portraying
legal ownership or divisions
of land for purposes of
zoning or subdivision law.

1. N00°56'12"E 30.00'
2. N89°12'12"E 60.00'
3. N00°56'12"E 30.00'



PROPERTY PHOTOS



EXCLUSIVELY PRESENTED BY:
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