

KERMAN PISTACHIOS

Fresno County, California

98.99± Acres

\$2,750,000

(\$27,781/Acre)

PRICE REDUCED



- Young Pistachios
- Tax Benefits
- Dual Line Drip w/Sand Media Filters



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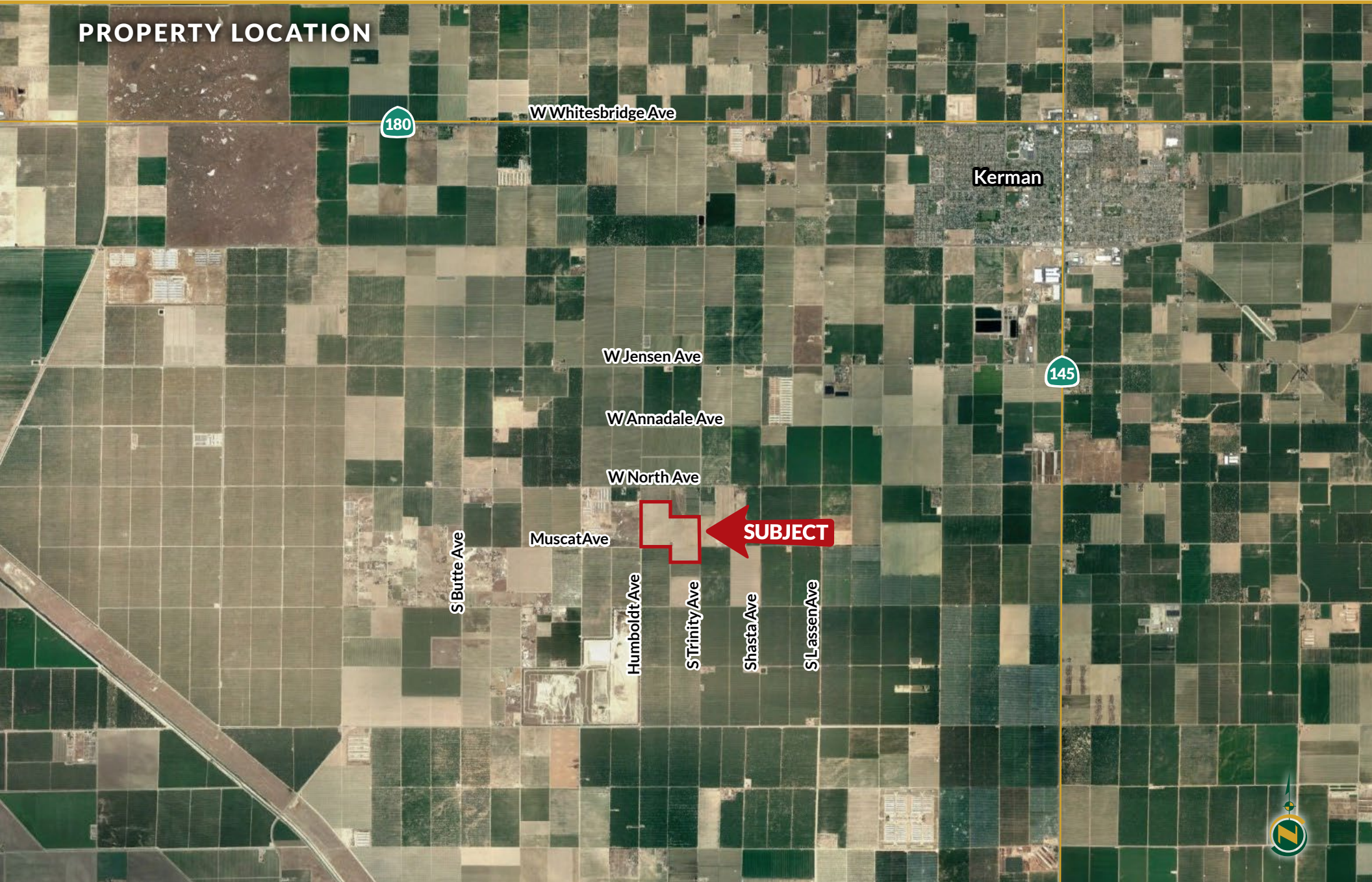


KERMAN PISTACHIOS

98.99± Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Here is an opportunity to purchase 98.99± acres of young pistachios. The property is turn key and located in the desirable farming area of Kerman, California. The land is being farmed to pistachios established in 2019. This investment opportunity offers young pistachios very close to production, well water, productive soils and tax benefits.

LOCATION

The property is located on the northeast corner of Muscat Avenue and South Humboldt Avenue in Kerman, CA. 93630.

LEGAL

Fresno County APN: 020-290-19s and 23s. Located in a portion of Section 28, T14S, R17E, M.D.B.&M.

ZONING

A-1 (Light Agriculture).

PLANTINGS

Golden Hills pistachios planted in 2019 on UCB-1 rootstock.

WATER

Irrigation method: Dual line drip with sand media filters.
Water source: (1) 100 HP Ag well.

SOILS

Fresno sandy loam.
Fresno sandy loam, shallow.
Hesperia coarse sandy loam, very deep, saline-sodic.
Hesperia sandy loam, very deep, saline-sodic.

BUILDINGS

(1) 1,200± sq. ft. metal shop building.

PRICE/TERMS

\$2,750,000 (\$27,781/acre) cash at the close of escrow.

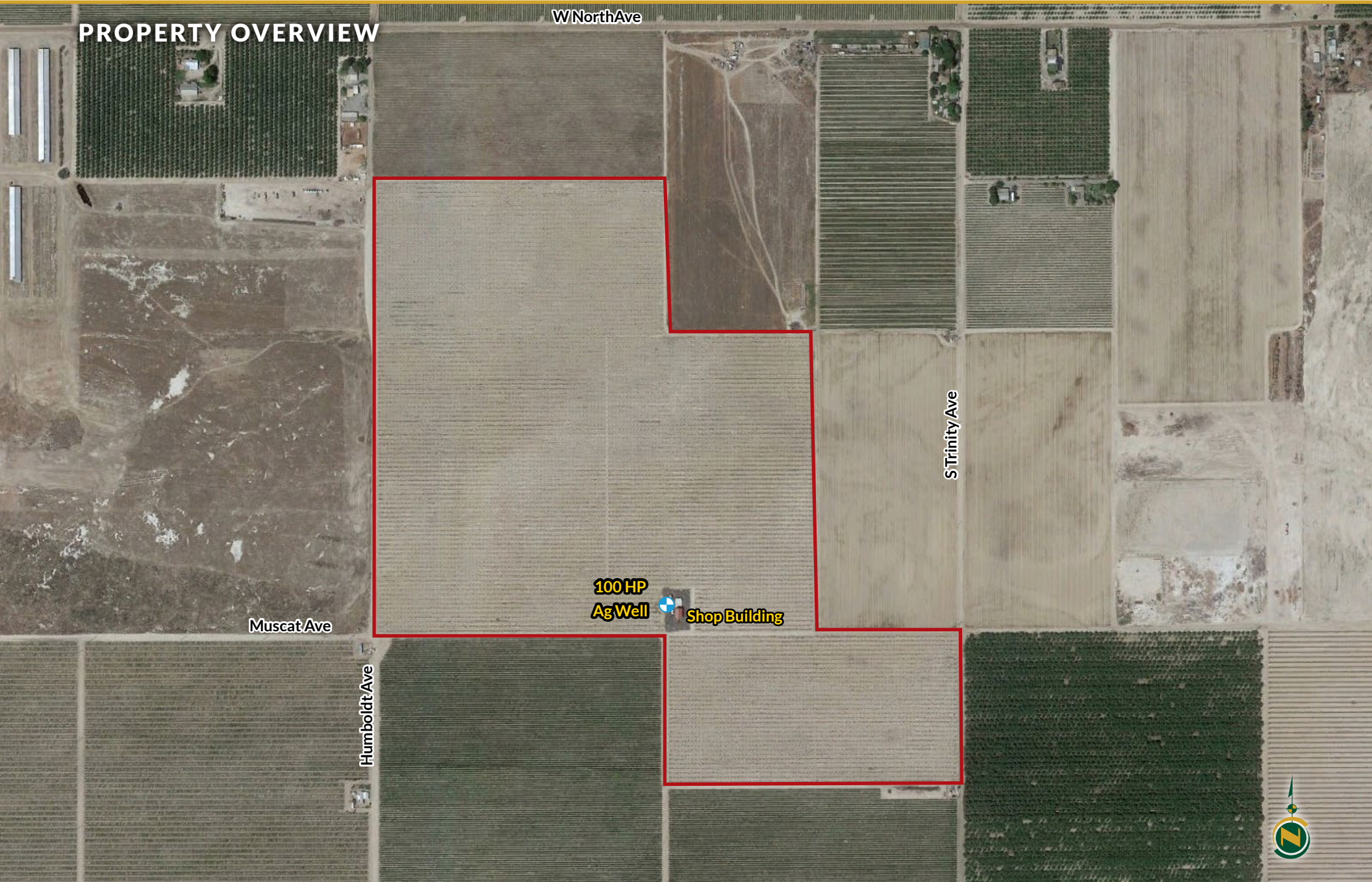


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PROPERTY OVERVIEW



W North Ave

S Trinity Ave

Muscat Ave

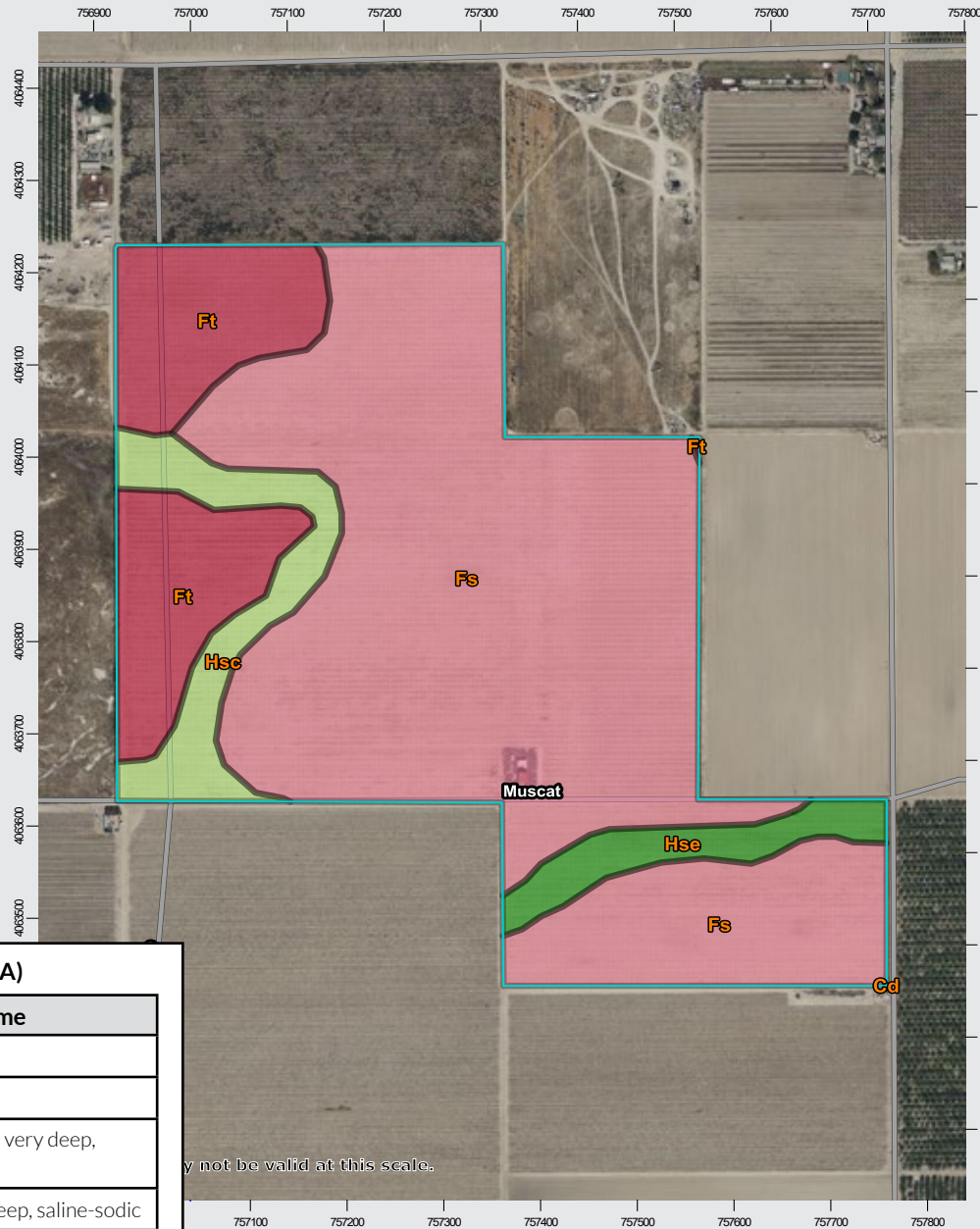
Humboldt Ave

100 HP
Ag Well

Shop Building



SOILS MAP

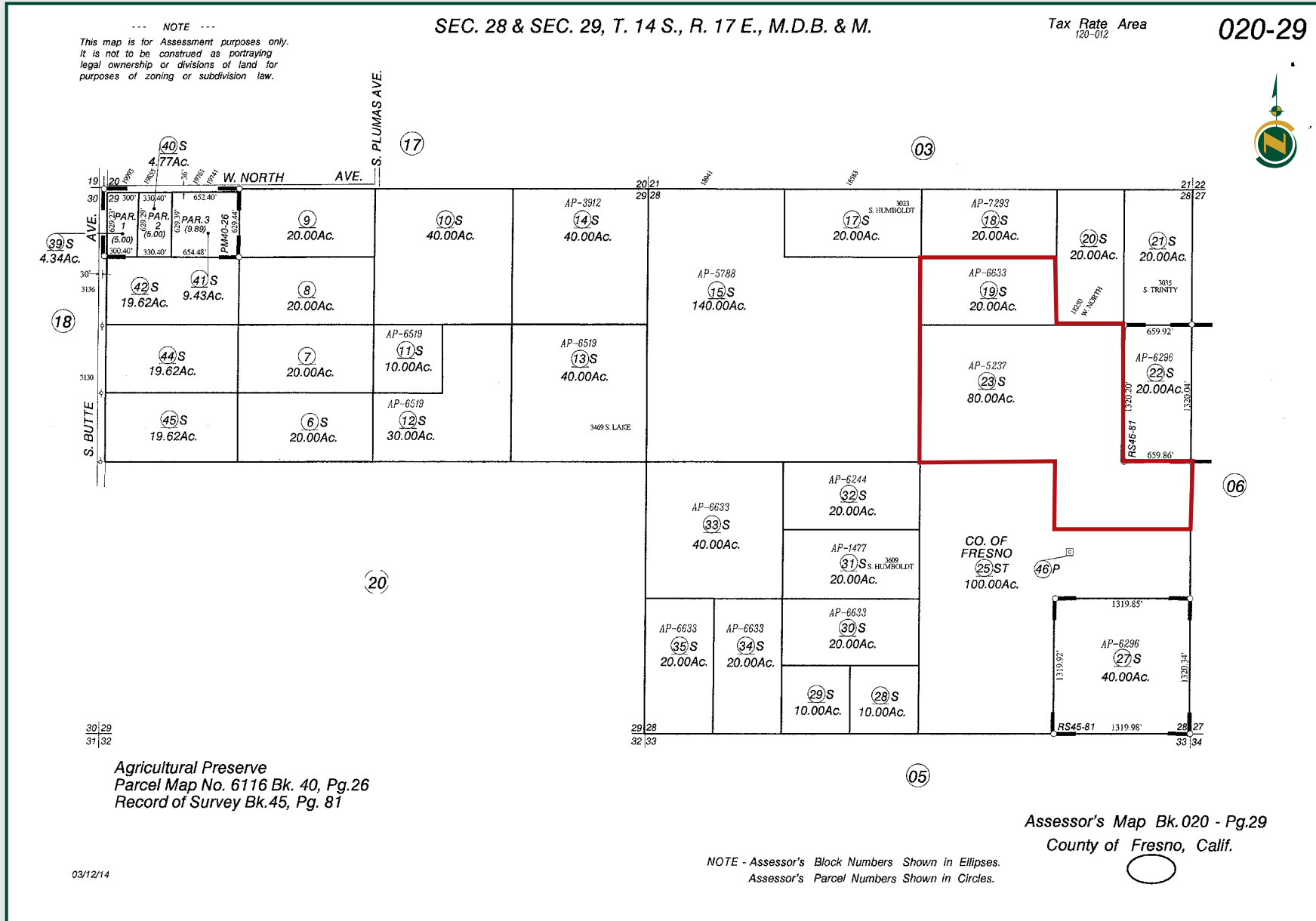


California Revised Storie Index (CA)

Map unit symbol	Map unit name
Fs	Fresno sandy loam
Ft	Fresno sandy loam, shallow
Hsc	Hesperia coarse sandy loam, very deep, saline-sodic
Hse	Hesperia sandy loam, very deep, saline-sodic



PARCEL MAP



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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.**