

**252.43±**  
**ASSESSED ACRES**

# PISTACHIOS & OPEN GROUND

KINGS COUNTY, CALIFORNIA

**\$7,194,255**  
**(\$28,500/ACRE)**

**EXCLUSIVELY PRESENTED BY:**  
A DIVISION OF PEARSON COMPANIES



## FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

## VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

## BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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CA DRE #00020875



## PROPERTY HIGHLIGHTS:

- KINGS COUNTY WATER DISTRICT
- PISTACHIOS & OPEN GROUND
- VERY GOOD SOILS



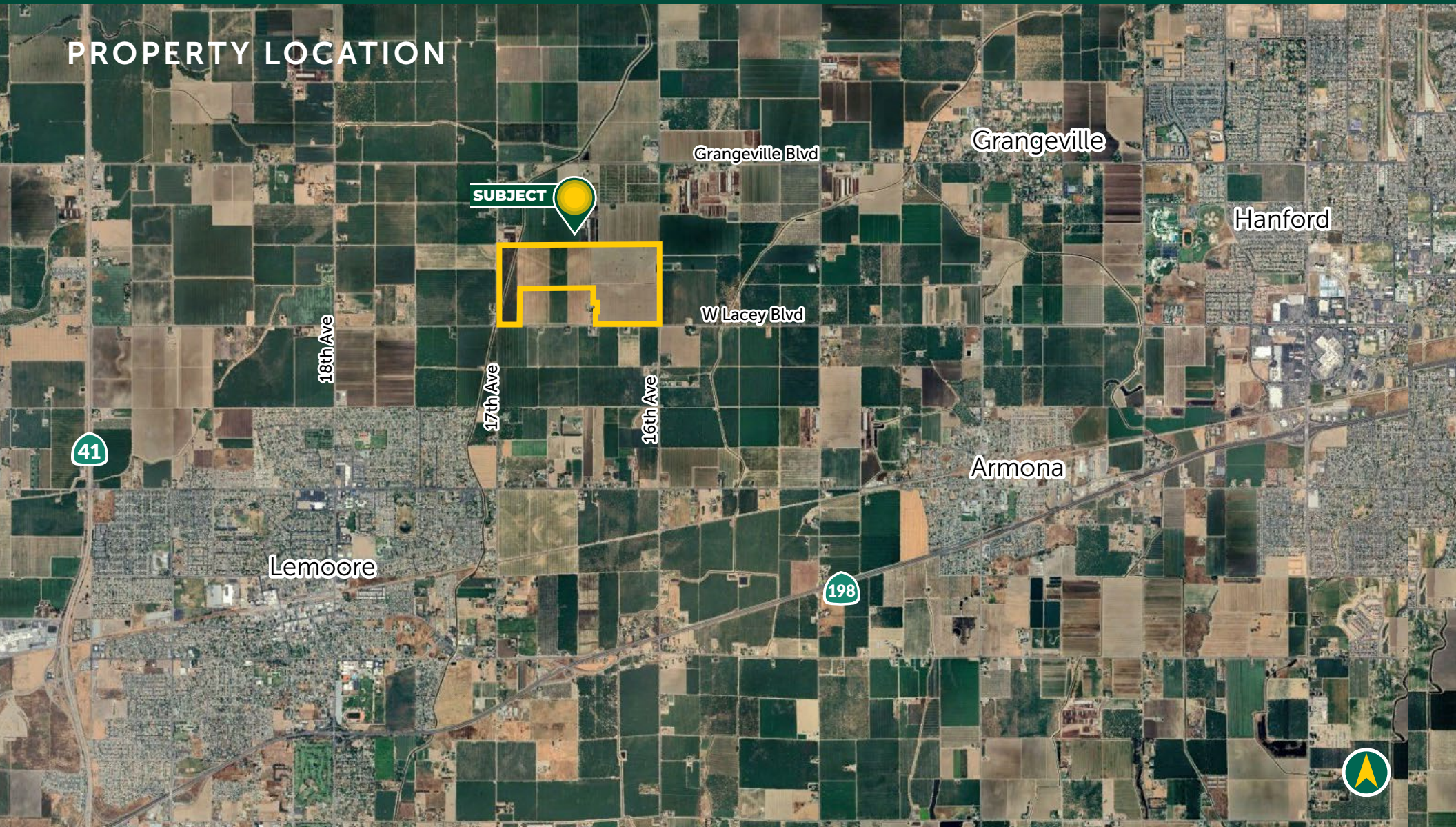
## PISTACHIOS & OPEN GROUND

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### PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

252.43± assessed acres with 126± acres of pistachios, 90± acres of open ground and 36± acres of 10 year old Chandler walnuts.

### LOCATION

Property is located approximately 1 mile northeast of Lemoore, CA on the north side of W. Lacey Blvd. between 16th and 17th Avenues.

### LEGAL

Kings County APN: 004-250-022-00. Subject property is located within the Williamson Act Contract.

### ZONING

AG-20 (Agricultural, 20 acre minimum parcel size).

### PLANTINGS

Golden Hills graft pistachios with Wonderful's pistachio rootstock. The rootstock was planted in 2022 and grafted in 2024. Spacing is 20' x 18'.

### WATER

150 HP Diesel Pump & Well  
250 HP Natural Gas Pump & Well  
60 HP Natural Gas Pump & Well  
Property is in the Last Chance Water District but does not have ditch stock. Property owner rents shares for water from the Kings County Water District. Water volume and price varies from year to year.

### SOILS

See soils map included

### PRICE/TERMS

\$7,194,255 cash at close of escrow. Current growing crops are excluded from this sale. Owner intends to include a contingency to purchase a replacement property as part of any transaction. Sale is subject to completion of parcel split. Price is \$28,500 per acre based on confirmed gross acres by Kings Co. Assessor's Office.



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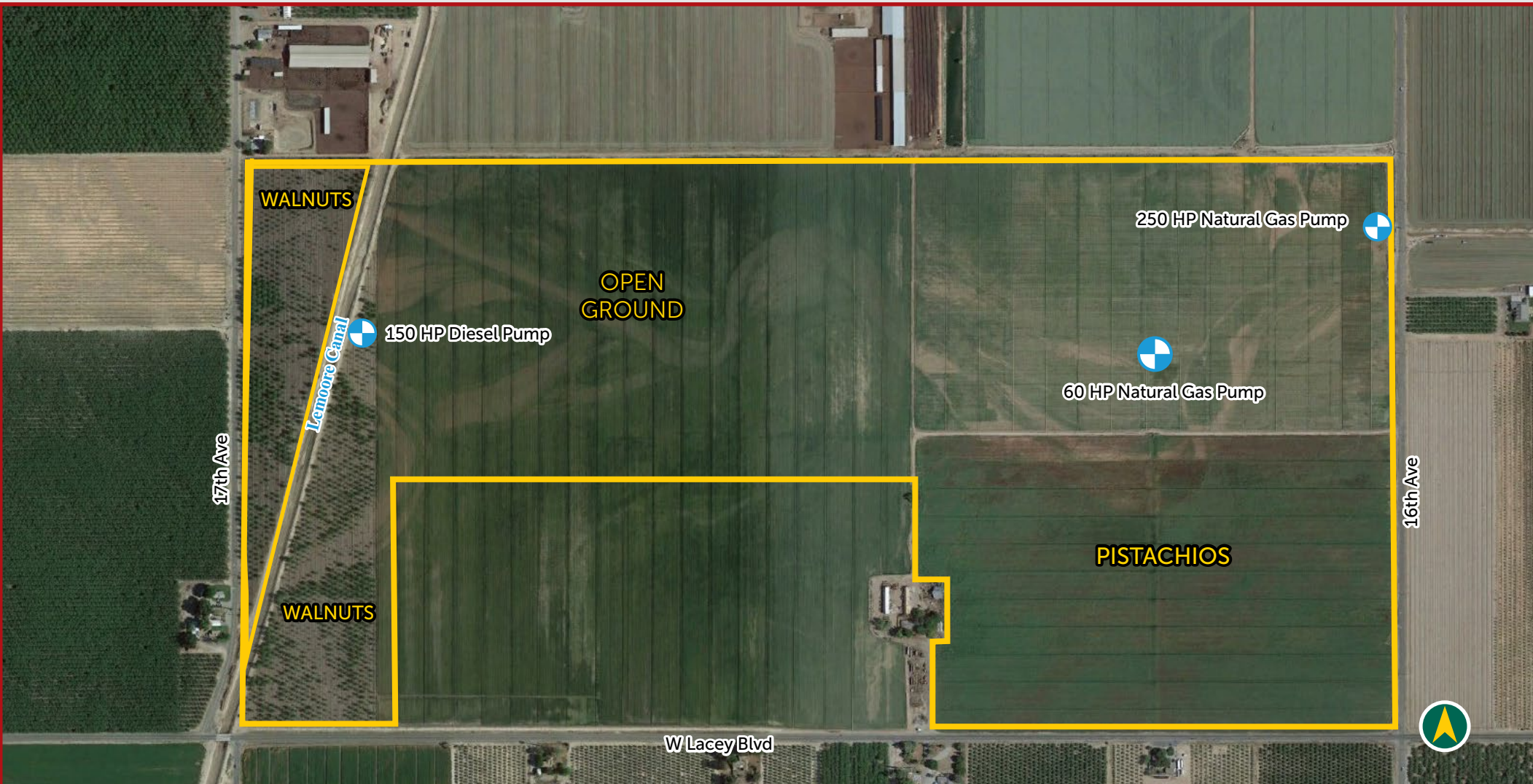
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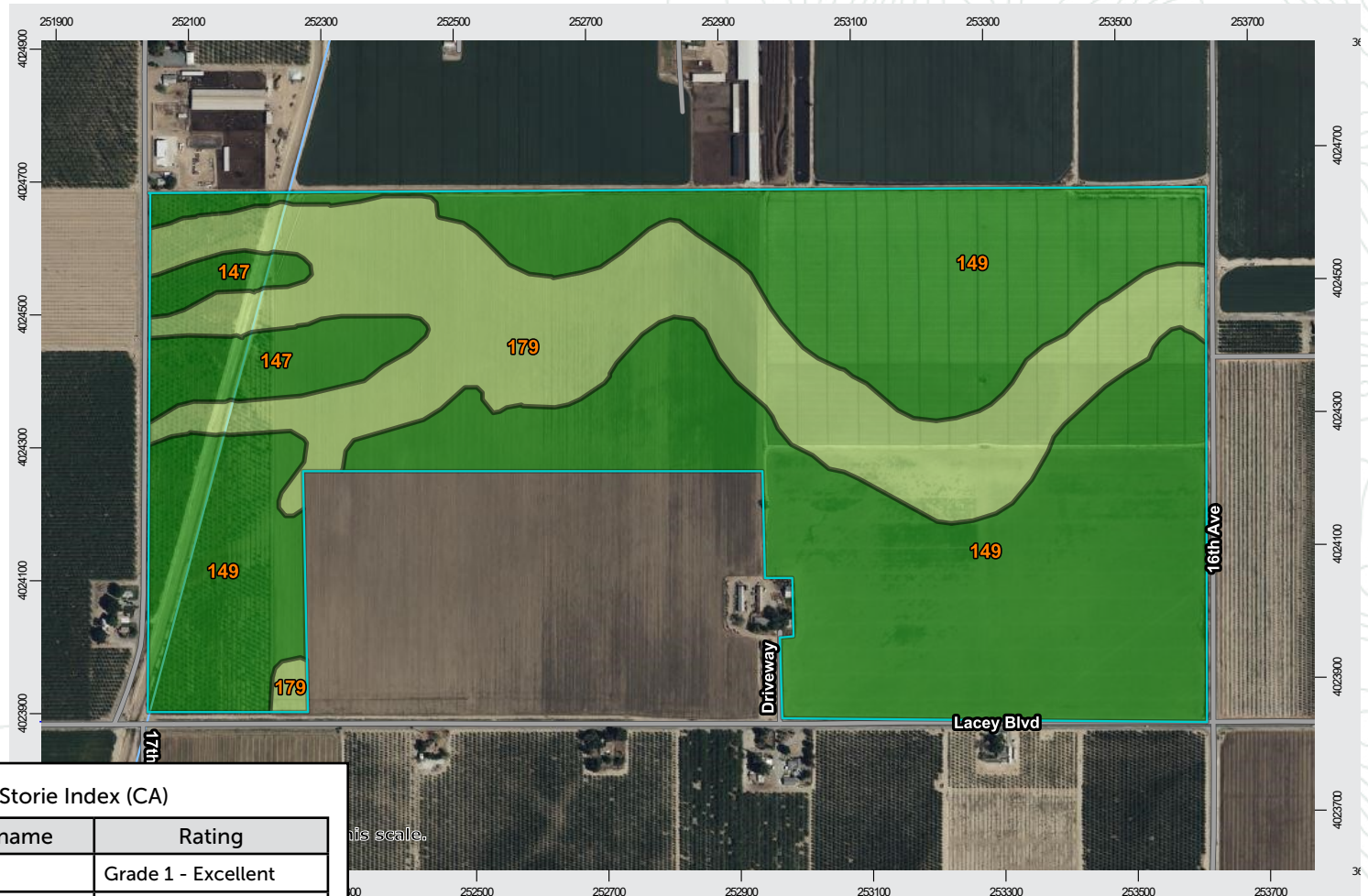
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## PROPERTY OVERVIEW





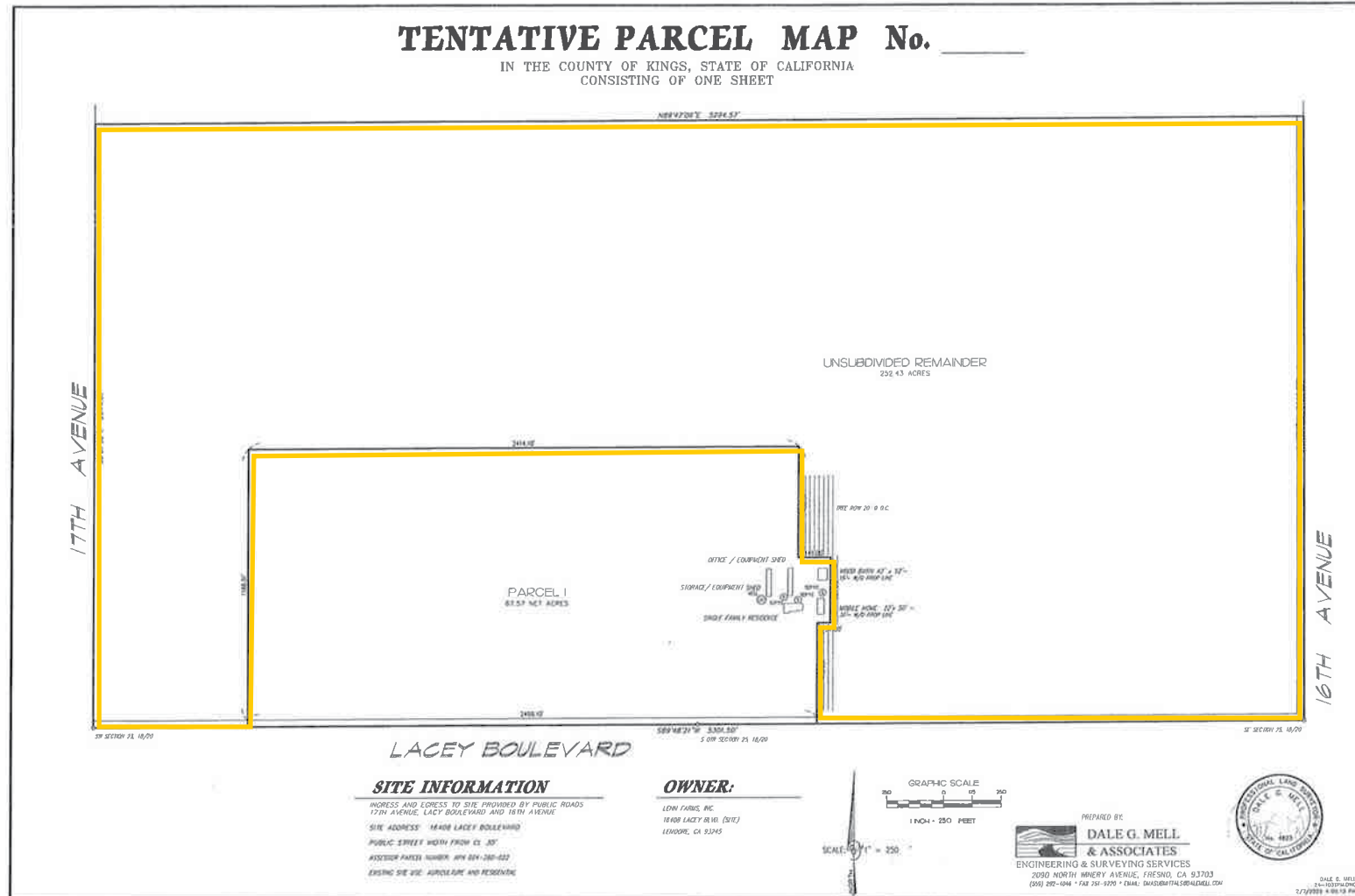
## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
149	Nord complex	Grade 1 - Excellent
179	Whitewolf coarse sandy loam	Grade 2 - Good
147	Nord fine sandy loam	Grade 1 - Excellent

## TENTATIVE PARCEL MAP





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## PROPERTY PHOTOS



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**OFFICES SERVING  
THE CENTRAL VALLEY**

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