

**86.38±**  
**ASSESSED ACRES**

**ARVIN EDISON PISTACHIOS**  
**KERN COUNTY, CALIFORNIA**

**\$2,159,500**  
**(\$25,000/ACRE)**

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



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7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
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**VISALIA**

3447 S. Demaree St.  
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**BAKERSFIELD**

4900 California Ave., #210B  
Bakersfield, CA 93309  
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**PROPERTY**

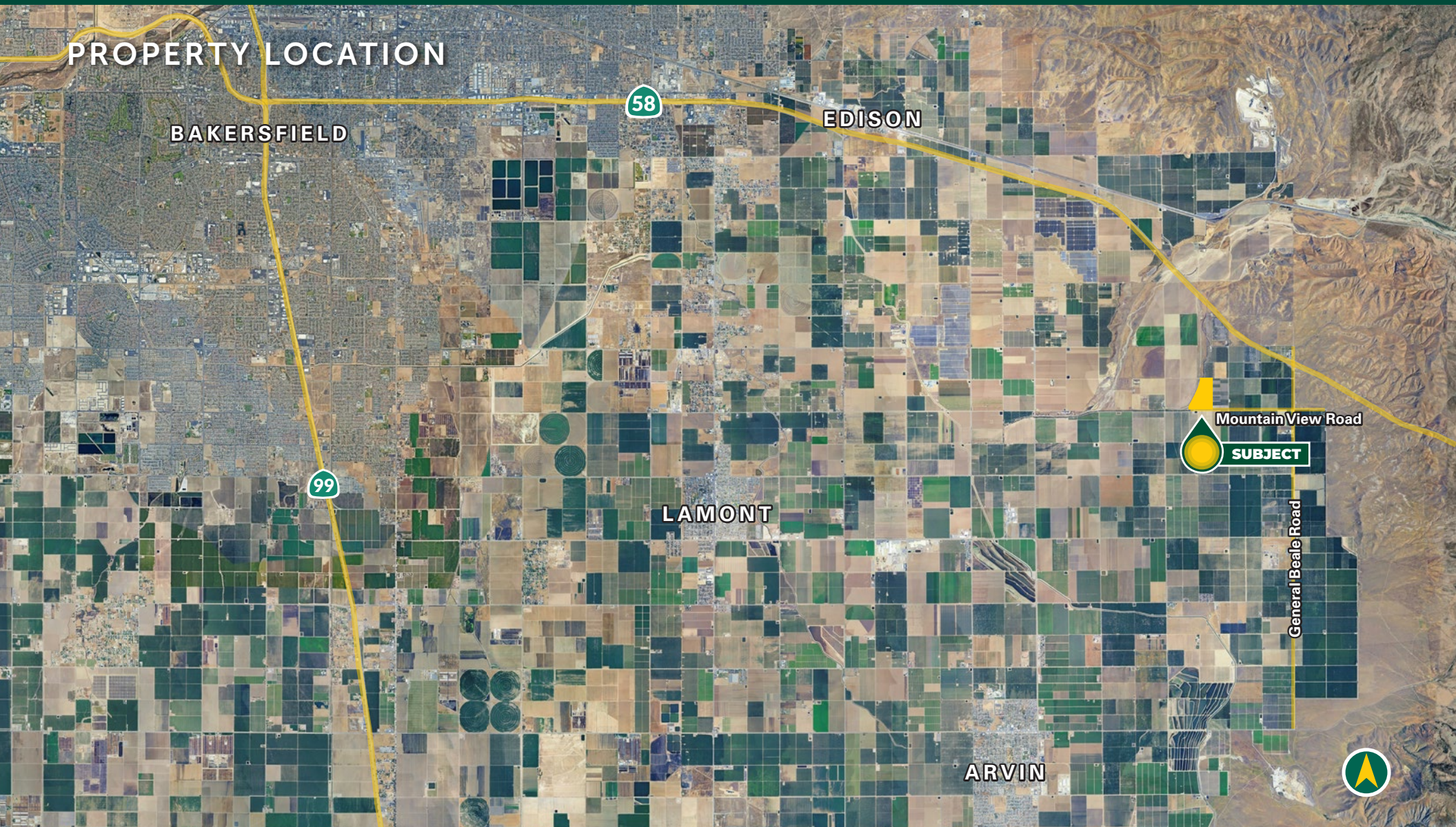
**HIGHLIGHTS:** • MATURE PISTACHIOS • ARVIN-EDISON WATER STORAGE DISTRICT • GOOD SOILS



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a nicely farmed, mature pistachio orchard located east of Bakersfield in the Arvin area. The property features mature plantings, good soils and irrigation water provided by Arvin-Edison Water Storage District.

### LOCATION

The property is located on the north side of Mountain View Road (dirt road) and west of Neumarkel Road, just south of Highway 58. The property is located east of Bakersfield and north of Arvin, California.

### LEGAL

Kern County APN: 179-101-05-00-4

### PLANTINGS

The property is fully planted to mature Kerman pistachios. Approximately 50% are on Atlantica rootstock and the other 50% are interplants on Pioneer Gold rootstock.

### WATER

The property receives irrigation water from Arvin-Edison Water Storage District and features a Flow Guard sand media filter system with a single-line drip. The property is located in the Arvin GSA.

### SOILS

- Cuyama sandy loam, 2 to 5 percent slopes
- Cinco gravelly loamy sand, 50 to 75 percent slopes
- Pleito gravelly sandy clay loam, 2 to 5 percent slopes

### PRICE/TERMS

The asking price is \$2,159,500.



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## PROPERTY OVERVIEW



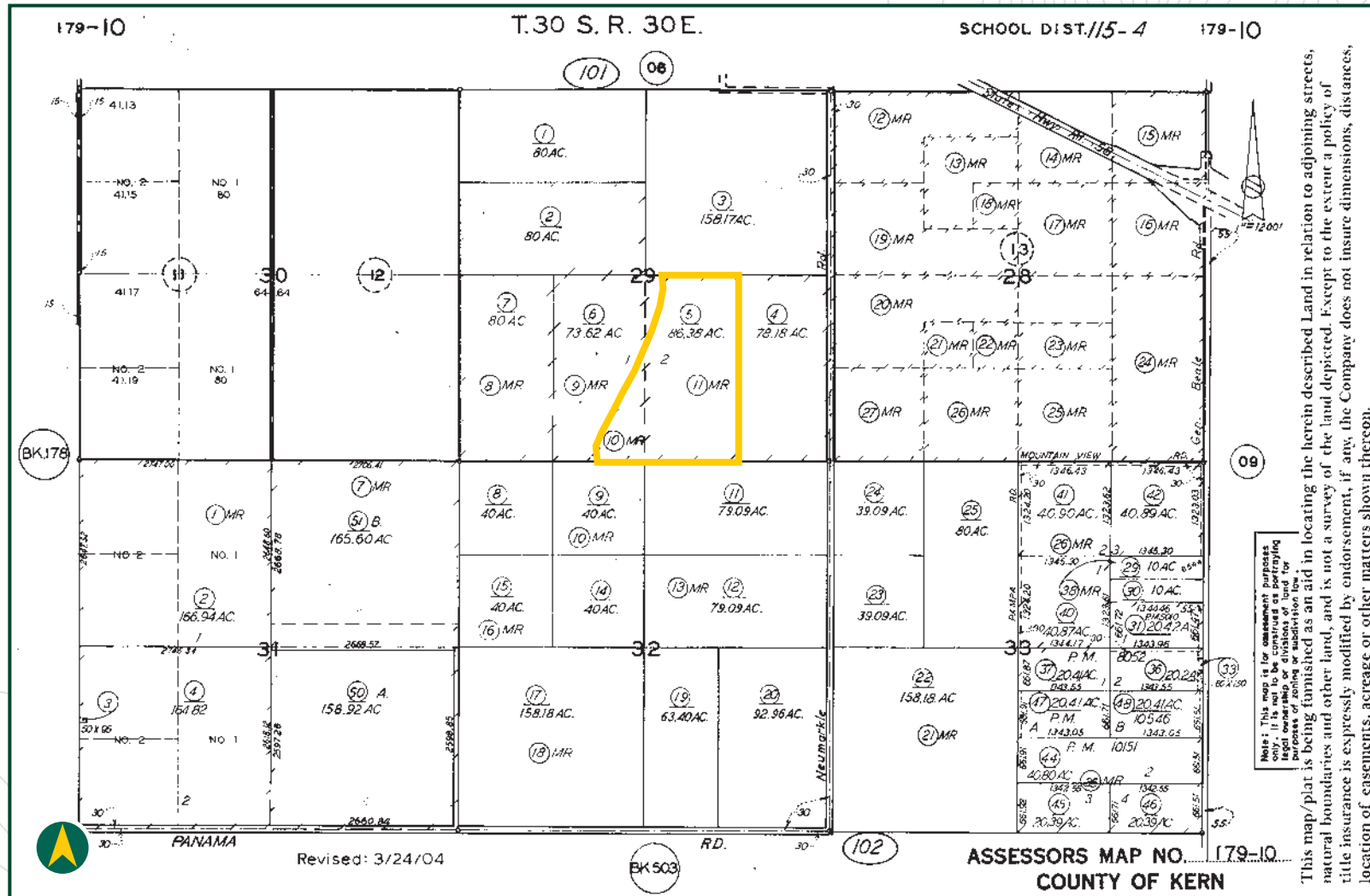


SOILS MAP



California Revised Storie Index		
Map Unit Symbol	Map Unit Name	Percent AOI
152	Pleito gravelly sandy clay loam, 2 to 5 percent slopes	4.9%
184	Cuyama sandy loam, 2 to 5 percent slopes	72.8%
213	Calicreek loamy coarse sand, 0 to 2 percent slopes, occasionally flooded	0.0%
238	Cinco gravelly loamy sand, 50 to 75 percent slopes	22.4%
Totals for Area of Interest		100.0%

## PARCEL MAP





## PROPERTY PHOTOS





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