

# S.L.W.D. PISTACHIOS & OPEN GROUND

431.74± ACRES | FRESNO COUNTY, CALIFORNIA

**\$5,917,295**

(\$13,705/Acre)



## PROPERTY HIGHLIGHTS

- SAN LUIS WATER DISTRICT
- GOLDEN HILLS PISTACHIOS
- OPEN GROUND
- TWO FILTER STATIONS



Independently Owned And Operated  
Corporate License #00020875  
pearsonrealty.com

### FRESNO

7480 N. Palm Ave., Suite 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  
661.334.2477

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## LOCATION MAP



## PROPERTY INFORMATION

### DESCRIPTION

This prime agricultural property, located just half a mile west of Russell Avenue and a quarter mile south of Belmont Avenue, presents a turnkey opportunity for pistachio growers and ag investors alike. The ranch has two well-established pistachio orchards, planted in 2021 and 2022 with open ground. The property is surrounded by other thriving permanent plantings. Situated within the San Luis Water District, the property has surface water access and is supported by strong agricultural infrastructure. With its strategic location and proven crop location, this offering is ideal for those looking to expand or invest in a productive pistachio region.

### LOCATION

431.74 acres located just half a mile west of Russell Avenue and a quarter mile south of Belmont Avenue.

### ZONING

AE40 (Agricultural Exclusive - 40 acre minimum). The property is enrolled in the Williamson Act.

### WATER

The property is within and receives water from San Luis Water District. There are two filter stations.

### PLANTINGS

RANCH	ACRES	CROP	PLANT DATE	BUDDED DATE	VARIETY	POLLINATOR	ROOT-STOCK
CVAP 7	152.64	Pistachio	June-2022	May-2023	Golden Hills	80% Randy/20% Tejon	UCB1
JACKSON HOLE	187.1	Open	-	-	-	-	-
JACKSON HOLE	92	Pistachio	2021	Sept-2021	Golden Hills	80% Randy/20% Tejon	UCB1

### PRICE/TERMS

\$5,917,295 (\$13,705/acre) all cash at the close of escrow. The two ranches have independent irrigation systems and may be sold separately.

#### \*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.

#### POLICY ON AGENT COOPERATION



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## SOILS INFORMATION



## PARCEL INFORMATION

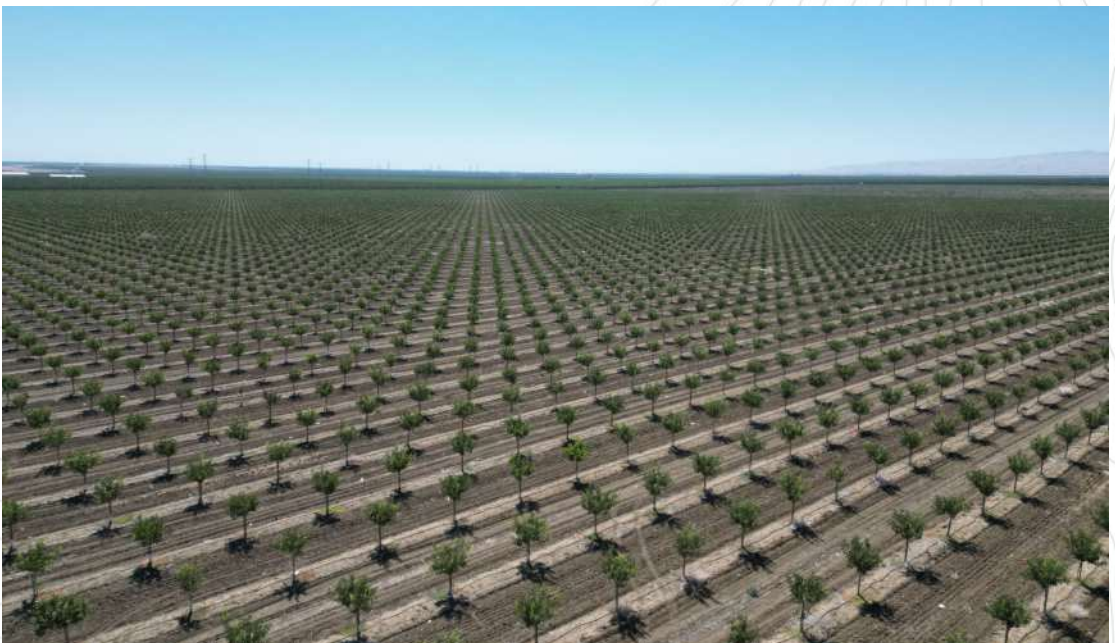
### LEGAL

Fresno County APNs: 017-031-44S & 67s  
Located in a portion of W1/2 & N1/2 Section 4 & 8,  
T14S, R12E, M.D.B.&M.



## PROPERTY VIDEO









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