TULARE COUNTY LINE LEASEHOLD PISTACHIOS

1,931.36± ACRES | TULARE COUNTY, CALIFORNIA

$3,700,000
($1,915.75/Acre)



PROPERTY HIGHLIGHTS

- 2017 PRODUCING PISTACHIOS
- MULTIPLE IRRIGATION PUMPS/WELLS
- TWO IRRIGATION RESERVOIRS
- LEASED UNTIL 2040 WITH TWO OPTIONS TO EXTEND

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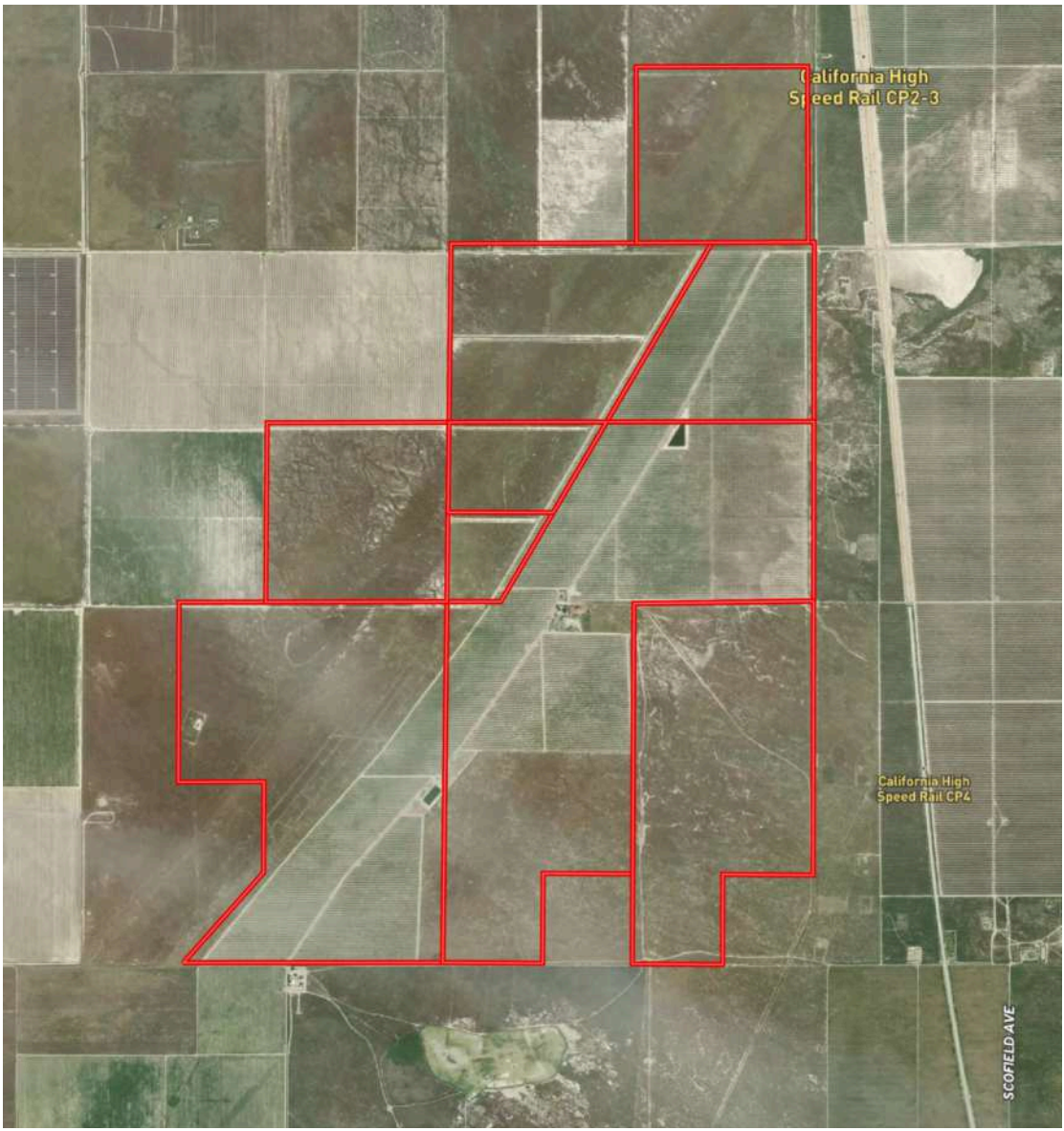
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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Tulare County Line Leasehold Pistachios offers a rare opportunity to acquire a professionally developed, institutional-quality pistachio orchard in production. The property consists of 1,931.36± gross acres with 616.70± net planted acres of 2017 pistachios on UCB1 rootstock, planted on a 19' x 16' spacing (143 trees per acre) for a total of 88,367 trees. The orchard is laid out in eight blocks and split between two proven varieties: 349.30± net acres of Kerman and 267.41± net acres of Golden Hills. Now in its ninth leaf and fully mature, the orchard averaged 2,313 lbs per acre in 2025, up from 1,564 lbs per acre in 2024. Irrigation is supported by five agricultural wells and two on-site reservoirs feeding a double-line drip system, with the balance of the acreage in open ground. The orchard has been developed and farmed to institutional standards under a professional management program, and the improvements are offered subject to the underlying Agricultural Lease & Purchase Option running through December 31, 2040, with two five-year extension options.

LOCATION

The Tulare County Line Leasehold property is located just south of the town of Allensworth, California. Access the property from Avenue 24, South on Road 80, and West on Avenue 16, which takes you to the Northeast side of the property.

ZONING

AE-40: APNs 333-080-001, 06; 333-110-001
AE-80: APNs 330-170-003, 330-180-003, 333-080-002, 03, 04, 05

WATER

The property lies within the Tri-County Water Authority GSA in the Tule Subbasin. Irrigation is supplied by three operational wells and two reservoirs (North and South). Copies of all pump test reports are available upon requests.

Reservoir Specs:

- North 346'x82'x185'x376', 100 HP boosters
- South 200'x150', 75 HP boosters

Operational Wells:

- Well #2 (75HP) at 271 GPM (6/2026)
- Well #3 (250HP) at 1,318 GPM (8/2025)
- Well #5 (300HP) at 1,693 GPM (6/2026)

LEASE TERMS

- Approx. 1,955.84 acres stipulated within the lease, with 1,931 acres being property/APN acreage within unincorporated Tulare County, Leased under an Agricultural Lease & Purchase Option dated January 27, 2016.
- Term through December 31, 2040, plus two consecutive five-year extension options at the tenant's election.
- Rent: the greater of $228,096.12 minimum annual cash rent (payable in advance August 1) or 20% of gross crop receipts from pistachios; minimum rent adjusts to CPI-Los Angeles every five years and can never fall below $228,096.12. The next CPI adjustment is in 2027.
- Tenant pays all costs — orchard development, farming, wells/pumps and irrigation system, utilities, taxes and assessments, and insurance — and all improvements, including the orchard and water infrastructure, become the owner's property at expiration without compensation.
- Lease transfer is subject to landlord approval
- Tenant has a Right of First Refusal
- Two 5 acre parcels are excluded from the lease which include the historical house/outbuildings and an oil and gas well site.

PROPERTY INFORMATION

PLANTINGS

The property includes 616.71± acres of 2017 pistachios with 349± planted to Kerman variety on UCB1 and 267± acres planted to Golden Hills variety on UCB1.

Variety	2025 Lbs/Ac	2024 Lbs/Ac	2023 Lbs/Ac	2022 Lbs/Ac	2021 Lbs/Ac
Golden Hills	3,179.39	1,841.35	1,956.24	186.12	246.79
Kerman	1,649.53	1,352.15	1,260.65	-	-
	2,312.88	**1,564.27**	**1,562.27**	**80.70**	**107.01**

RANCH MAP

Click here to download Ranch Map

PRICE/TERMS

Asking price is $3,700,000. Purchase is subject to landlord approval to transfer the lease. Buyer to reimburse Seller for cultural costs incurred towards the 2027 pistachio crop.

*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

MAP KEY

Map unit symbol	Map unit name	Rating
119tw	Gareck-Garces association, 0 to 2 percent slopes	Grade 2 - Good
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent
183	Lethent silt loam	Grade 3 - Fair

Map unit symbol	Map unit name	Rating
119	Gareck-Garces association, 0 to 2 percent slopes	Grade 2 - Good
127	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent
128	Lethent silt loam, 0 to 1 percent slopes, MLRA 17	Grade 4 - Poor

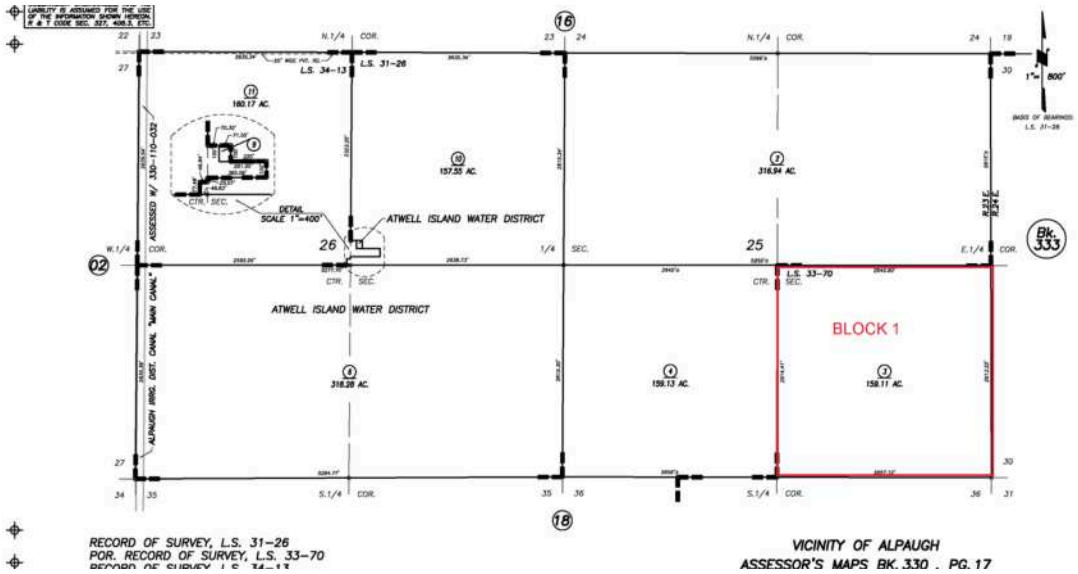
SOILS MAP



*Boundary lines are approximate

PARCEL INFORMATION

APNS: 333-080-001, 06; 333-110-001, 330-170-003, 330-180-003, 333-080-002, 03, 04, 05









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