

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

279.1± ACRES | FRESNO COUNTY, CALIFORNIA

\$3,628,300

(\$13,000/Acre)



PROPERTY HIGHLIGHTS

- SAN LUIS WATER DISTRICT
- GOLDEN HILLS PISTACHIOS
- OPEN GROUND



Independently Owned And Operated
Corporate License #00020875
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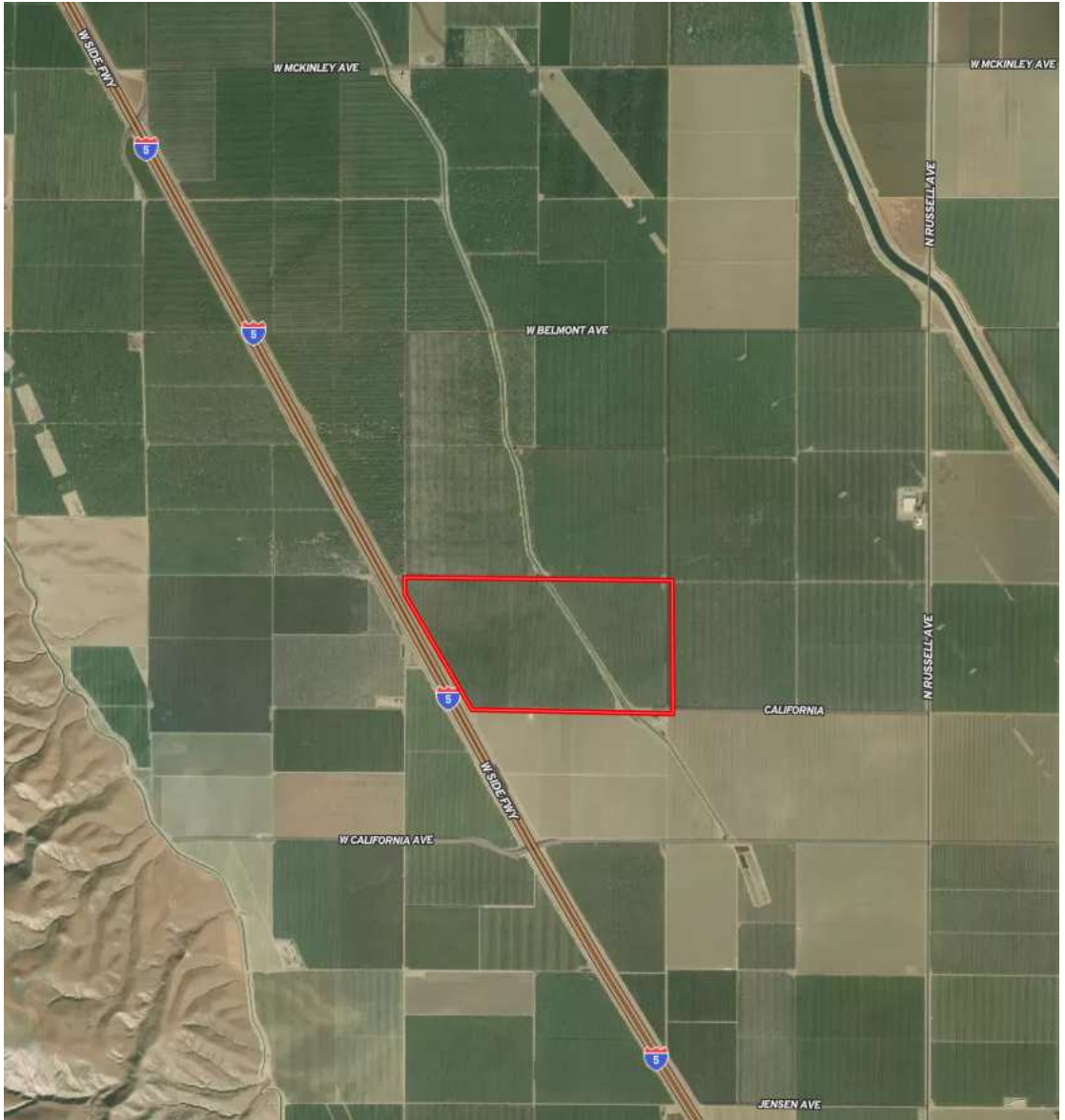
BAKERSFIELD

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SLWD PISTACHIOS & OPEN GROUND

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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 a well-established pistachio orchard, planted in 2021 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

279.1 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 on the property. In addition to the current allocation the seller is willing to include an additional SLWD allocation for 160 acres retained from an offsite property under a long-term water purchasing agreement. Details to be provided upon request.

PLANTINGS

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

PRICE/TERMS

\$3,628,300 (\$13,000/acre) all cash at the close of escrow.

*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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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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