

FOR SALE



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AGRICULTURAL PROPERTIES
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Lost Hills Pistachios



SALE PENDING

**40.04± Acres
Kern County, California**

- Mature pistachio orchard
- Good production history

**Exclusively Presented By:
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CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Lost Hills Pistachios

40.04± Acres

\$1,350,000

LOCATION:

Kern County, approximately 26 miles south of Kettleman City. From Kettleman City at Interstate 5 and Hwy 41, take Hwy 41 west approximately 8.5 miles to Hwy 33. Turn left on Hwy 33 past Twisselman Rd. 3.5 miles to a dirt road on the south edge of an equipment yard and turn right. Follow toward the west 2.25± miles to the subject on your right.

DESCRIPTION:

Mature pistachio orchard planted in 1976 with a history of good production, located in Kern County. The parcel is within a large pistachio planting in the Lost Hills area well known for it's climate and productive soils.

LEGAL:

Kern County APN: 057-151-36. Located in a portion of Section 6, T26S, R19E, M.D.B.&M. Zoning is AG.

PLANTINGS:

40± acres planted to Kerman variety on Atlantica rootstock. Replants over the years have been on Pioneer gold and WPR rootstocks. The tree spacing is 19' x 16'.

WATER:

Water for this property is provided by Berenda Mesa Water District with an allocation of 132 acre ft. per year. It is within the Kern Groundwater Authority Groundwater Sustainability Agency (GSA).

SOILS:

Twisselman clay, 0-2% slopes
Panoche clay loam, 2-5% slopes
Panoche clay loam, 0-2% slopes
Twisselman clay, 2-5% slopes

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$1,350,000 all cash at close of escrow. Buyer to reimburse Seller for 2022 crop year cultural costs.

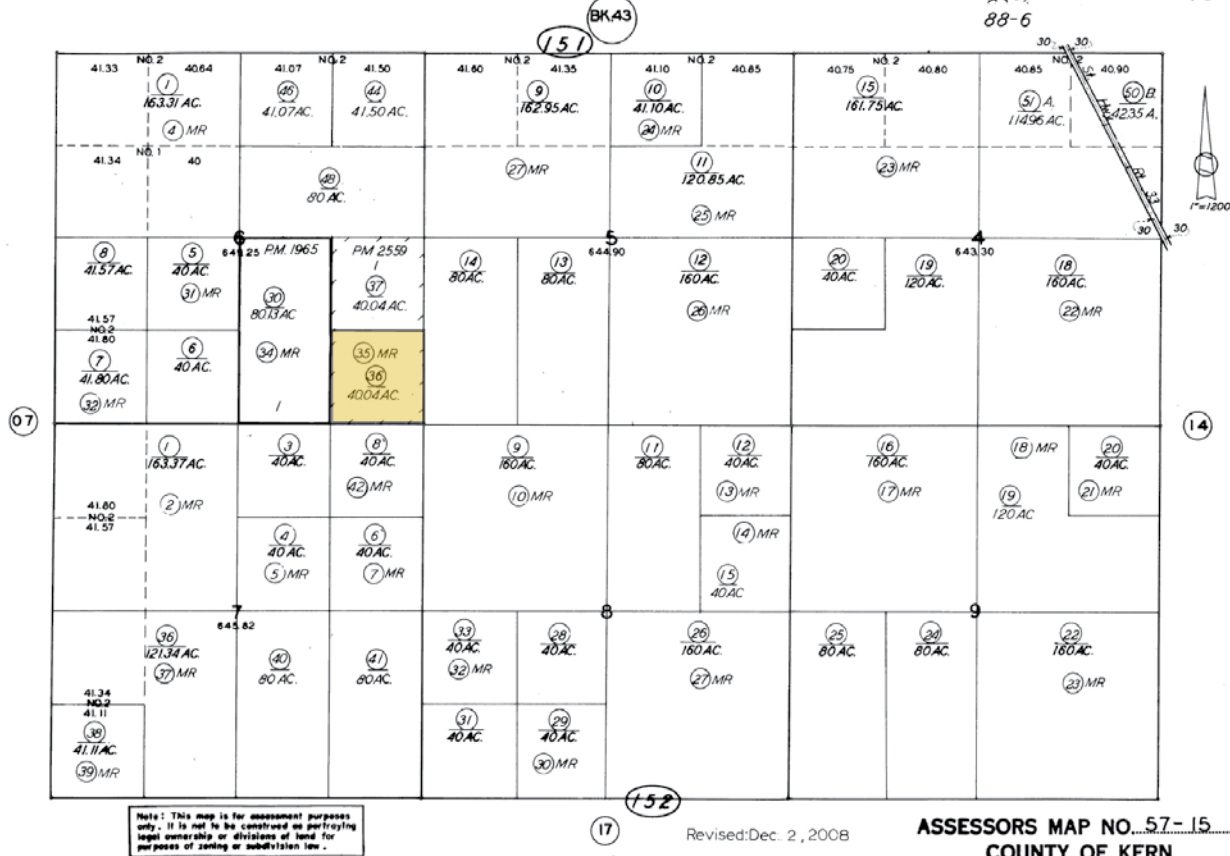
ASSESSOR'S PARCEL MAP

57-15

T. 26 S. R. 19 E.

SCHOOL DIST. 88-0
88-6

57-15



PROPERTY PHOTOS



LOCATION MAP



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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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