



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

VISTA SOUTH PISTACHIOS
±395.66 Acres Mature Pistachios



Located At:
1300 Sebastian Road
Wheeler Ridge, Kern County, CA

\$15,500,000
(\$39,175/ac.)

Presented by



ELT Ranch Properties, Inc.
CA BRE Corporate License # 01527052
Agricultural Appraisers & Brokers
8408 N. Lander Avenue
Hilmar, California 95324
(209) 634-9484

±395.66 Acres Mature Pistachios

Location: Ranch consists of 395.66 assessed acres of pistachios situated along the north and south sides of Sebastian Road, being 2 miles east of Rancho Road, ±7.5 miles northeast of Wheeler Ridge and 20 miles southeast of Bakersfield in rural Kern County, California.

Size: 395.66 Assessed Acres (Per Kern County)

APNs: 238-350-35.

Land Use: ±376.00 acres of original 1973 Pistachios that were planted on Atlantica Rootstock. Reported that close to 85% has been replanted on Pioneer Gold rootstock. Pollinators are 1 in 30 with the some of the Peters trees having been budded to Randy, providing for a longer pollination period. Spacing is 17'x17' (151 trees/ac). There are ±19.66 acres of farm roads, well sites, reservoir and yard area.

Buildings: None

Zoning: A, Exclusive Agriculture District.

Soils: ±90% Arvin stony sandy loam (class 4s) and ±10% Pleito-Chanac sandy clay loams (class 3e).

Irrigation: The property receives surface water deliveries from the Wheeler Ridge-Maricopa Water Storage District via turnouts D9, D11 and D15. Two wells provide supplemental water supplies. The northern well is reportedly 1,580' deep with a 150-hp pump and bowls set at 800 feet. It reportedly produces 700 gallons per minute with the water level at 150 feet. The southern well is reportedly 1,300' deep with a 250-hp pump and bowls set at 600 feet. It reportedly produces 800 gpm from a pumping level of 350 feet. Water from all district turnouts and wells is delivered to an irrigation reservoir where the filtration system is situated. Application is via a single-hose drip system that was installed in 2002.

SGMA: This property is situated within the White Wolf Basin (5-022-18). On December 23, 2016, the DWR published their updated Bulletin 118 and the White Wolf Subbasin was no longer designated as critically-over-drafted. In contrast to the neighboring San Joaquin Valley – Kern County basin, the White Wolf Basin is categorized as a Medium priority basin.

Comments: This is a good opportunity to own a good orchard that is within a non-critically over-drafted basin with an ample water supply. Seller reported assessed yields of 4,600#/acre (2021), 706#/acre (2020), 655#/acre (2019), 4,436#/acre (2018), 1,848#/acre (2017) and 4,570#/acre (2016), resulting in a 6-year average of 2,802#/acre, despite one year of low chilling hours.

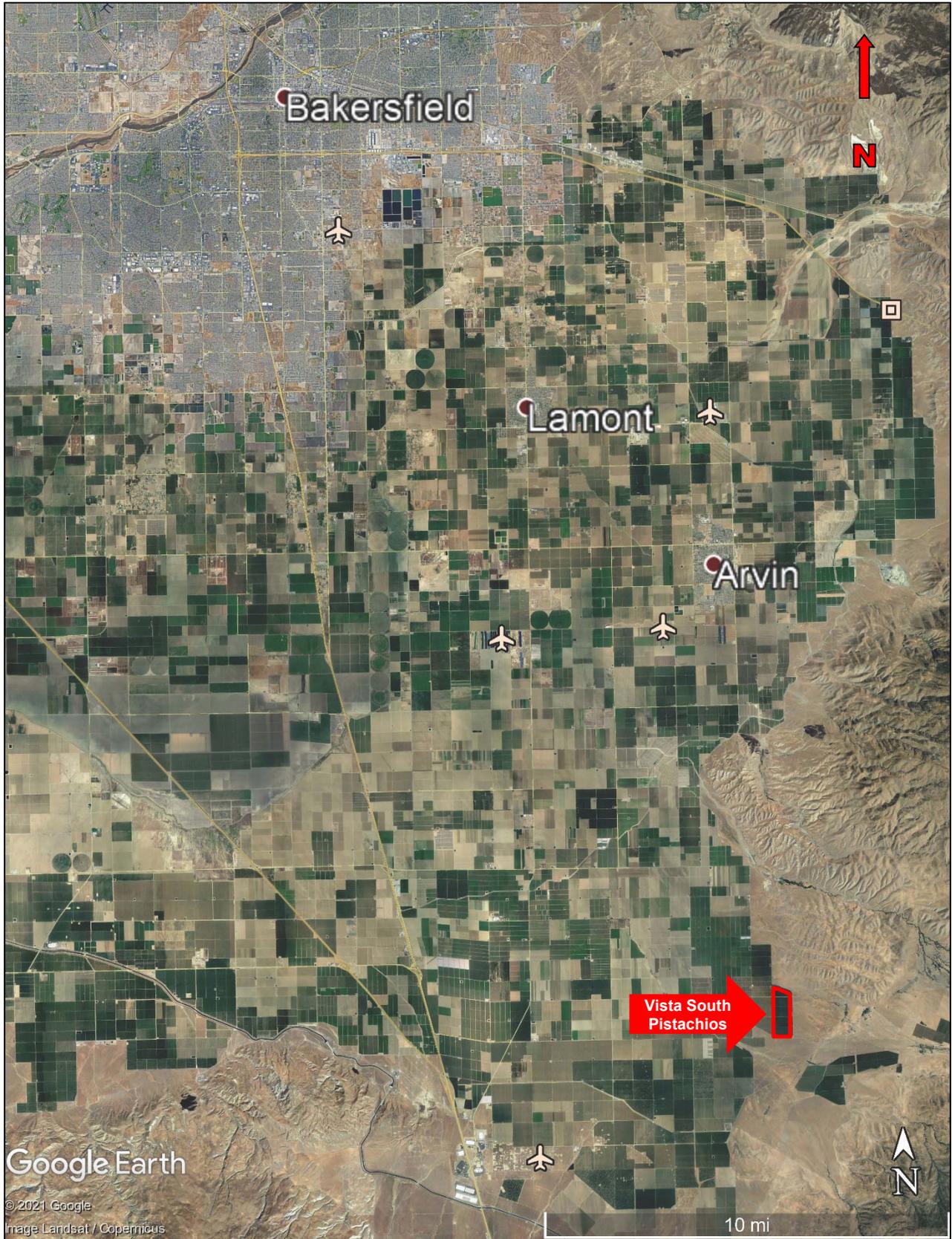
Asking Price: **\$15,500,000 (\$39,175/ac.)**

Contact: For more information, please contact Richard Kilgore (DRE #01964012) at 559-978-7744, Randy Edwards (DRE #01424270) 209-495-3112 or the Office at 209-634-9484.

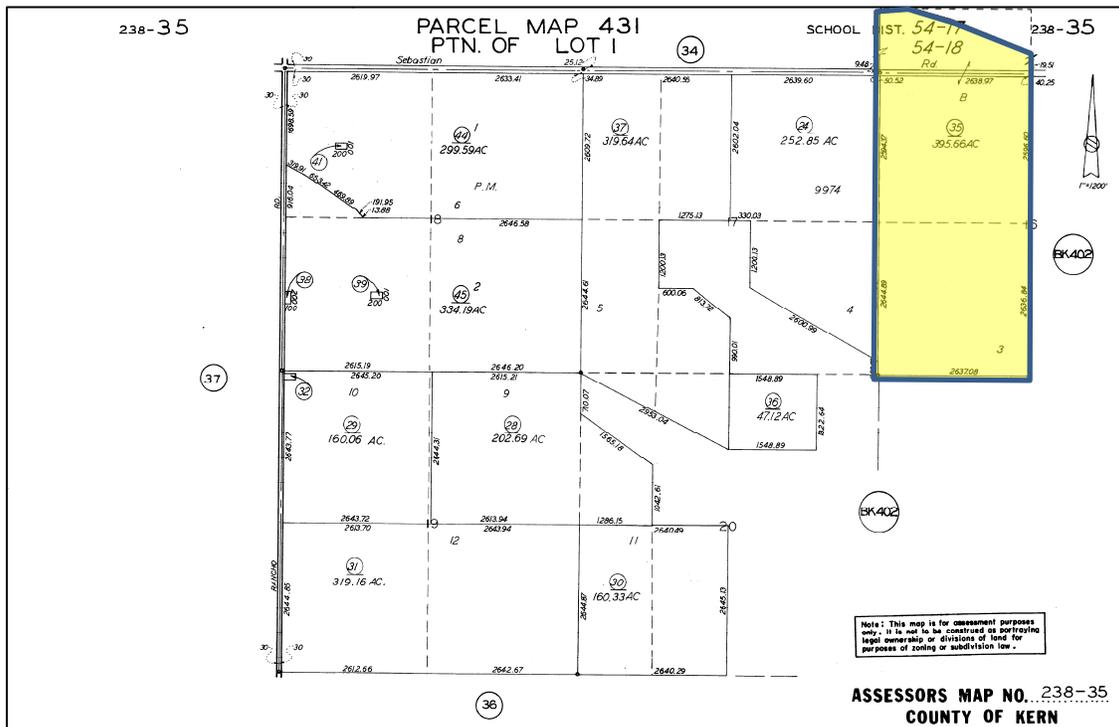
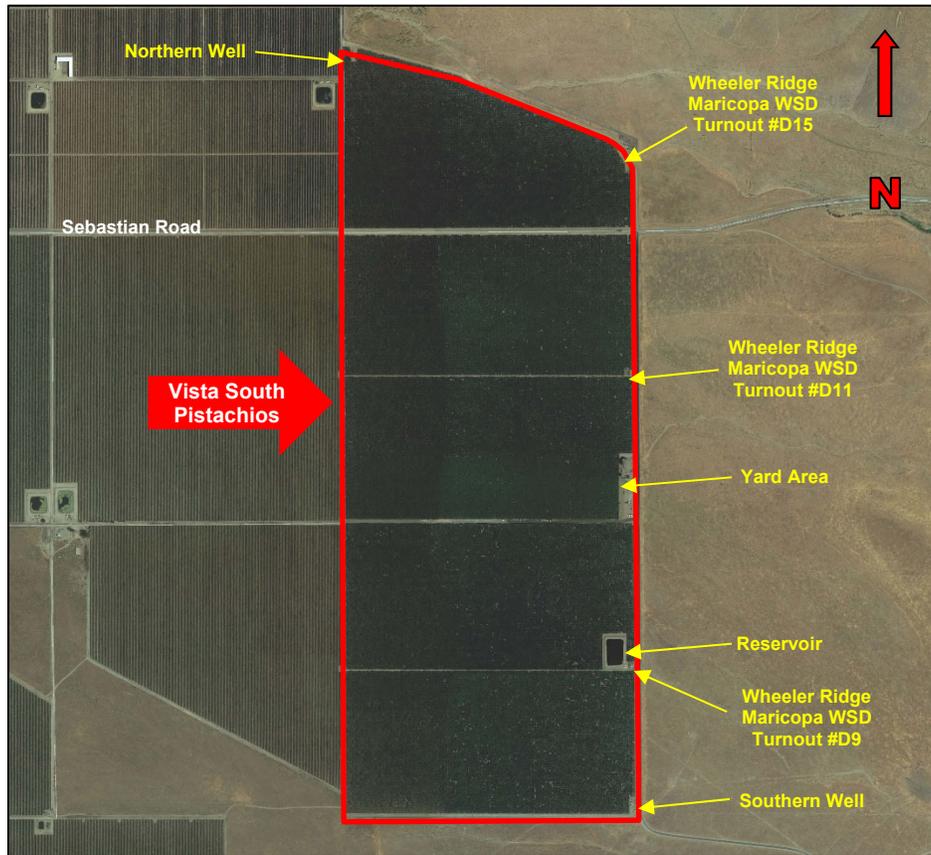
The above information has been obtained from sources that are deemed reliable but is/are not guaranteed.

All prospective buyers / interested parties are encouraged to independently investigate all claims in this memorandum of offering to their satisfaction.

PROPERTY LOCATION MAP



AERIAL & APN MAPS



SUBJECT PHOTOGRAPHS



Southern Pistachio Block



Central Pistachio Block



Northern Pistachio Block



Reservoir



Lift Pump at Reservoir



Filtration System at Reservoir with Wheeler Ridge Maricopa WSD Turnout #D9

SUBJECT PHOTOGRAPHS



Southern Well Site



Wheeler Ridge Maricopa WSD Turnout #D11



Wheeler Ridge Maricopa WSD Turnout #D15



Northern Well Site



View of Sebastian Road Bisecting Property



Looking North Along Western Boundary