

JUST LISTED



XANDER

MORTGAGE & REAL ESTATE INC.

Fresno County APN: 028-170-15s, Mendota, CA 93640 160 Acres



- HIGH PRODUCING PISTACHIOS
- 17TH LEAF
- DEEP AG WELL
- WESTLAND WATER DISTRICT
- ASSUMABLE LOAN AT 4.4%



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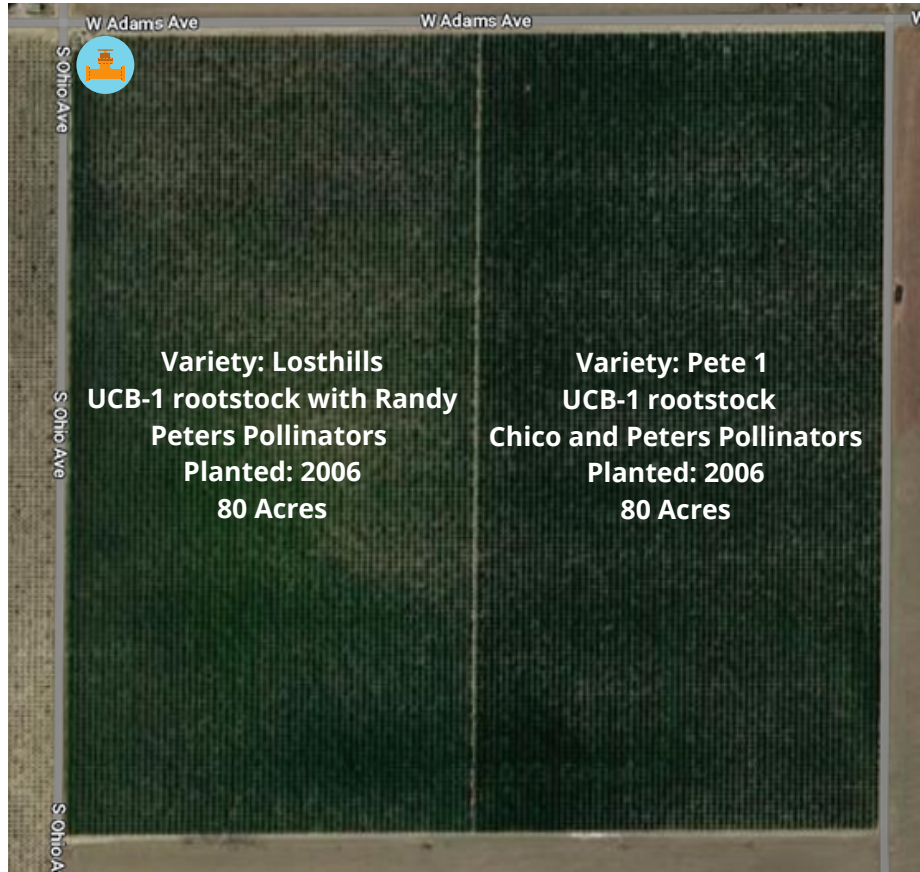
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Asking:
\$5,920,000
(\$37,000/ACRE)

Location



Block Map



Irrigation



World leaders in water conservation

Possible Loan Transfer



Loan: \$2,300,000

Interest Rate: 4.23%

**The Corporation can be transferred
to the buyer and the loan will go
with property**

Production History



2017: $410,767/160 = 2,567/\text{acre}$

2018: $630,991/160 = 3,943/\text{acre}$

2019: $324,279/160 = 2,026/\text{acre}$

2020: $618,813/160 = 3,867/\text{acre}$

2021: $385,441/160 = 2,409/\text{acre}$

2022: $380,984/160 = 2,381/\text{acre}$

Pistachio specialist predict 2023 will have a huge pistachio crop, due to good amount of chill hours and rain fall. This field is projected to produce (3,000+ pds/acre)