

TOV PISTACHIO RANCH

2,267.57± ACRES | TULARE COUNTY, CALIFORNIA

\$11,337,850

(\$5,000/Acre)



PROPERTY HIGHLIGHTS

- 2013 PRODUCING PISTACHIOS
- MULTIPLE PUMPS/WELLS
- LARGE CONTIGUOUS ACREAGE



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

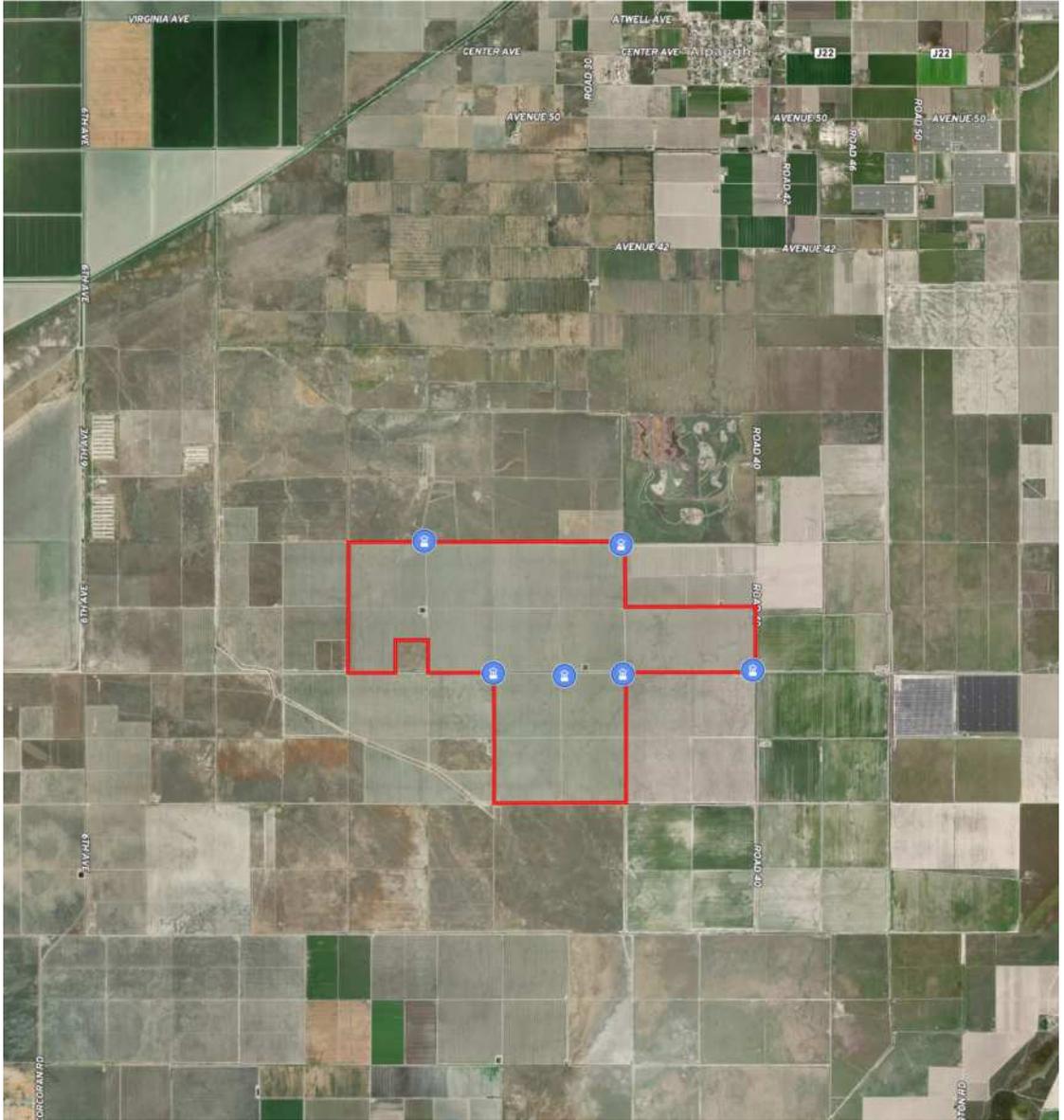
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

2,267.57± gross acres of contiguous farmland located in Tulare county 16± miles west of Delano and 4± miles south of Alpaugh. The pistachios were planted in 2013 and have gone through a recent change in farm management.

LOCATION

To access the property, travel south of Alpaugh on Rd 38 to arrive at the north east corner of the property.

ZONING

AE 80 – Agricultural Exclusive (80 acre minimum)
APNs 330-060-002, 004, 005, & 006 are located within the Williamson Act.

WATER

There are (5) wells equipped with 300HP and one 250HP motors delivering groundwater through multiple filter stations distributed via dual line drip emitters. Pump production reports available upon request. The property is not located in a water district.

BUILDINGS

None.

PLANTINGS

2,115.10± acres of Kerman/Peters pistachios on UCBI rootstock 20' x 16' spacing planted in 2013.

[CLICK HERE FOR PRODUCTION.](#)

| Crop | 2020 | 2021 | 2022 | 2023 | 2024 |
|------------|------|------|------|-------|------|
| Pistachios | 935 | 748 | 293 | 1,410 | * |

* Seller harvested the minimum amount for a 2024 crop insurance claim.

PRICE/TERMS

\$11,337,850 (\$5,000 / acre) cash at the close of escrow and Buyer will reimburse Seller for cultural costs incurred towards the 2025 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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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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7450 N. Palm Ave., Ste 101
Fresno, CA 93711
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3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4800 California Ave., #210B
Bakersfield, CA 93309
661.334.2777