

# PISTACHIO ORCHARD

Kern County, CA

**318.18**  
**Acres**  
**AVAILABLE**  
**FOR SALE**



**Michael T. Anchordoquy, AAC**

Principal

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# Pistachio Orchard Available For Sale

## Property Profile

318.18 Acres ▪ Kern County, CA

<b>Location</b>	The property is located along the west side of Scofield Avenue approximately ½ north of Garces Highway. The City of Delano is located approximately 8 miles to the east.
<b>Gross Acres</b>	318.18 Gross Acres
<b>Kern County Assessor Parcel Numbers</b>	047-060-36, 047-060-46 and 017-060-47
<b>Legal Description</b>	The North ½ of Section 8 T.25S R.24E
<b>Zoning</b>	"A", Exclusive Agriculture. The property is enrolled in the Williamson Act
<b>Plantings</b>	The property is planted to 305.51 net acres of pistachios. The orchard was planted in 2013 to Kerman variety on 19' x 17' spacing.
<b>Soils</b>	Garces Silt Loam, Hard Substratum, Class III
<b>Production</b>	Production records are available upon request.
<b>Water</b>	The property is located within the Semitropic Water Storage District but does not have access to water. There is no turnout to the property. There are two deep wells located on the property each equipped with an electric motor (200 and 300 horsepower). Filter stations are located at each well site with water distributed throughout the orchard utilizing a dual line drip irrigation system.
<b>Improvements</b>	There are no improvements located on the property.
<b>Sustainable Ground Water Management Act (SGMA)</b>	SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found at the California Department of Water Resources Sustainable Groundwater Management Act Portal – <a href="https://sgma.water.ca.gov/portal">https://sgma.water.ca.gov/portal</a> .

**ASKING PRICE**

**\$3,181,800**

(\$10,000/Acre). All cash to the Seller.

The 2025 crop is available with reimbursement of cultural costs.

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047-060-36  
047-060-46  
017-060-47  
**318.18  
Acres**

99  
**Delano**

99  
**McFarland**

43

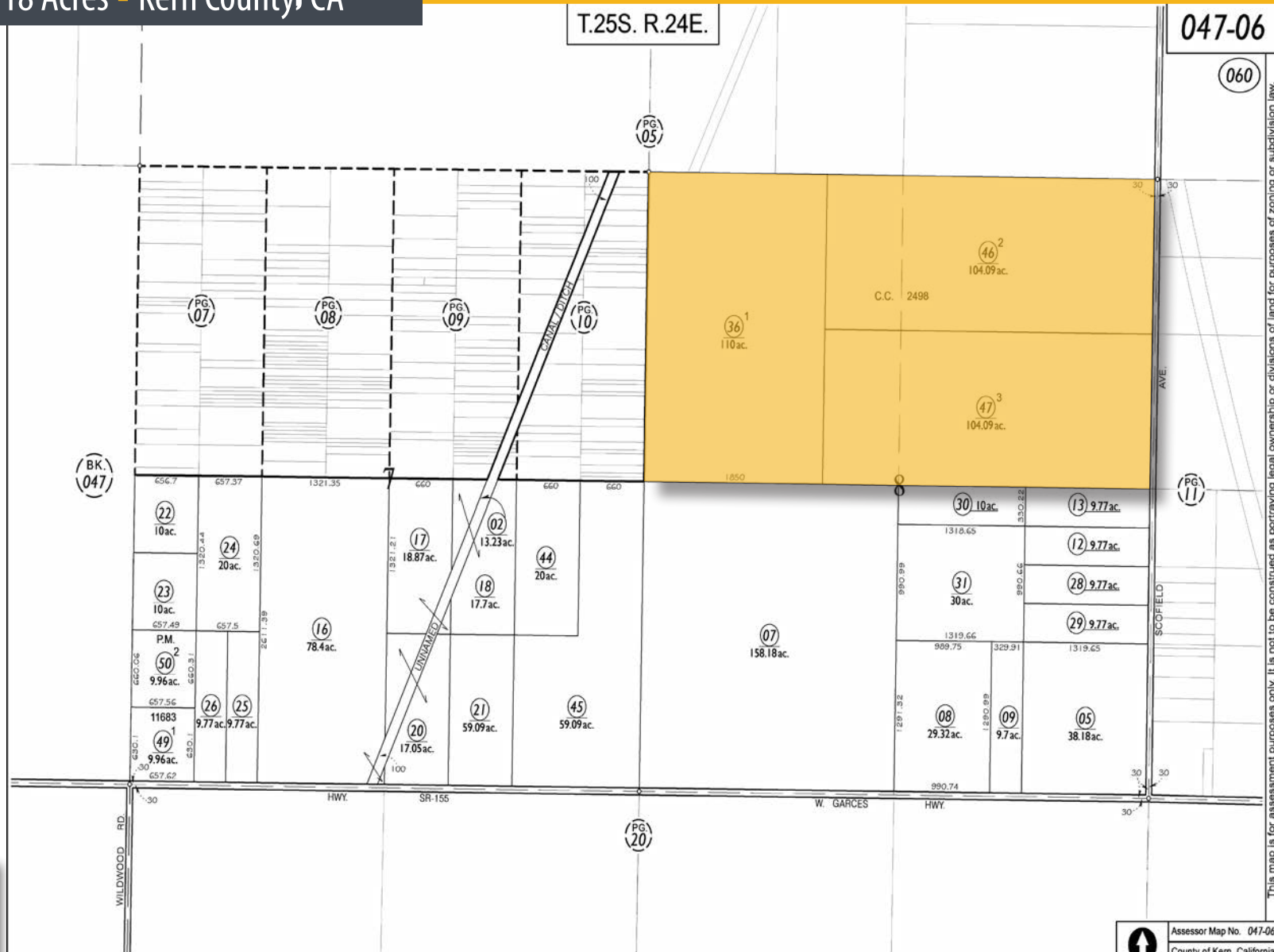




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## Assessor's Parcel Map

318.18 Acres ■ Kern County, CA



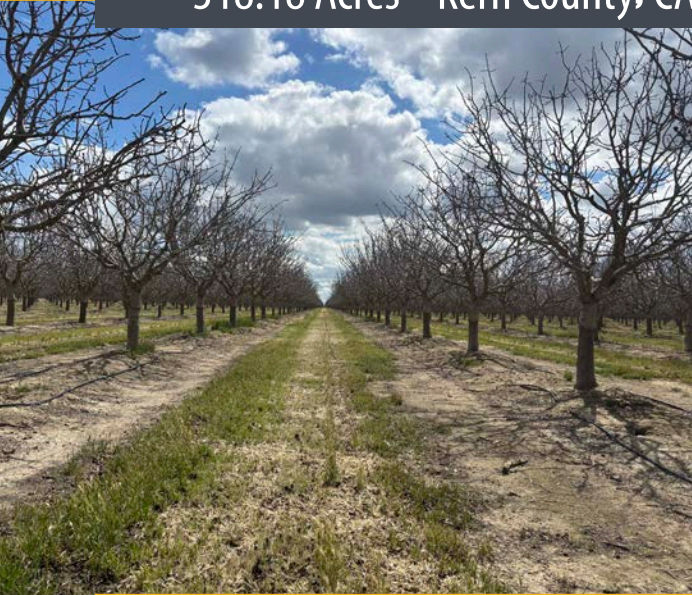
047-060-36  
047-060-46  
047-060-47



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## Property Photos

318.18 Acres ■ Kern County, CA





# Pistachio Orchard Available For Sale

Ranch Aerial

318.18 Acres ■ Kern County, CA

Block 2W  
Kerman Pistachios  
19' x 17' Spacing

Block 2E  
Kerman Pistachios  
19' x 17' Spacing

Block 1W  
Kerman Pistachios  
19' x 17' Spacing

Block 1E  
Kerman Pistachios  
19' x 17' Spacing

Deep Well/  
Filter Station

Deep Well/  
Filter Station

Scofield Avenue

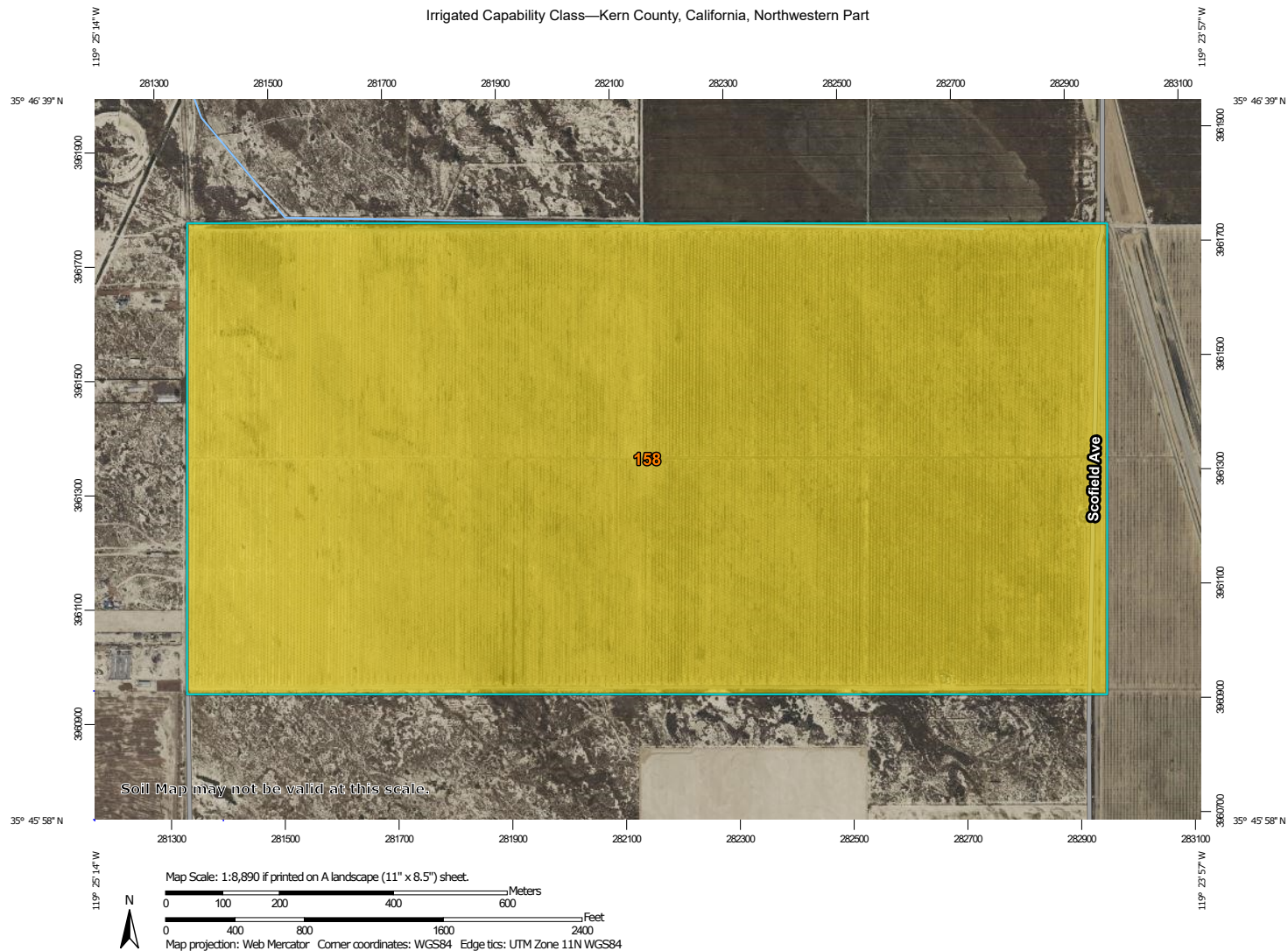




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## Soils Map

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Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

4/21/2025  
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