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246 Acres

For Sale | 246 Acres Pistachios & Almonds
CCID Water
Firebaugh, California

Pistachios on Wonderful UCB-1 • Butte/Padre Almonds on Viking
\$31,900/Acre • \$7,847,400

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Property Summary

Location:	Douglas Avenue - 2 miles north of Firebaugh, CA
Purchase Price:	\$7,847,400 (\$31,900/Acre), all cash or terms acceptable to Seller
APNs:	006-070-11S and 006-120-04S Fresno County
Property Size:	246 acres total
Use:	123 Acres of Pistachios on UCB-1 Rootstock. ½ from Wonderful and ½ from Sierra Gold. Planted Fall 2022. Budded to Golden Hills July 2023. Spacing 16 x 19. 123 Acres of Butte/Padre Almonds on Viking Rootstock. Duarte Nursery. Planted late Spring 2022. Spacing 14 x 21.
Available:	Now
Water:	All land ties within the CCID water district. No wells on the property. Each tree has one Nelson S-7 micro sprinkler.
Zoning:	Agriculture
Comments:	The property is serviced by CCID water district. All trees are technically 4 th leaf, but they were planted later in 2022. The orchard is in excellent condition.

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SGMA 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 Management Act Portal - <https://sigma.water.ca.gov/portal/> Telephone number: 916-653-5791

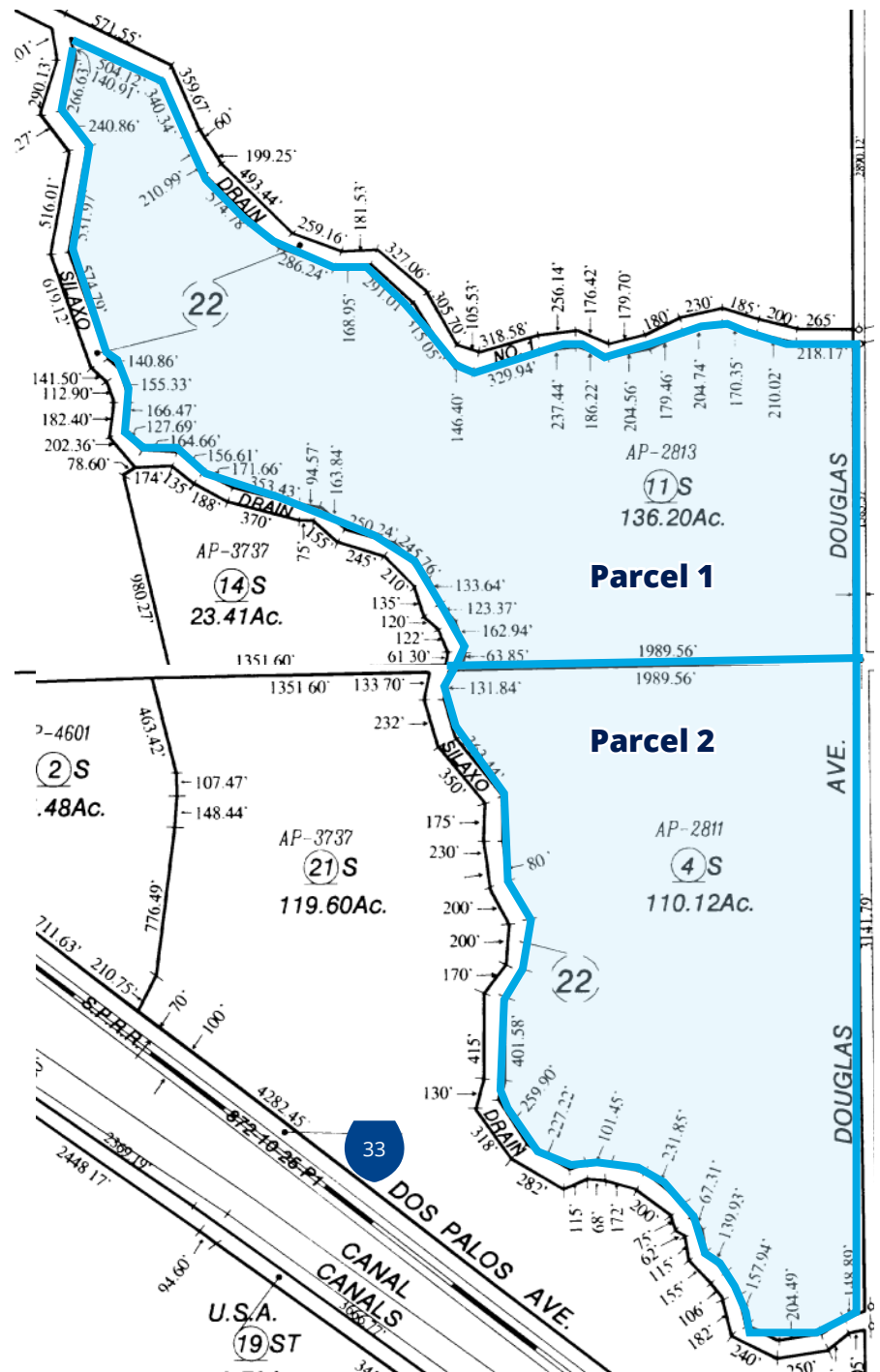


Property Photos



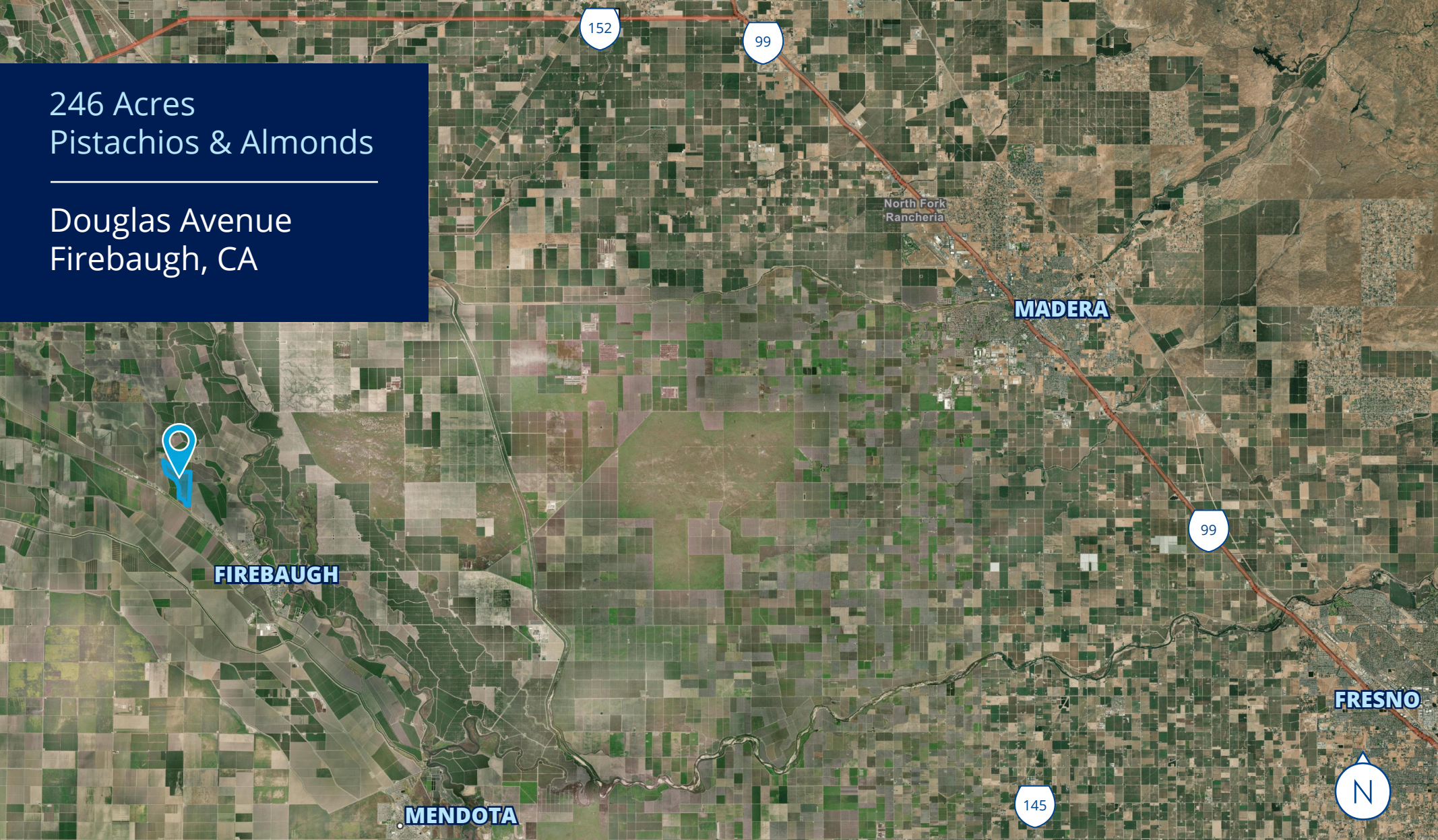
Parcel Map

Parcel 1 - ±136.20 Acres
Parcel 2 - ±110.12 Acres



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