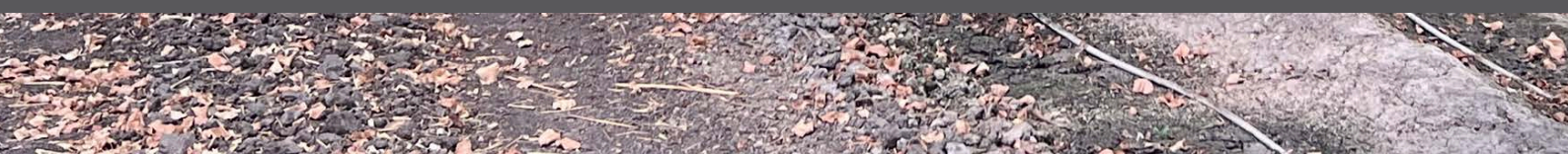




+/-674 Acres – Pistachios – Hanford, CA

- Turnkey, First-Class Pistachio Ranch
- Consistent, Overall Stable Production
- Highly Efficient to Farm
- Steady Growth Nearing Peak Productivity



DESCRIPTION

674 acres of high-yielding pistachio orchards featuring various plantings. This well-designed property offers efficiency and ease of farming, with exceptional attention to detail in its development and care. From meticulous land preparation to a top-tier turnkey irrigation system, every aspect of this orchard reflects first-class quality and ongoing excellence. The Avila Family, with 40 years of experience farming pistachios in Kings County, has applied their expertise to ensure the success of this exceptional property.

SIZE

+/- 674 Assessed Acres

LOCATION

- **520 Acres:** Located on the north side of Idaho Avenue at the 5th Avenue alignment.
- **154 Acres:** Located at the southwest corner of Idaho Avenue and 4th Avenue.

PLANTINGS

- **Block 3:** +/- 28 acres, Kerman variety Pistachios on Pioneer Gold Rootstock, 19 x 17 spacing. Trees were planted in 1995.
- **Block 4:** +/- 19 acres, Kerman variety Pistachios on Pioneer Gold Rootstock, 19 x 17 spacing. Trees were planted in 1999.
- **Block 5:** +/- 22 acres, Kerman variety Pistachios on Pioneer Gold Rootstock, 19 x 17 spacing. Trees were planted in 2002.
- **Block 6:** +/- 64 acres, Kerman variety Pistachios on Pioneer Gold Rootstock, 19 x 17 spacing. Trees were planted in 2007.
- **Block 7:** +/- 21.56 acres, Kerman variety Pistachios on UCB1 Rootstock, 19 x 17 spacing. Trees were planted in 2008.
- **Block 8:** +/- 39.5 acres, Kerman variety Pistachios on UCB1 Rootstock, 19 x 17 spacing. Trees were planted in 2009.
- **Block 11:** +/- 152 acres, Golden Hills variety Pistachios on UCB1 Rootstock, 19 x 17 spacing. Trees were planted in 2017.
- **Block 12:** +/- 151 acres, Golden Hills variety Pistachios on UCB1 Rootstock, 19 x 17 spacing. Trees were planted in 2019.
- **Block 13:** +/- 127 acres, Golden Hills variety Pistachios on UCB1 Rootstock, 19 x 17 Spacing. Trees were planted in 2021.

GROUNDWATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) mandates that groundwater basins achieve sustainability by 2040. SGMA requires the development of Groundwater Sustainability Plans (GSPs) by 2020, which may impose limitations on groundwater pumping. For more information, please visit the SGMA website at www.sgma.water.ca.gov/portal/.

WATER

The property is located within the Greater Kaweah Groundwater Sustainability Agency (GSA). The property is also located in the Kings County Water District and the Kaweah Delta Water Conservation District. The property does not receive surface water from the Kings County Water District. However, in the past, Kaweah Delta Water Conservation District has provided surface water for recharge programs, enhancing pumping credits. The property has access to riparian water from Mill Creek when available and the ability to pump Corcoran Irrigation District surface water from the Highline Canal when water is available for purchase from Corcoran Irrigation District, which it has purchased in the past during wet years.

Additionally, the GSA has created a water trading platform where landowners within the GSA can buy and sell their water pumping credits.

The property features a comprehensive irrigation infrastructure:

- **Pumps and Wells:** Four agricultural pumps and wells. (1) 400 HP Pump & Well, (1) 200 HP Pump & Well, (1) 125 HP Pump & Well, (1) 40 HP Pump & Well. One deep well with no pump that is not in use, and two domestic pumps and wells.
- **Reservoirs and Filtration:** (1) +/- 4-acre foot-lined reservoir with a 60 HP booster pump and six tank filter system. (1) +/- 8-acre foot-lined reservoir with a 100 HP booster pump and a ten tank filtration system.
- **Surface Water Access:**
 - (2) 20 HP ditch pumps to access water from Mill Creek (when available).
 - The ability to pump water from the Highline Canal when water is available for purchase from the Corcoran Irrigation District.

The irrigation system is highly adaptable, allowing any combination of agricultural pumps, wells, or ditch pumps to irrigate any pistachio block and can fill either reservoir. Irrigation is supplied through double-line drip with the option to flood. All blocks are equipped with double-line drip, while Blocks 3, 4, 5, 6, are piped and valved every other row, and 8 are additionally piped and valved at the end of each row, making them well-suited for convenient flooding.

Additional Benefit: The property has water pumping credits that may be available with the sale.

LEGAL

Kings County APNs: 016-210-004, 016-250-004, 016-250-008, & 028-060-006

REMARKS

This exceptional, top-producing pistachio ranch is turnkey and first-class in every aspect. The younger plantings are steadily increasing production each year, making this the ideal time for a buyer to acquire the property as it approaches peak productivity. Pistachio trees are known for alternate bearing, with the industry experiencing on-and-off years. However, the diverse plantings on this ranch provide a stable production average with minimal variation, ensuring consistent performance.

ADDITIONAL INFORMATION

Production records, irrigation system designs, and detailed pump and well information are available to serious, qualified buyers upon request.

PRICE/TERMS

Undisclosed - Contact us for further details.

The ±154 acre turnkey, first-class, peak-producing mature pistachio orchard can be purchased separately. (Blocks 3, 4, 5, and 6)

BROKER COOPERATION

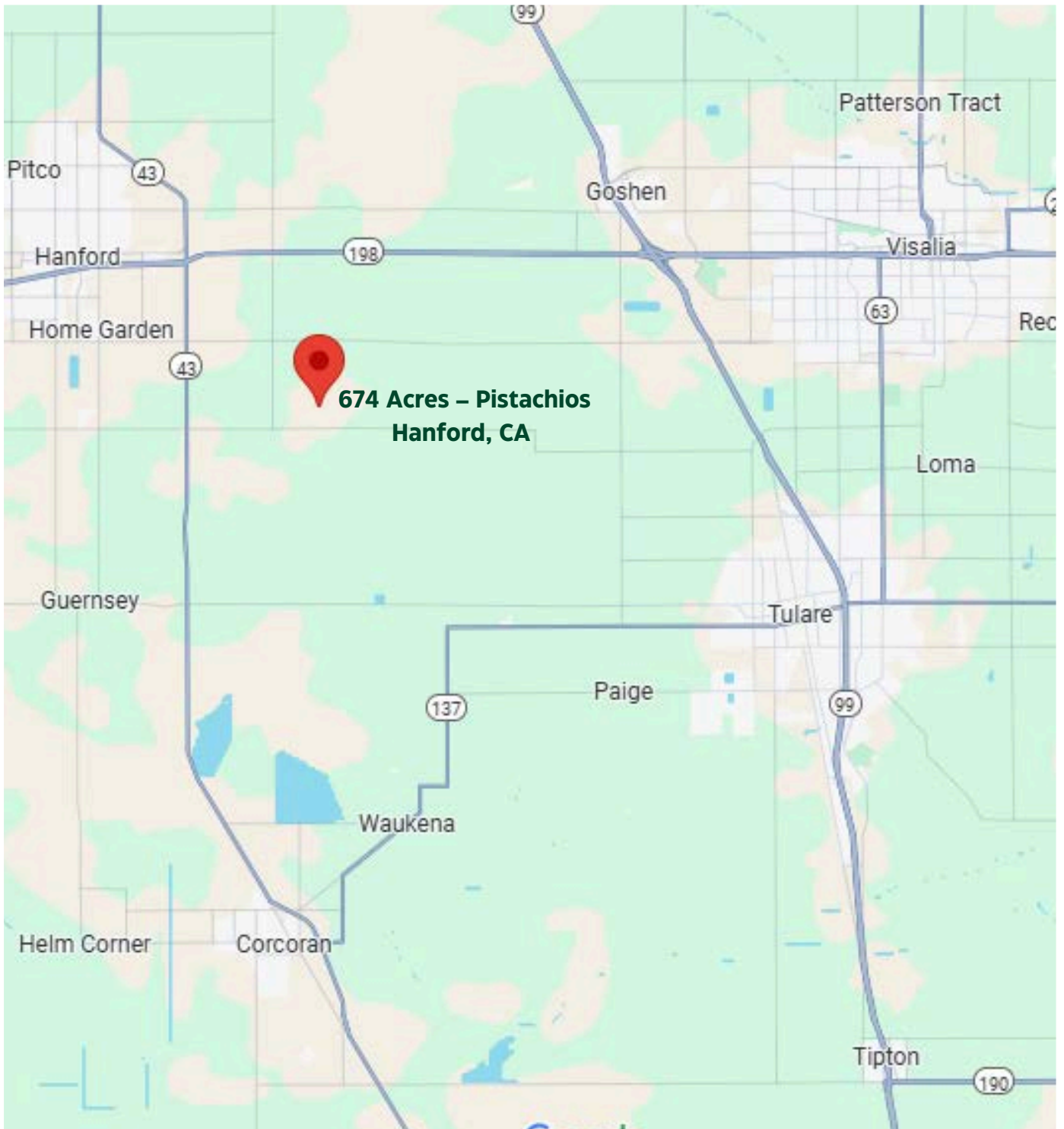
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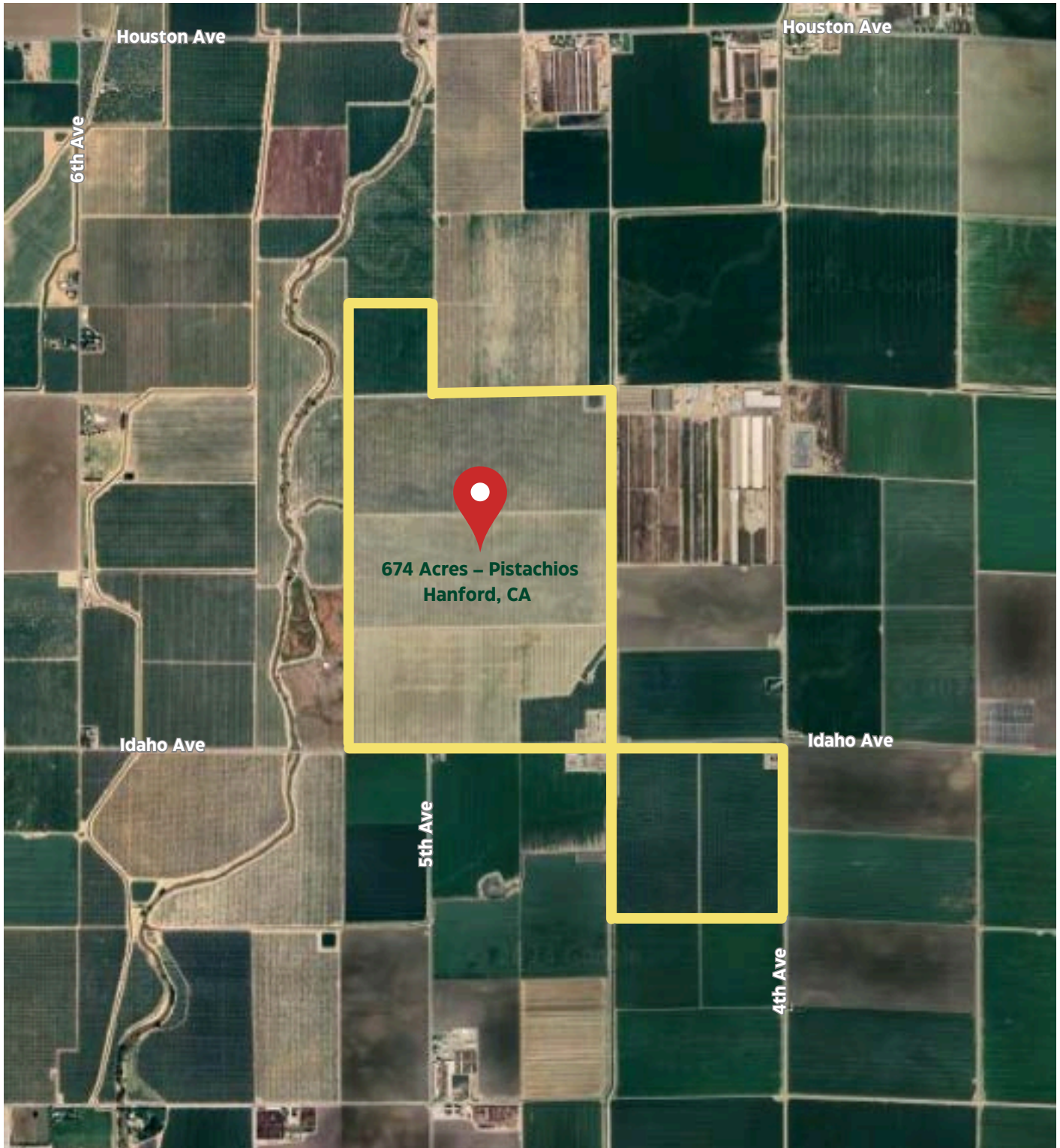
CONTACT INFORMATION

Joaquin Avila








Partial Owner & CA Licensed Real Estate Broker

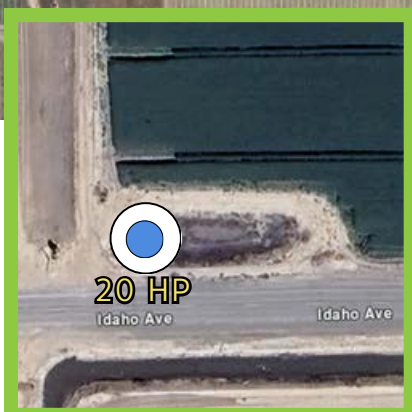
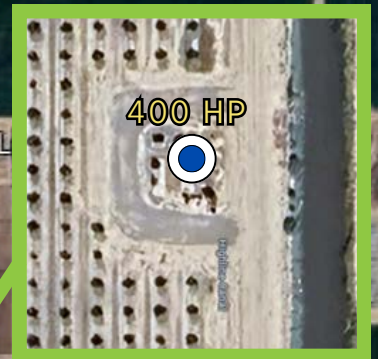
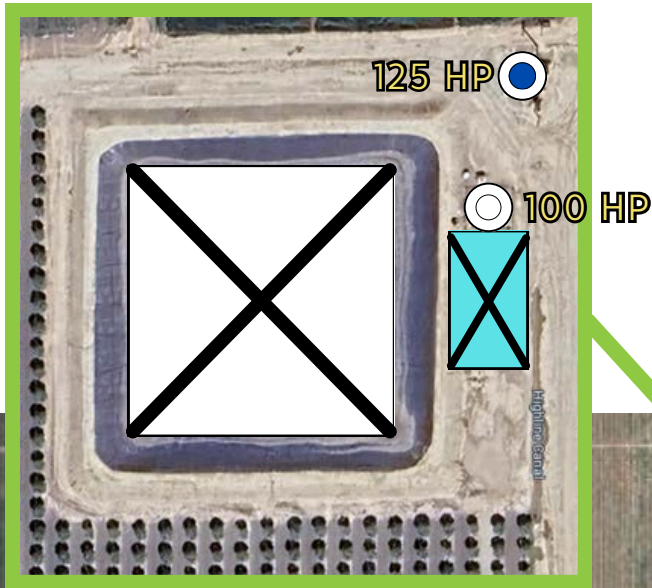
- Direct: 559-816-3644
- Email: joaquin.a.avila@gmail.com
- CAL BRE # 01267587

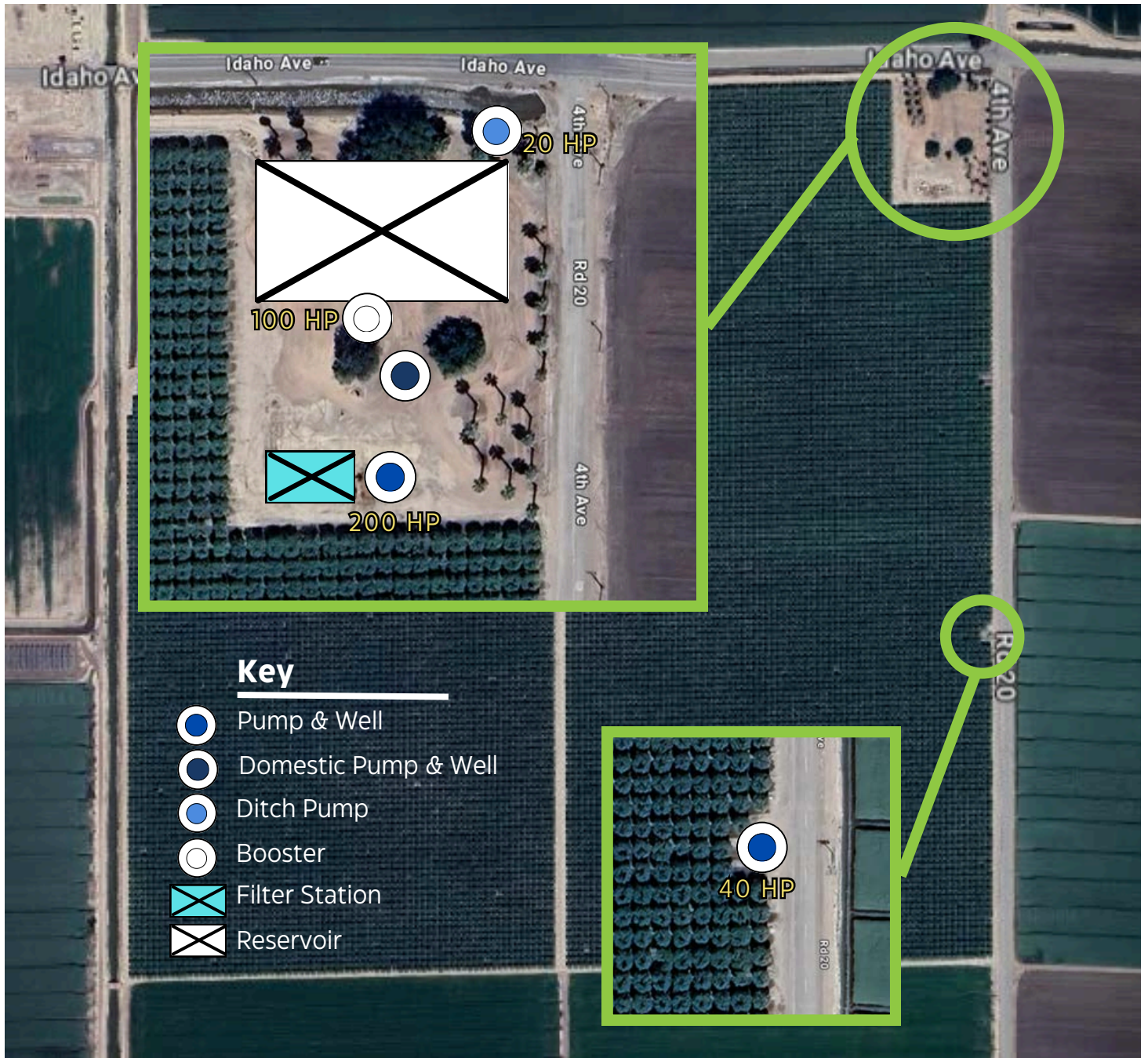




Key

-  Pump & Well
-  Domestic Pump & Well
-  Ditch Pump
-  Booster
-  Deep Well with No Pump, Not in Use
-  Filter Station
-  Reservoir







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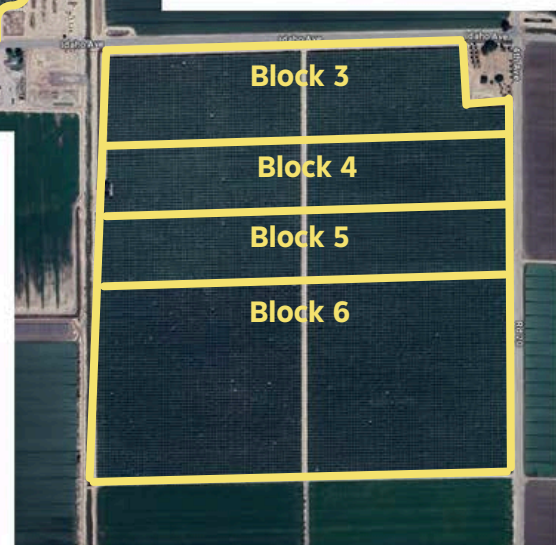
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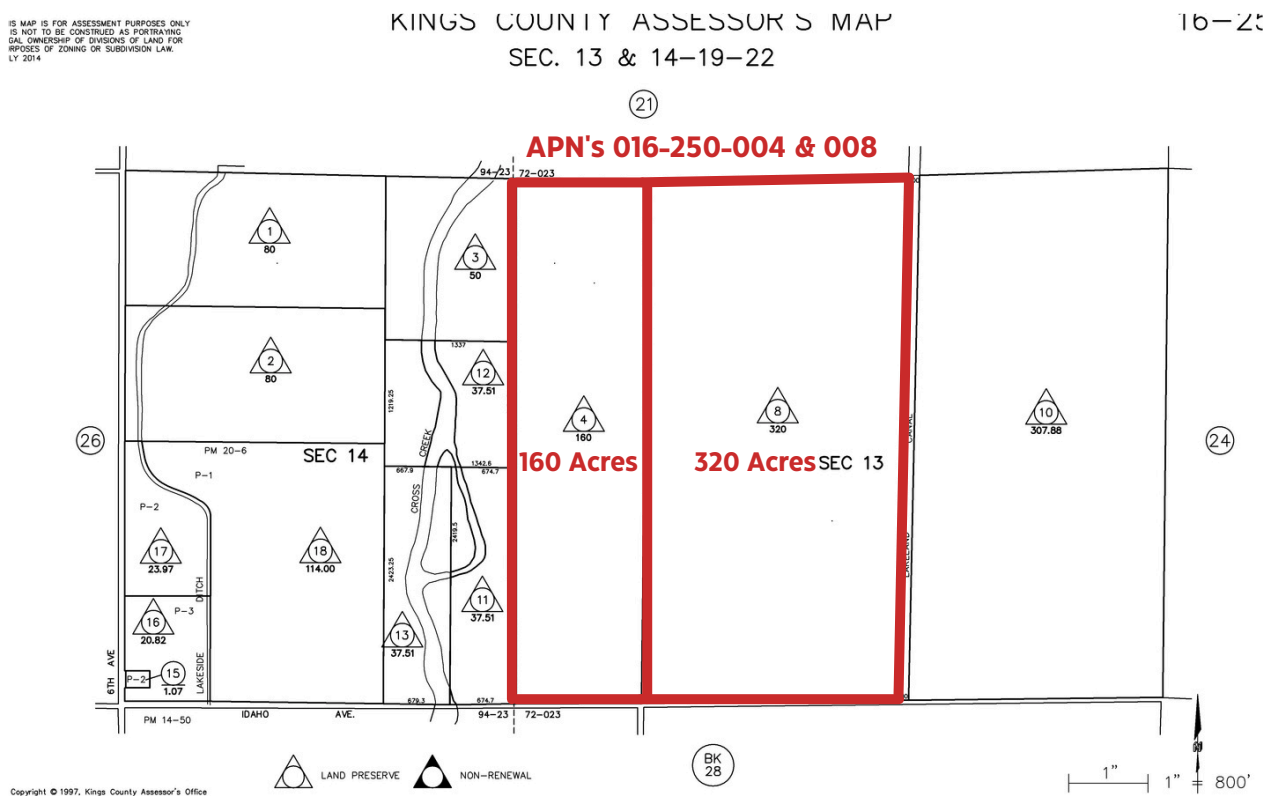
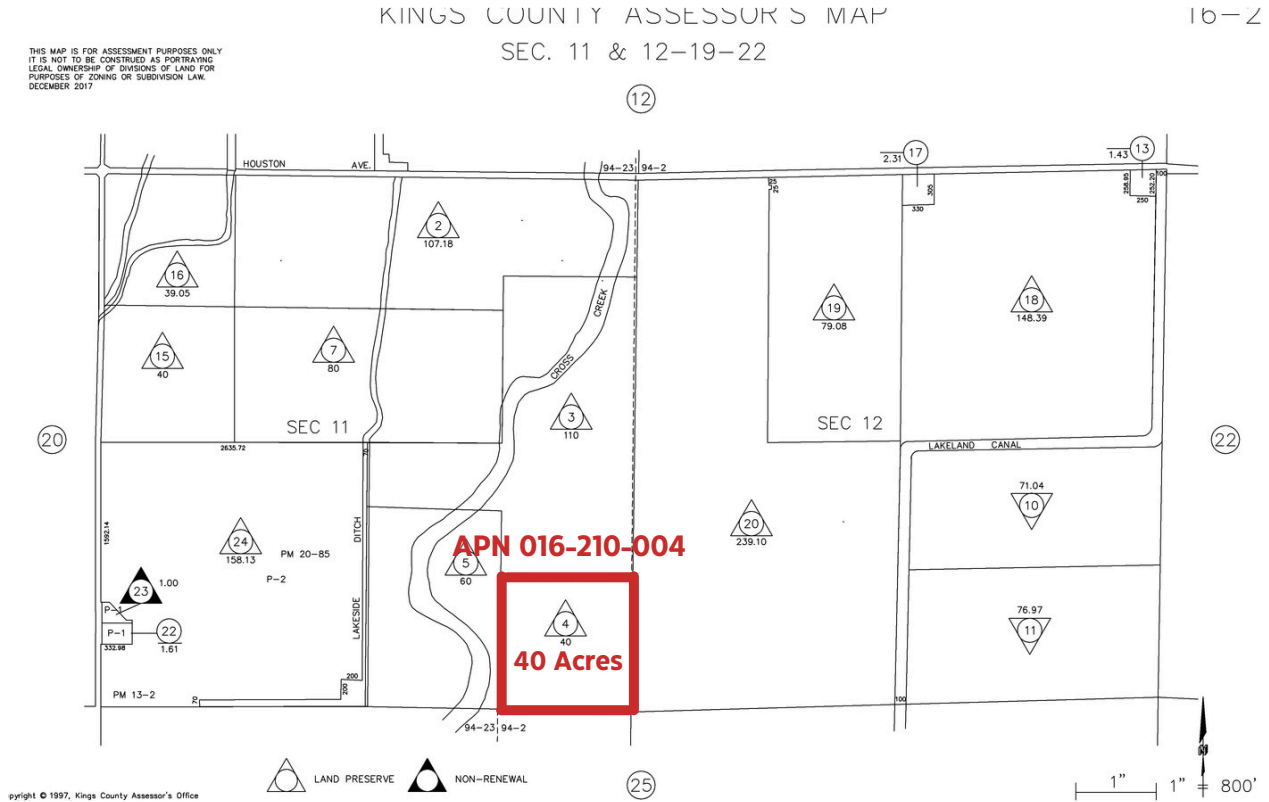
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THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
APRIL, 2015

KINGS COUNTY ASSESSOR'S MAP

28-06

