

Arvin Edison PISTACHIOS

Kern County, CA

**228.90
Acres
AVAILABLE
FOR SALE**



Michael T. Anchordoquy, AAC

Principal

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CA RE #01380986

11601 Bolthouse Drive Suite 110

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Arvin Edison Pistachios

Available For Sale

Property Profile

228.90 Acres ▪ Kern County, CA

Location	The property is located east and west of Rancho Road approximately one mile south of Sycamore Road immediately southwest of the City of Arvin, CA.
Gross Acres	228.90 Gross Acres
Kern County Assessor Parcel Numbers	446-010-02 and 69
Legal Description	The Northwest ¼ of Section 3 and portion of the South ½ of the Northeast ¼ of Section 3 all in Township 32 South Range 29 East.
Zoning	"A", Exclusive Agriculture. The property is enrolled in the Williamson Act.
Plantings	The property is planted to Lost Hills variety pistachios on Platinum rootstock. The trees were budded in 2024 and are on 18' x 12' spacing.
Soils	Cerini Loam, 0-2% slopes, Class II Hesperia Sandy Loam, 0-2% Slopes, Class II
Water	The properties lies within the boundaries of the Arvin – Edison Water Storage District but is not within the service area. Water is provided a deep well equipped with a 250 horsepower electric motor. Water is distributed to the orchard from reservoir and filter station with a 100 horsepower booster pump utilizing a single line drip irrigation system.
Sustainable Ground Water Management Act (SGMA)	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 – https://sgma.water.ca.gov/portal .

ASKING PRICE

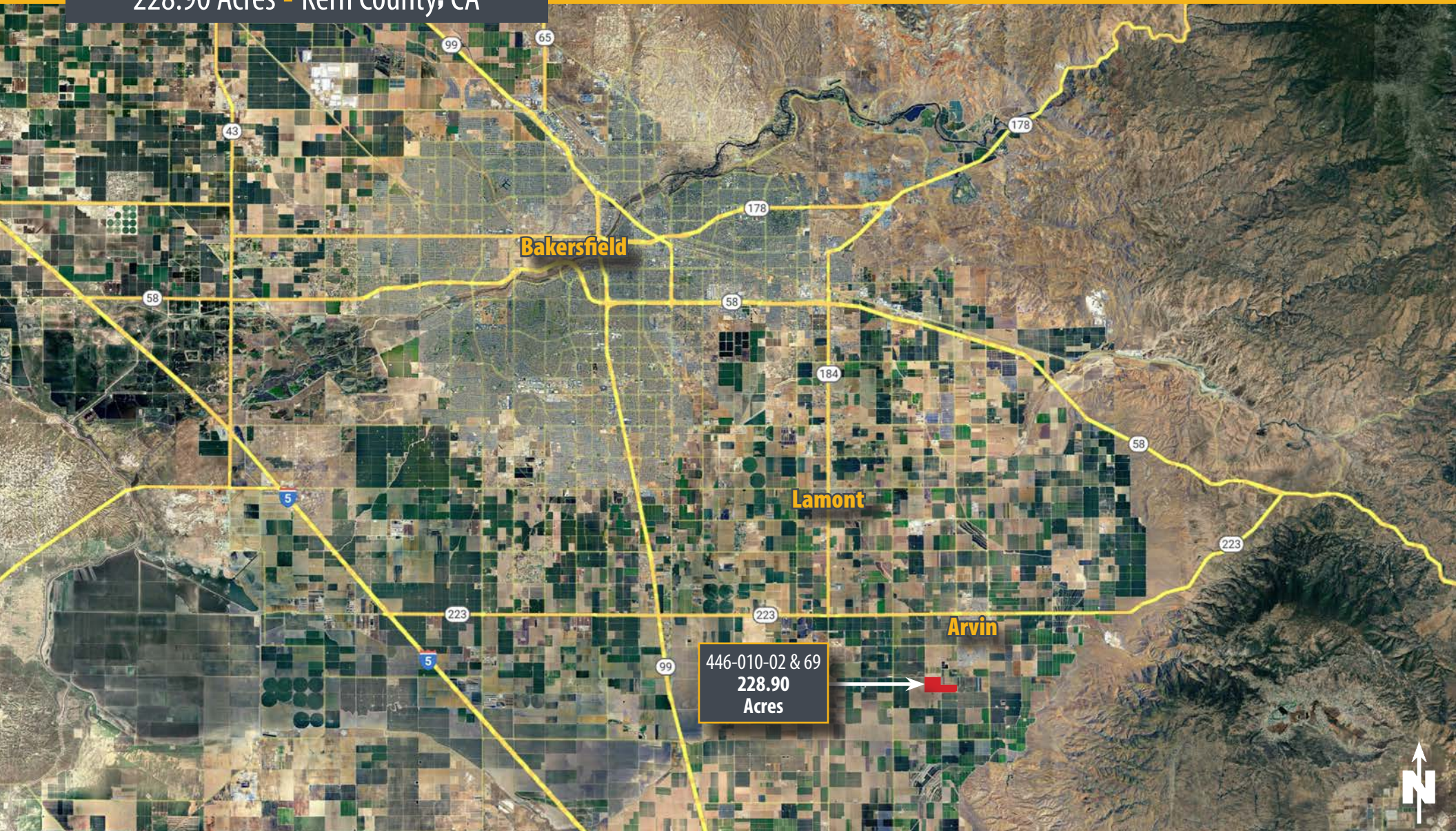
\$5,150,250
(\$22,500/Acre). All cash to the Seller.

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Property Location & Assessor's
Parcel Number

228.90 Acres ■ Kern County, CA

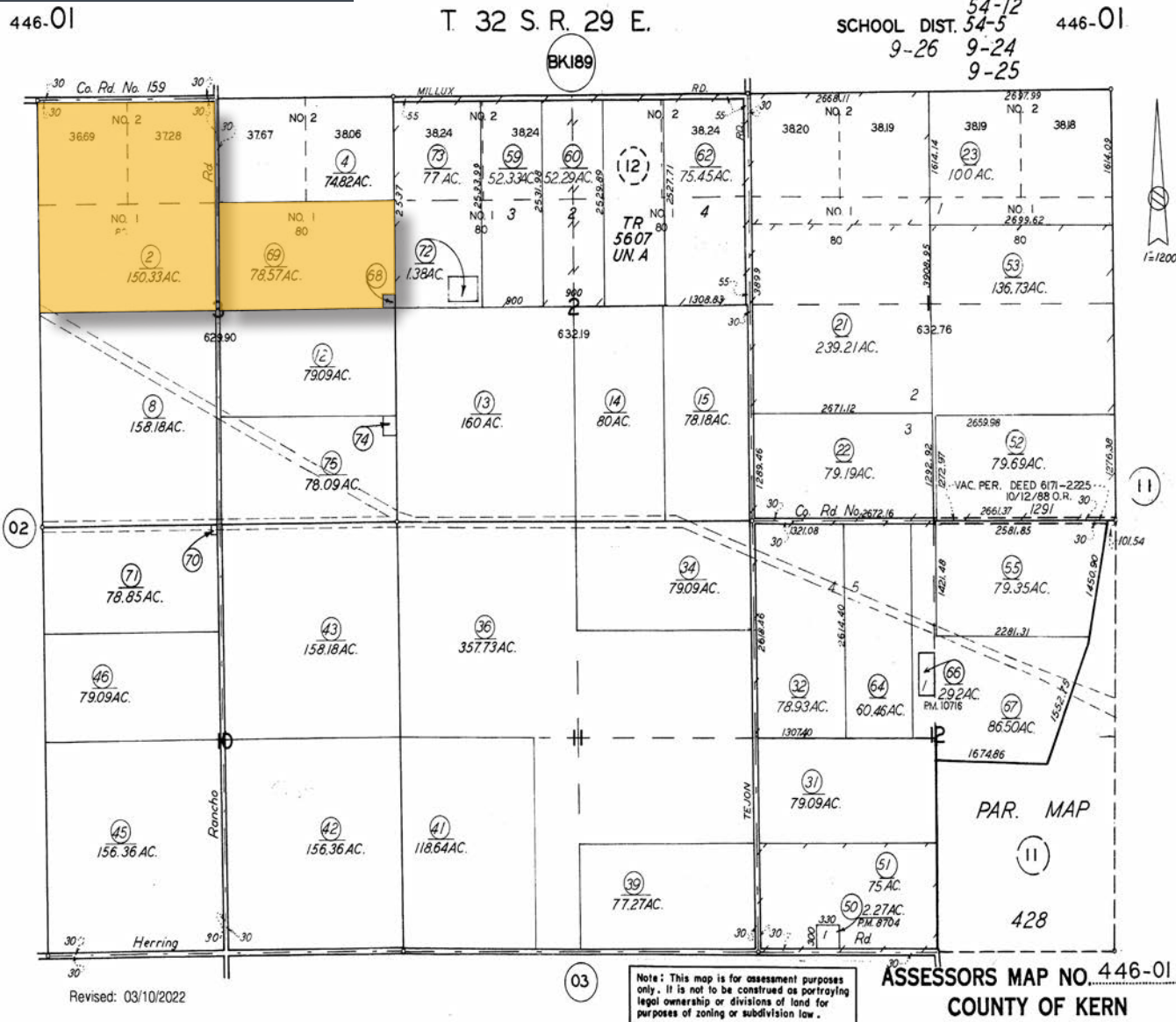


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Assessor's Parcel Map

228.90 Acres ■ Kern County, CA



446-010-02
446-010-69



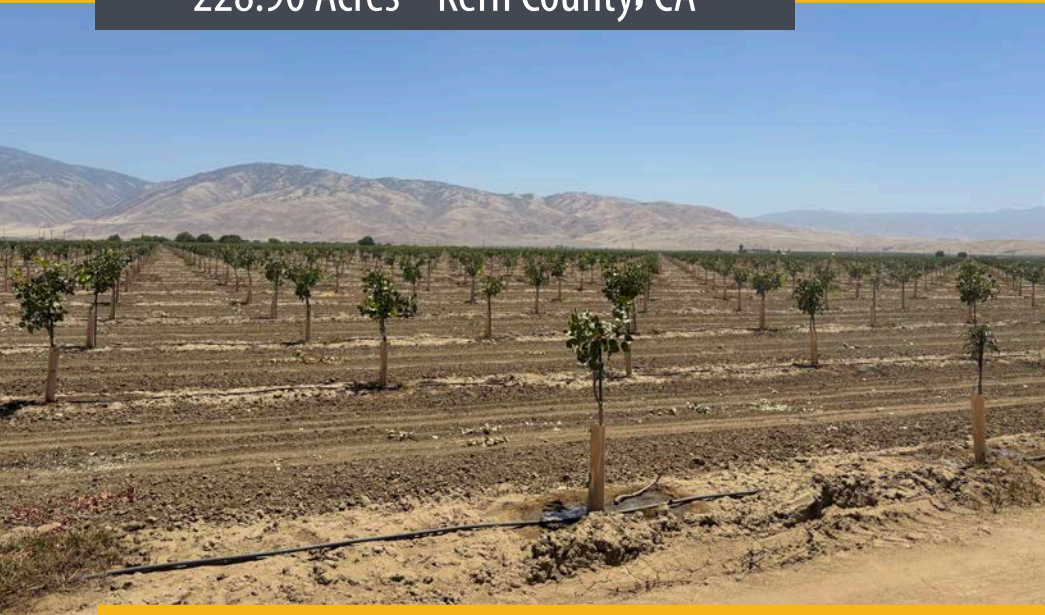
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Property Photos

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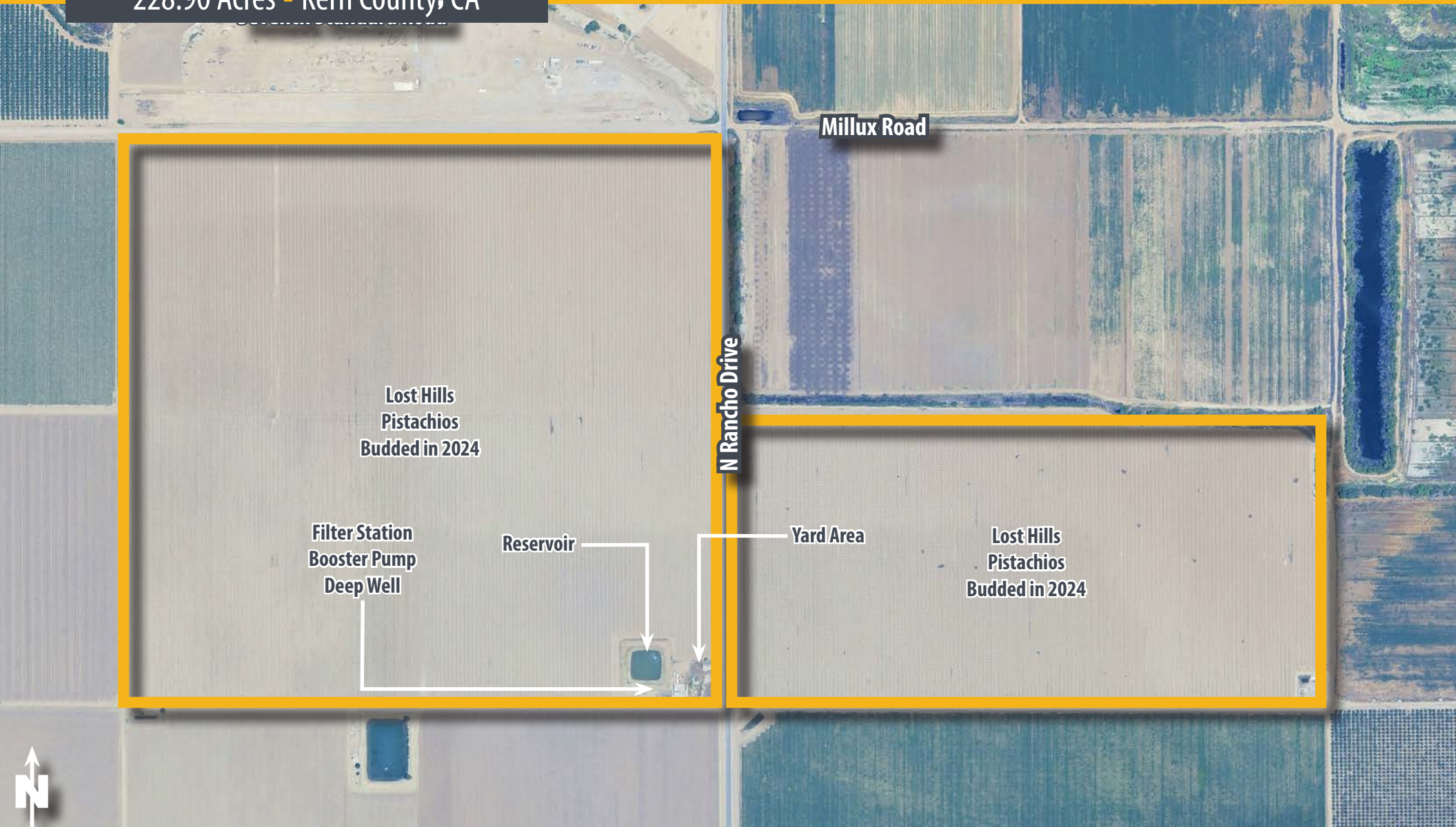


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Ranch Aerial

228.90 Acres ▪ Kern County, CA

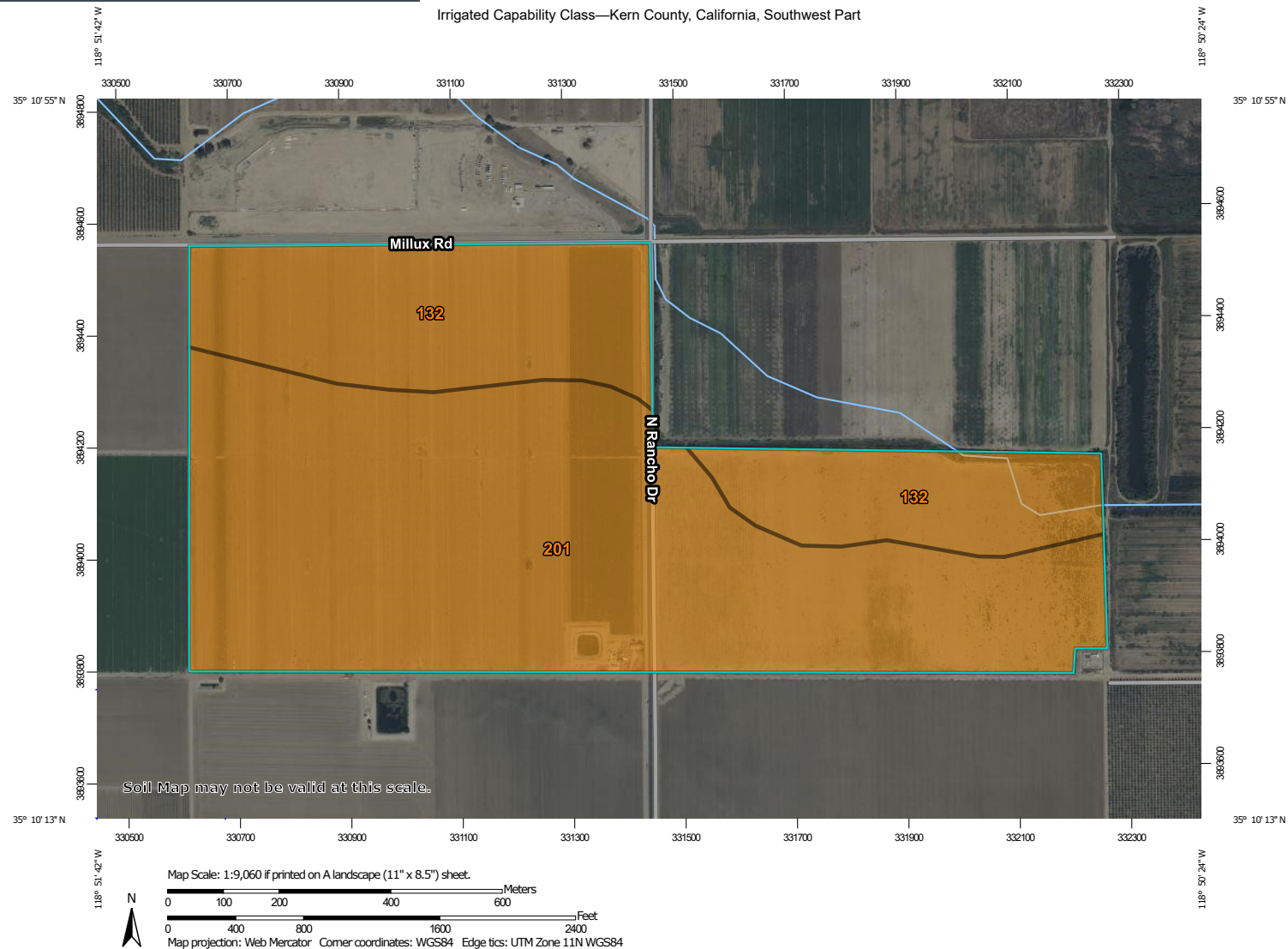


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Soils Map

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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/11/2025
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Location Map

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