

# PAR WESTSIDE LLC

VINEYARD & PISTACHIOS

939.84± acres  
Fresno County, CA

**\$13,160,000**  
( \$14,003 per acre )

**PRICE REDUCED**



EXCLUSIVELY PRESENTED BY:



**PEARSON  
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& Residential & Commercial Real Estate

CA DRE# 00020875

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## LOCATION

The property is located at the northwest corner of Lassen and Davis Avenues. It is 2± miles south of the town of Helm.



## PROPERTY AERIAL



## PROPERTY DETAILS

### PLANTINGS:

| Acres±  | Crop        | Variety          | Age  | Spacing   |
|---------|-------------|------------------|------|-----------|
| 432.5 ± | Wine Grapes | French Colombard | 2007 | 9.5' x 7' |
| 234±    | Pistachios* | Kerman           | 2007 | 19' x 17' |
| 74±     | Pistachios  | Lost Hills       | 2021 | 19' x 15' |
| 62±     | Pistachios  | Lost Hills       | 2023 | 19' x 15' |

\*Any replants are Golden Hills, with UCB-1 rootstock.

### WATER:

Stinson Water District (5 shares ditch stock)

Westlands Water District (416± Acres)

2 - 400 HP Irrigation Pump & Well

1 - 350 HP Irrigation Pump & Well

1 - 150 HP Lift Pump

1 - 100 HP Lift Pump

1 - 25 HP Booster Pump

1 - 25 HP Ditch Pump

2 - Reservoirs

2 - Filter Stations

Entire ranch is on drip irrigation.



**Note:** 26.45± acres (APN: 050-050-69s) is well water only.

**BUILDINGS:** One equipment/dry storage shed.

### SOILS:

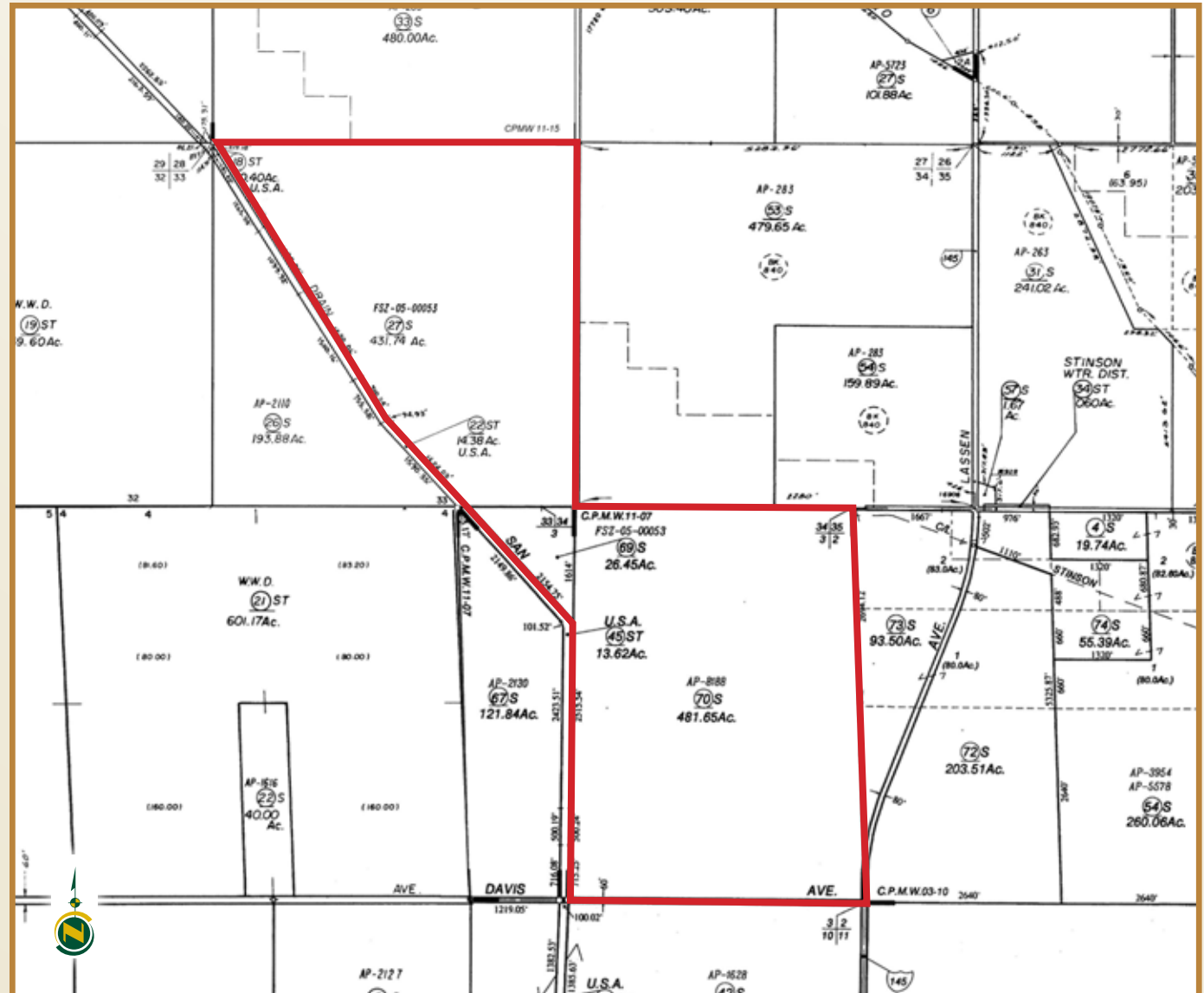
Tranquility-Tranquility, wet, complex, saline-sodic, 0 to 1 percent slopes

Tranquility clay, saline-sodic, wet, 0 to 1 percent slopes

Gepford clay, 0 to 1 percent slopes

**EQUIPMENT:** No farm equipment is included in the sale.

**PRICE/TERMS:** \$13,160,000 cash at the close of escrow. 2025 crops are negotiable.



PHOTOS



PHOTO



PHOTO



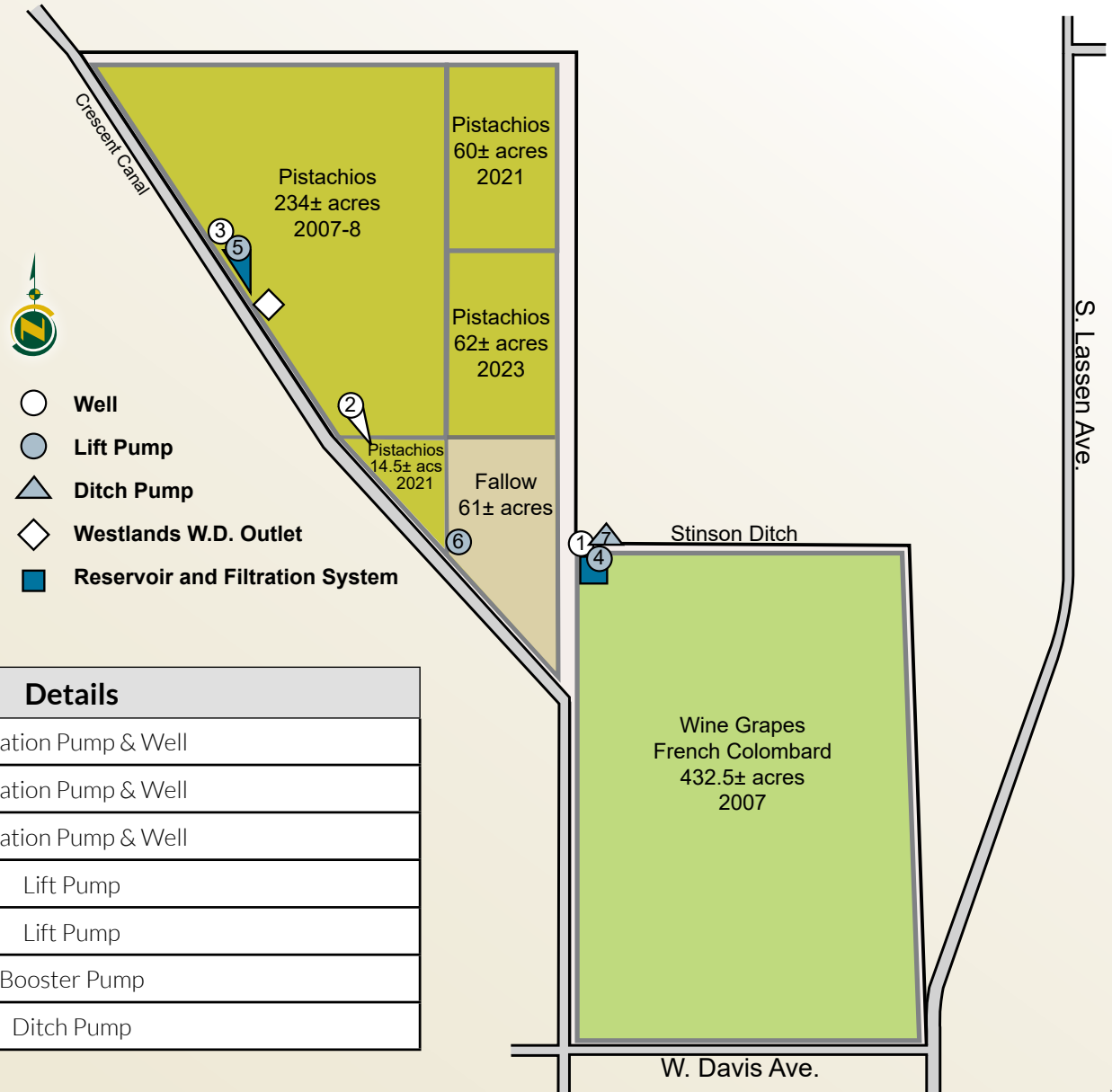
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## PLANTINGS/WELLS



| ID | HP (elec.) | Details                |
|----|------------|------------------------|
| 1  | 400        | Irrigation Pump & Well |
| 2  | 400        | Irrigation Pump & Well |
| 3  | 350        | Irrigation Pump & Well |
| 4  | 150        | Lift Pump              |
| 5  | 100        | Lift Pump              |
| 6  | 25         | Booster Pump           |
| 7  | 25         | Ditch Pump             |

## PRODUCTION\*

\*Buyer to verify the production figures in escrow.

### PISTACHIOS (in pounds)

|         | Block H4 | Block H5 | Total |
|---------|----------|----------|-------|
| Planted | 2008     | 2007     |       |
| Acres ± | 152.1    | 85.6     | 237.7 |

|      |         |         |         |
|------|---------|---------|---------|
| 2018 | 250,200 | 201,768 | 451,968 |
| 2019 | 343,545 | 191,587 | 535,132 |
| 2020 | 263,250 | 199,380 | 462,630 |
| 2021 | 339,894 | 249,405 | 589,299 |
| 2022 | 160,421 | 151,276 | 311,697 |
| 2023 | 357,798 | 250,735 | 608,533 |
| 2024 | 197,012 | 149,007 | 346,019 |

- All numbers are materially correct to the best of seller's knowledge.
- Some wine grape quantities based on rounded tons per acre only.
- Wine grapes are delivered or net tons.

### WINE GRAPES (in tons)

| Year | Acres ± | Total Tons ± | Tons/Acre ± |
|------|---------|--------------|-------------|
| 2018 | 629.5   | 9,758        | 15.50       |
| 2019 | 629.5   | 11,796       | 18.74       |
| 2020 | 629.5   | 10,085       | 16.02       |
| 2021 | 547.0** | 10,986       | 20.08       |
| 2022 | 432.5** | 9,130        | 21.12       |
| 2023 | 432.5   | 9,824.5      | 22.72       |
| 2024 | 432.5   | 8,400        | 19.47       |

\*\*Portions of the vineyard were removed after the 2020 & 2022 harvests.

## GRAPE CONTRACTS

| Winery           | Variety          | Block Name | Acres ± | Target Tons per Acre | Price per Ton     | Min. Price per Ton | Harvest Year |
|------------------|------------------|------------|---------|----------------------|-------------------|--------------------|--------------|
| E&J Gallo Winery | French Colombard | H10        | 432.5   | 24                   | Market            | \$275***           | 2021-2025    |
| E&J Gallo Winery | French Colombard | H9         | 123     | 20                   | Cash Price Option | \$240              | 2003-2023    |

\*\*\*Plus \$15 per ton trucking.

### 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 Groundwater Management Act  
Portal - <https://sgma.water.ca.gov/portal/>

Telephone Number: (916) 653-5791



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#### BAKERSFIELD

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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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