

252.43±
ASSESSED ACRES

PISTACHIOS & OPEN GROUND
KINGS COUNTY, CALIFORNIA

\$5,932,105
(\$23,500/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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PRICE REDUCED



**PROPERTY
HIGHLIGHTS:**

- KINGS COUNTY WATER DISTRICT
- PISTACHIOS & OPEN GROUND
- VERY GOOD SOILS

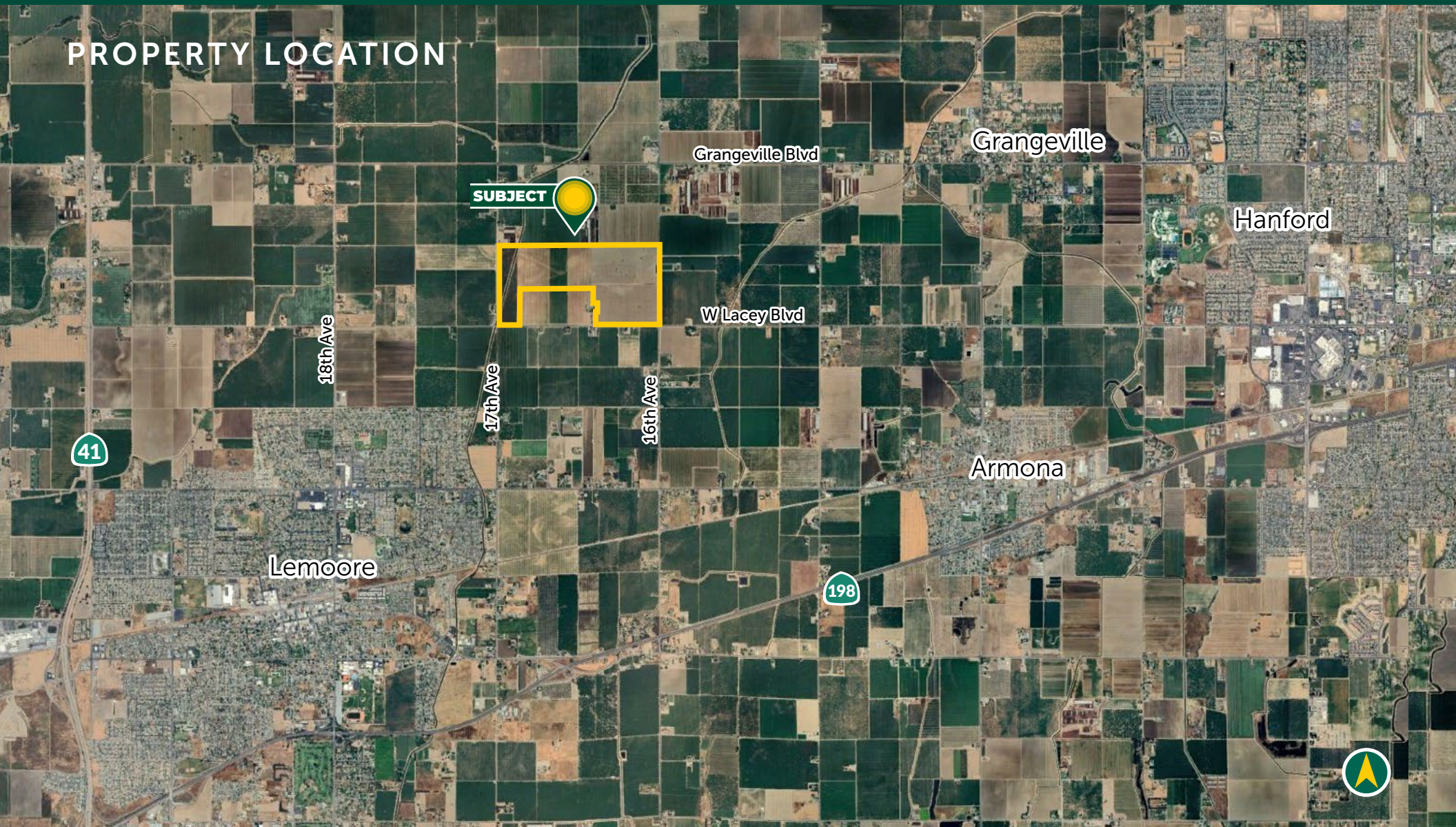
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

252.43± assessed acres with 126± acres of pistachios, 90± acres of open ground and 36± acres of 10 year old Chandler walnuts.

LOCATION

Property is located approximately 1 mile northeast of Lemoore, CA on the north side of W. Lacey Blvd. between 16th and 17th Avenues.

LEGAL

Kings County APN: 004-250-022-00. Subject property is located within the Williamson Act Contract. A parcel split was recently approved and a new parcel number will be assigned by the Kings Co. Assessor's office.

ZONING

AG-20 (Agricultural, 20 acre minimum parcel size).

PLANTINGS

Golden Hills graft pistachios with Wonderful's pistachio rootstock. The rootstock was planted in 2022 and grafted in 2024. Spacing is 20' x 18'.

WATER

150 HP Diesel Pump & Well
250 HP Natural Gas Pump & Well
60 HP Natural Gas Pump & Well
½ Acre Reservoir with a 50 HP Pump
Property is in the Last Chance Water District but does not have ditch stock. Property owner rents shares for water from the Kings County Water District. Water volume and price varies from year to year.

SOILS

See soils map included

PRICE/TERMS

\$5,932,105 cash at close of escrow. Current growing crops are excluded from this sale. Owner intends to include a contingency to purchase a replacement property as part of any transaction.



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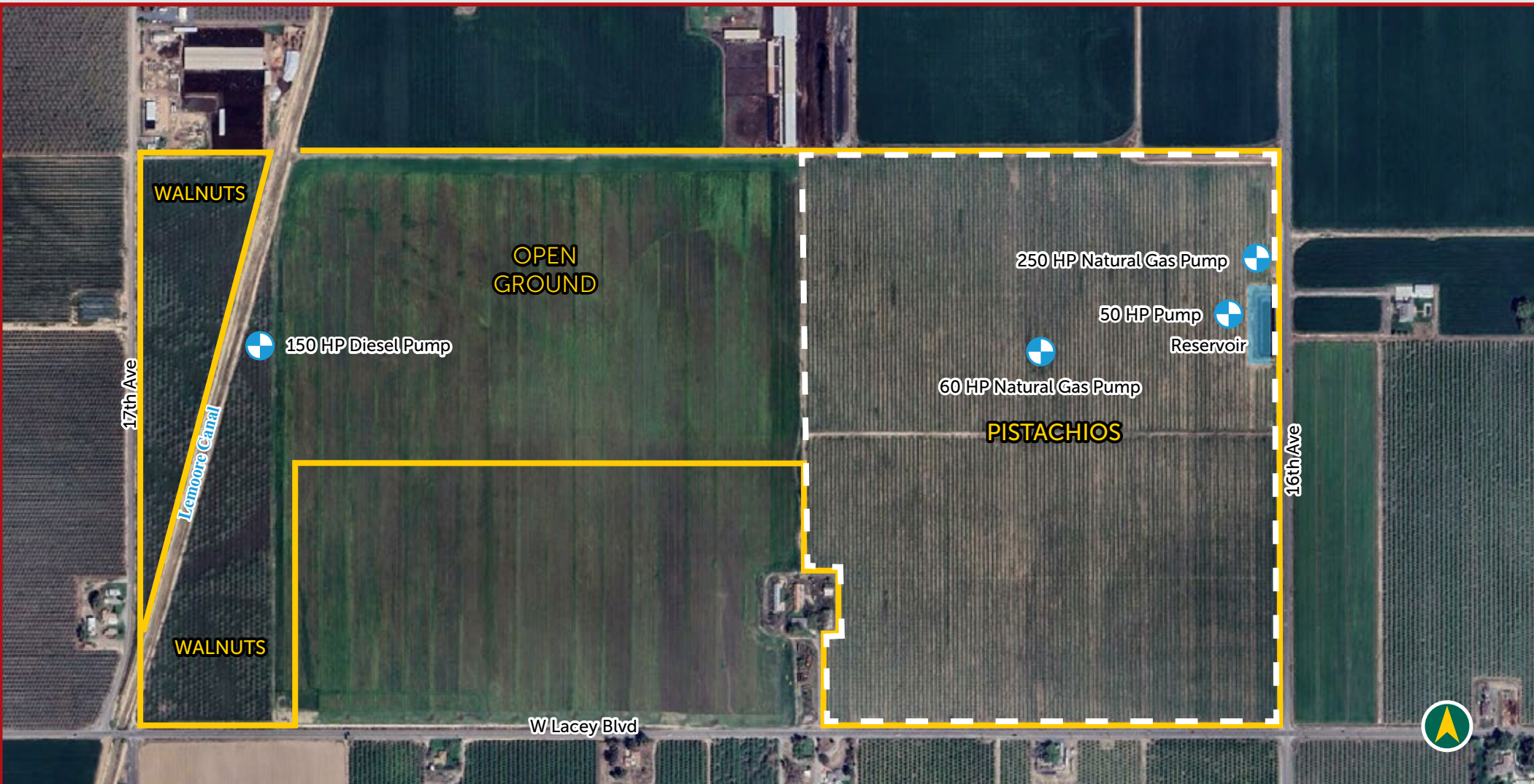
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PROPERTY OVERVIEW



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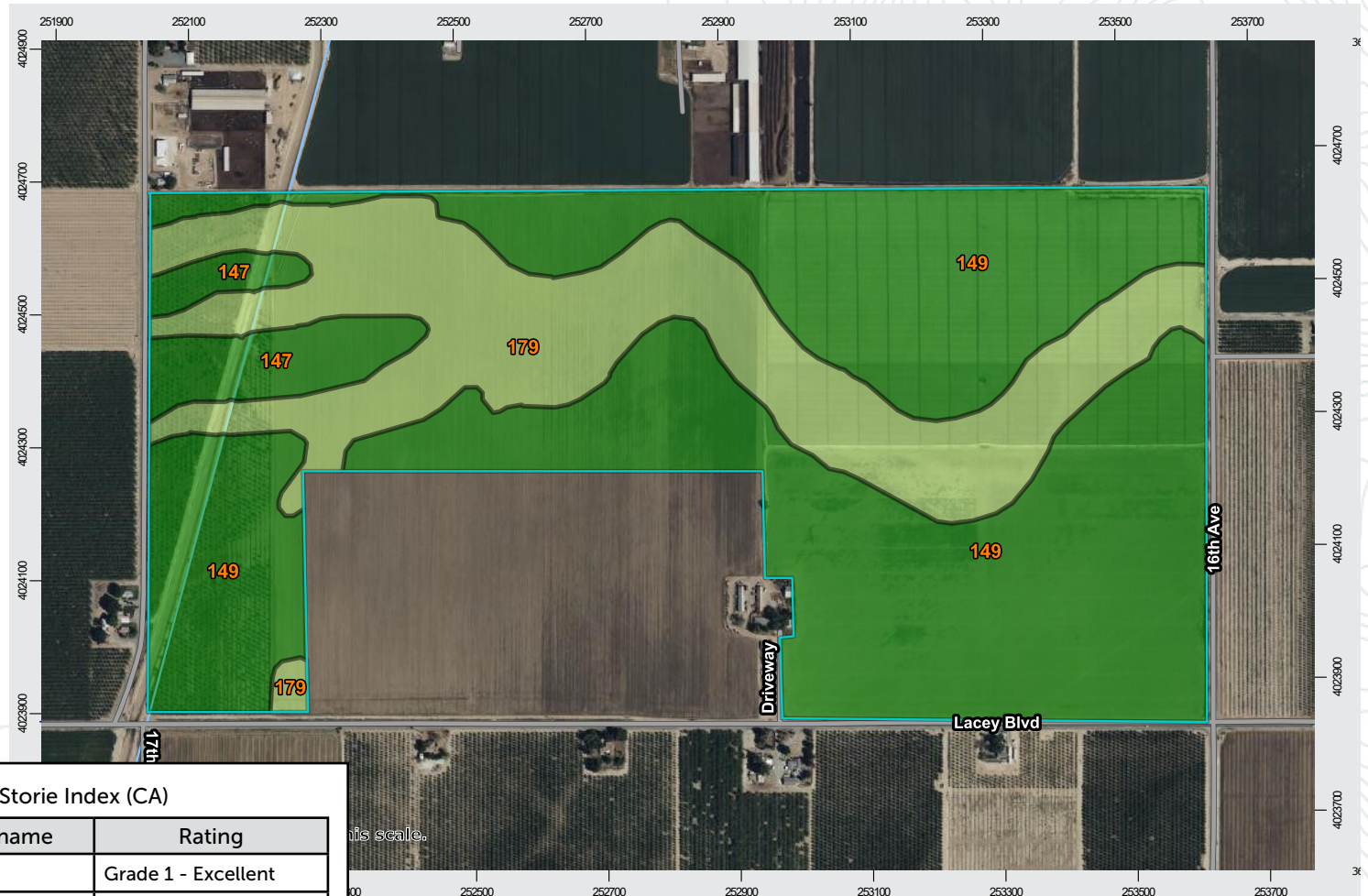
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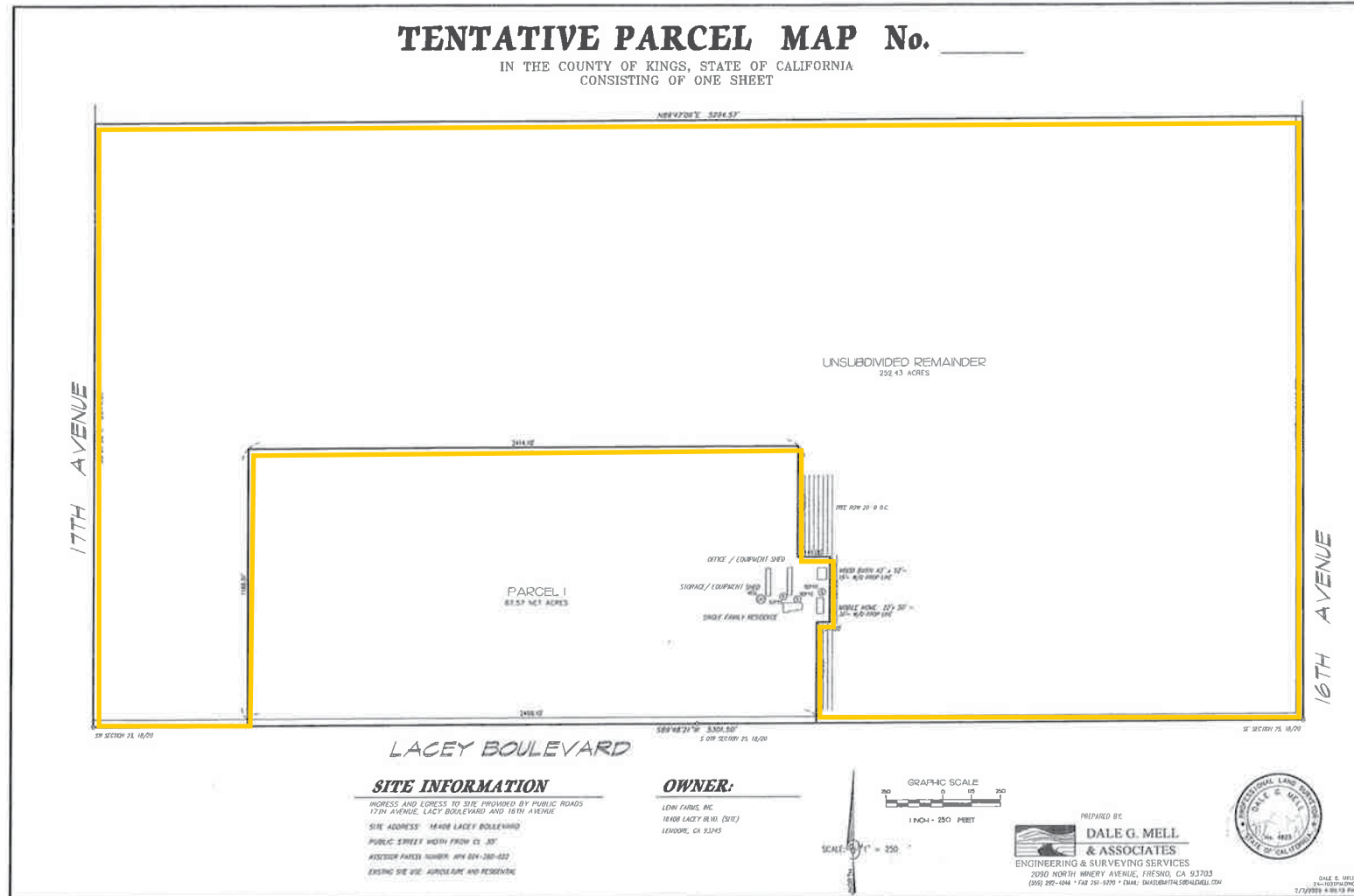
SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
149	Nord complex	Grade 1 - Excellent
179	Whitewolf coarse sandy loam	Grade 2 - Good
147	Nord fine sandy loam	Grade 1 - Excellent

TENTATIVE PARCEL MAP



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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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