

BUTTONWILLOW FARMLAND AND PISTACHIO OFFERING

205.21± ACRES | KERN COUNTY, CALIFORNIA

\$1,650,000
(\$8,041±/ACRE)



PROPERTY HIGHLIGHTS

- SEMI-TROPIC WSD AND WELL WATER
- MATURE PISTACHIOS
- PRODUCTIVE SOILS
- OPEN LAND TO MITIGATE SGMA
- 137.3 AF CONTRACT WATER
- INVESTMENT OFFERS INCOME AND TAX BENEFITS



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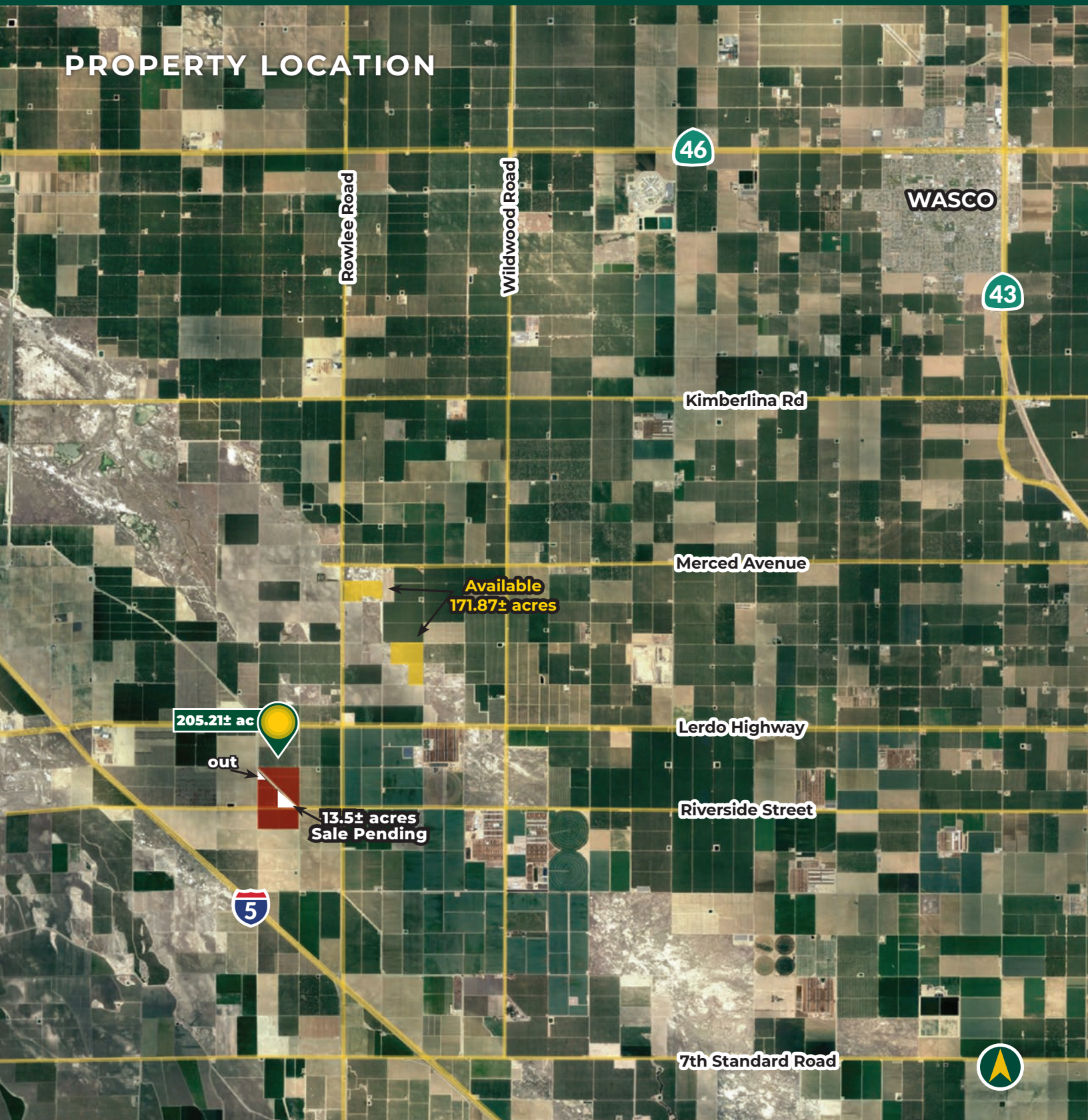


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BUTTONWILLOW FARMLAND AND PISTACHIO OFFERING
KERN COUNTY, CA | 205.21± ACRES

PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The offering begins ½ mile west of intersection of Rowlee Road and Riverside Street. The property is approximately 9± miles west of Shafter, 21± miles northwest of Bakersfield, 123± miles north of Los Angeles and 268± miles south of San Francisco.

DESCRIPTION

This 205.21± acre farmland and pistachio opportunity is in the desirable farming area of Buttonwillow, CA. The pistachios are in full production. All of the land is in the Semi-Tropic Water Storage District boundaries with 39.23± acres receiving contract water with the balance of the land being eligible for non-contract water. The farm has one agricultural well. This opportunity features Semi-Tropic WSD and well water, mature pistachio orchard, productive soils, land to mitigate SGMA, 137.3 AF contact water, investment offers income and tax benefits.

LEGAL

Portion of the SW ¼ of Section 15 and N ½ of the NW ¼ of Section 22, all in Township 28S, Range 23E, MDB&M. Kern County, CA. APN: 087-100-08, 16, 17 and 34 and 087-130-09, 10 and 11.

ZONING

The site is zoned A (Exclusive Agricultural) and is not enrolled in the Williamson Act according to the county website.

SOILS (IRRIGATED CAPABILITY CLASS)

- 88.7±% (156) Garces silt loam, Rating 3
- 10.4±% (196) Milham sandy loam, 0 to 2% slopes, MLRA 17, Rating 1
- 0.9±% (165) Jerryslu loam, Rating 4

PLANTINGS

The land is planted to 144.17± acres of almonds that were not farmed in 2025 and 44.5± acres of pistachios on Pioneer rootstock, budded to Kerman and Peters, 20'x17' spacing. 19.5± acres were established in 1989 and 25± acres in 1994.

PRODUCTION

Pistachio

2024	2023	2022	2021	2020	2019
5,202±/ac	3,128±/ac	1,490±/ac	3,791±/ac	6,305±/ac	6,177±/ac

Notes: Yield history is from crop insurance schedule 2019 and 2023.

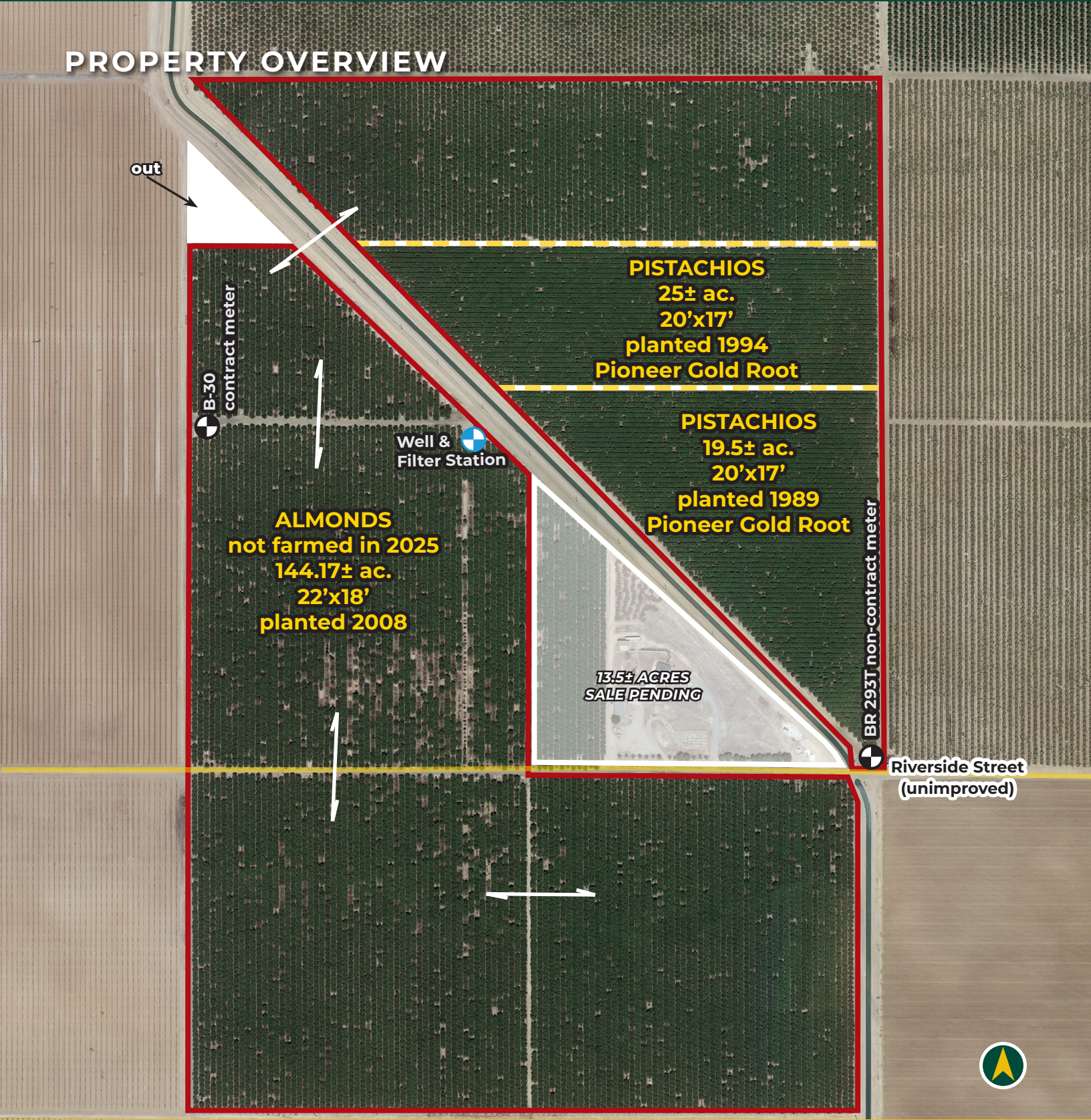
WATER

The property is improved with one well and is located in the Semi-Tropic Water Storage District (STWSD). The well is equipped with a 350HP electric motor, VFD panel, sand media filters, acid injection system, and 25HP booster with VFD for district water. 39.23± acres have 137.3 AF of contract water entitlement delivered through meter B-30. In 2025, STWSD levees three primary contract charges; service charge of \$87/AF of entitlement, water charge of \$61/AF delivered, and an ET charge. The balance of the farm can receive non-contract water through meter BR 293T. In 2025, STWSD non-contract owners are assessed two primary charges of \$168/\$170/\$172 AF delivered when available (winter/summer allotted), and an ET charge. In 2024/25, on behalf of the STWSD the Kern County Tax Collector collects a total charge of \$139±/acre with the property 2024/25 taxes. The pistachios are irrigated with a single line drip system.

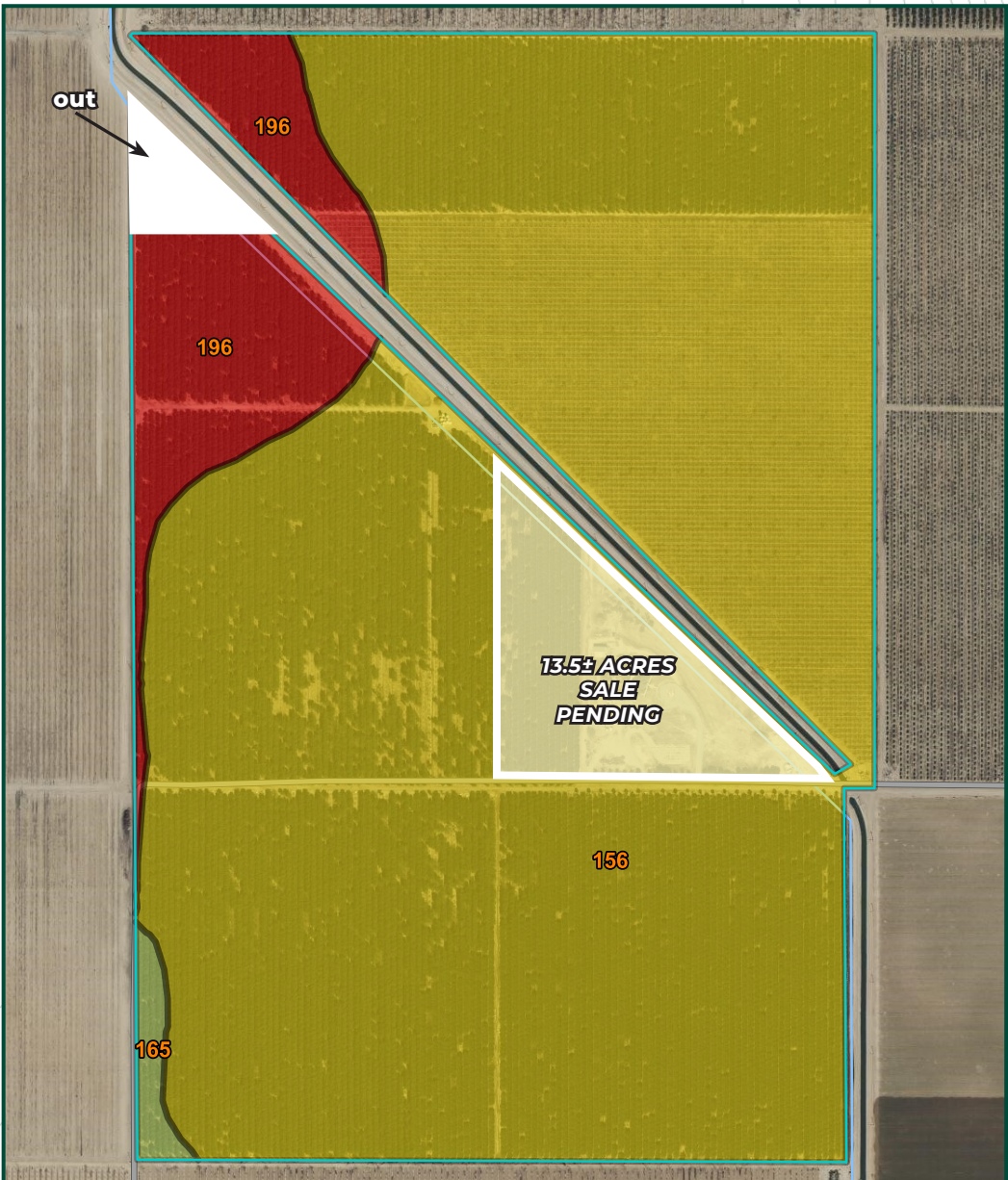
PRICE/TERMS

\$1,650,000 (\$8,041±/acre) Cash at close of escrow. Excluding any remaining mineral rights. The 2025 crop is excluded in the sale. The 2026 crop is available with reimbursement of agreed farming expense.

PROPERTY OVERVIEW

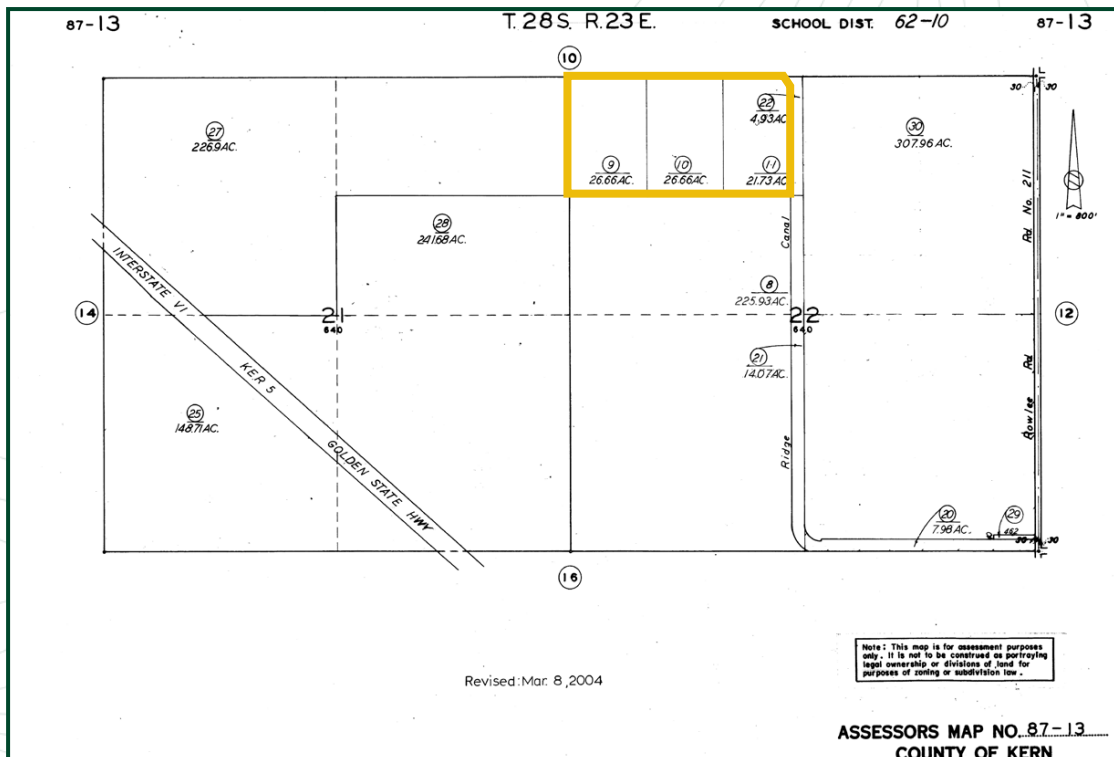
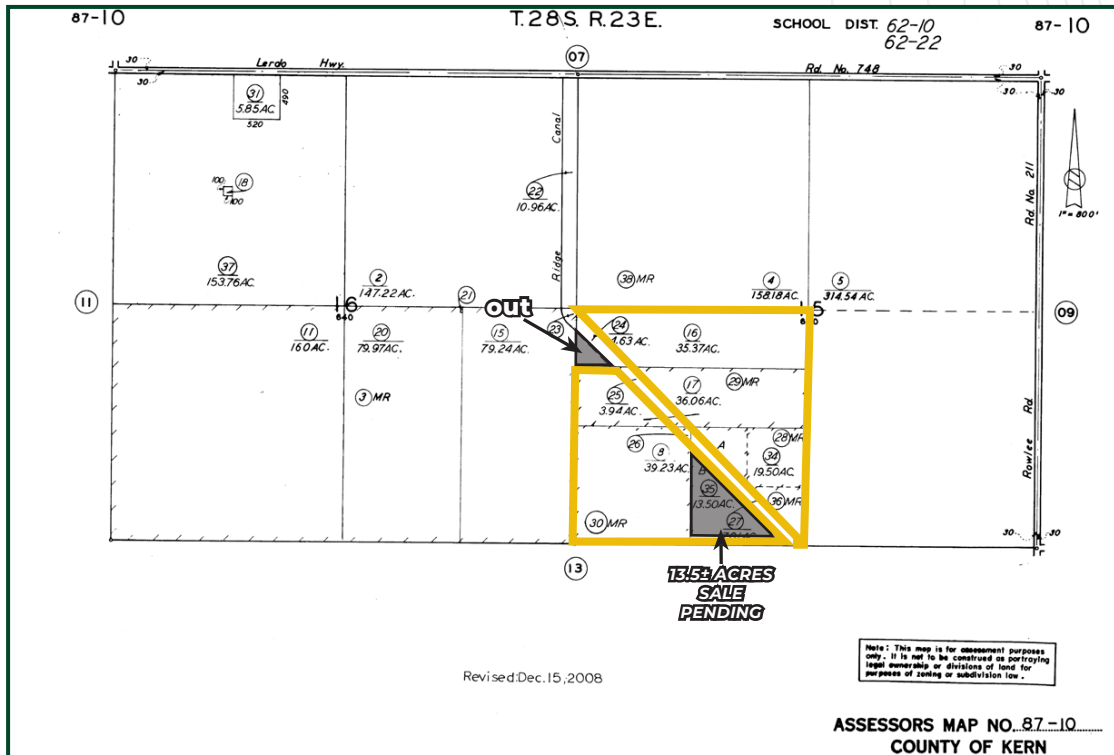


SOILS MAP



Irrigated Capability Class			
Map unit symbol	Map unit name	Rating	Percent AOI
156	Garces silt loam	3	88.7%
165	Jerryslu loam	4	0.9%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	1	10.4%
Total			100.0%

PARCEL MAPS



\$1,650,000
(\$8,041± / ACRE)

PROPERTY PHOTOS AND STREET MAP



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106
YEARS

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