

PAR WESTSIDE LLC

VINEYARD & PISTACHIOS

939.84± acres
Fresno County, CA

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

PRICE REDUCED



EXCLUSIVELY PRESENTED BY:



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
& Real Estate Since 1979

CA DRE# 00020875

www.pearsonrealty.com

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.

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:

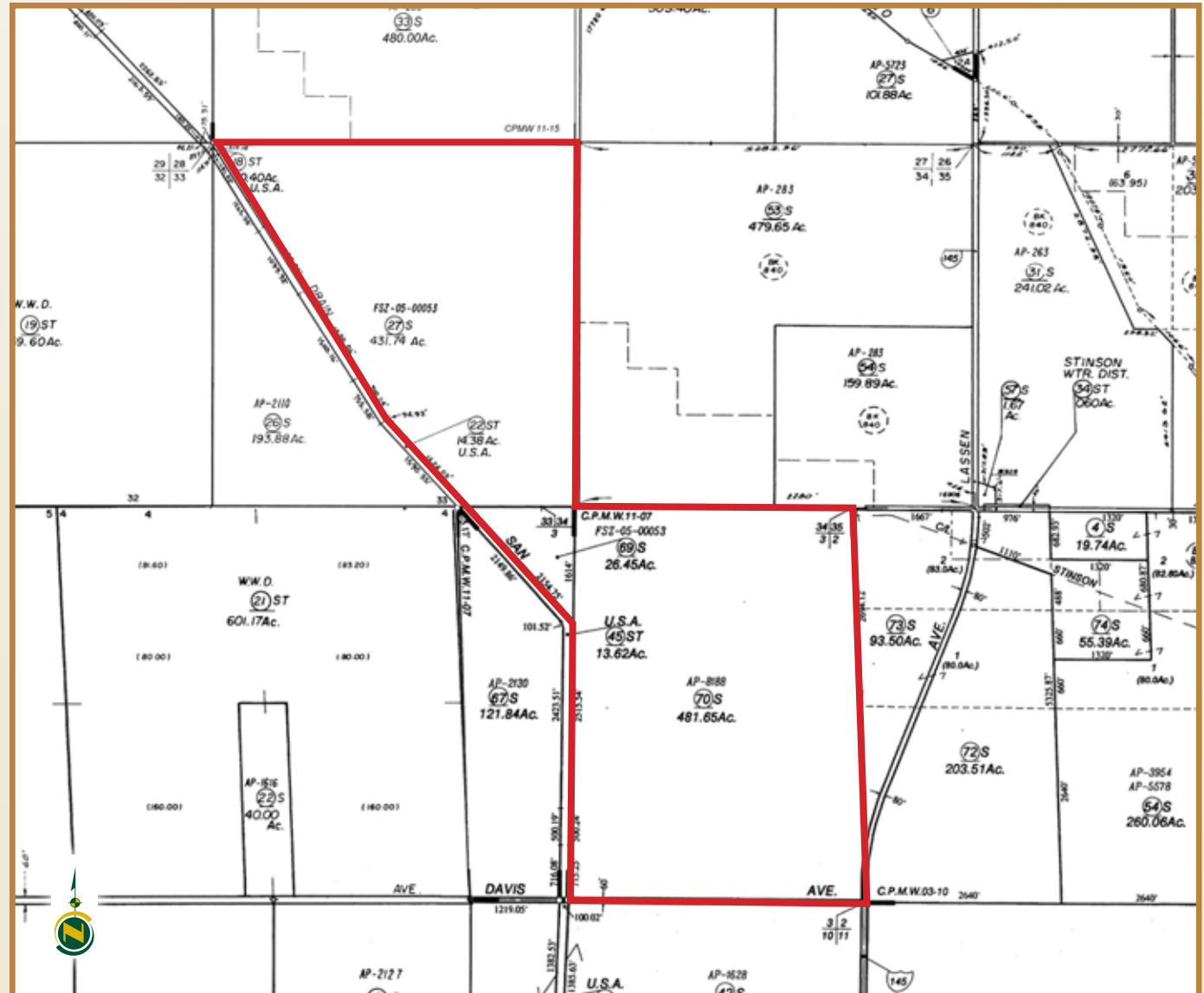
Tranquility-Tranquility, wet, complex, saline-sodic, 0 to 1 percent slopes

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



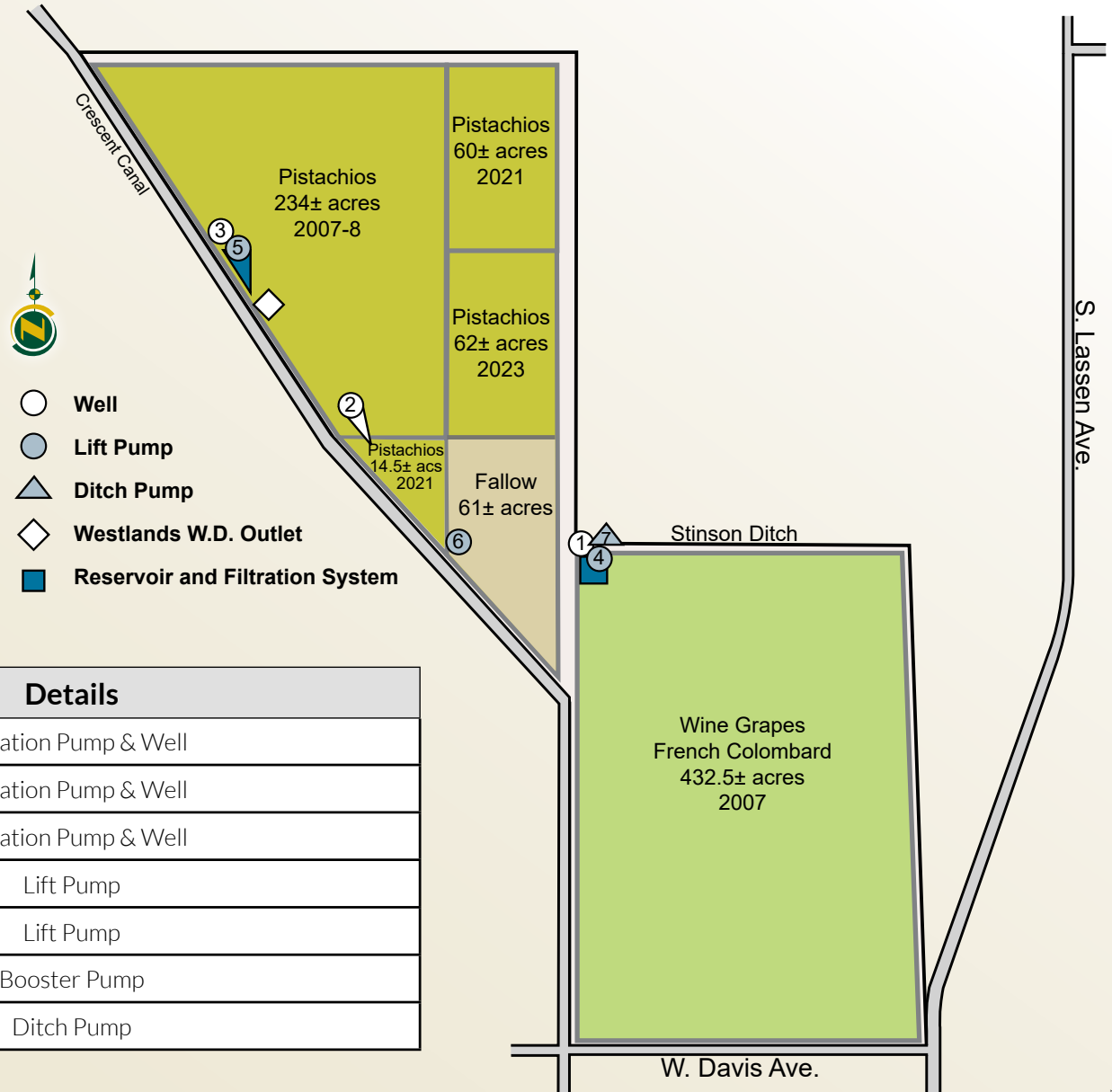
PHOTO



PHOTO



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 ±	150	84	234

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
2025	519,942	339,493	859,435

- 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



Download Our
Mobile App!

pearsonrealty.com/mobileapp



Download on the
App Store



GET IT ON
Google Play

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave, Ste 210 B
Bakersfield, CA 93309
661.334.2777

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.

www.pearsonrealty.com

CA DRE# 00020875