

LERDO HIGHWAY PISTACHIO OFFERING RANCH 2

\$2,899,368
(\$34,512±/Acre)



84.01± Acres - Kern County, California

- Located in Semi-Tropic WSD
- Well Water
- Early Production Pistachios
- Rental Income
- Productive Soils
- Investment Offers Income and Tax Benefits

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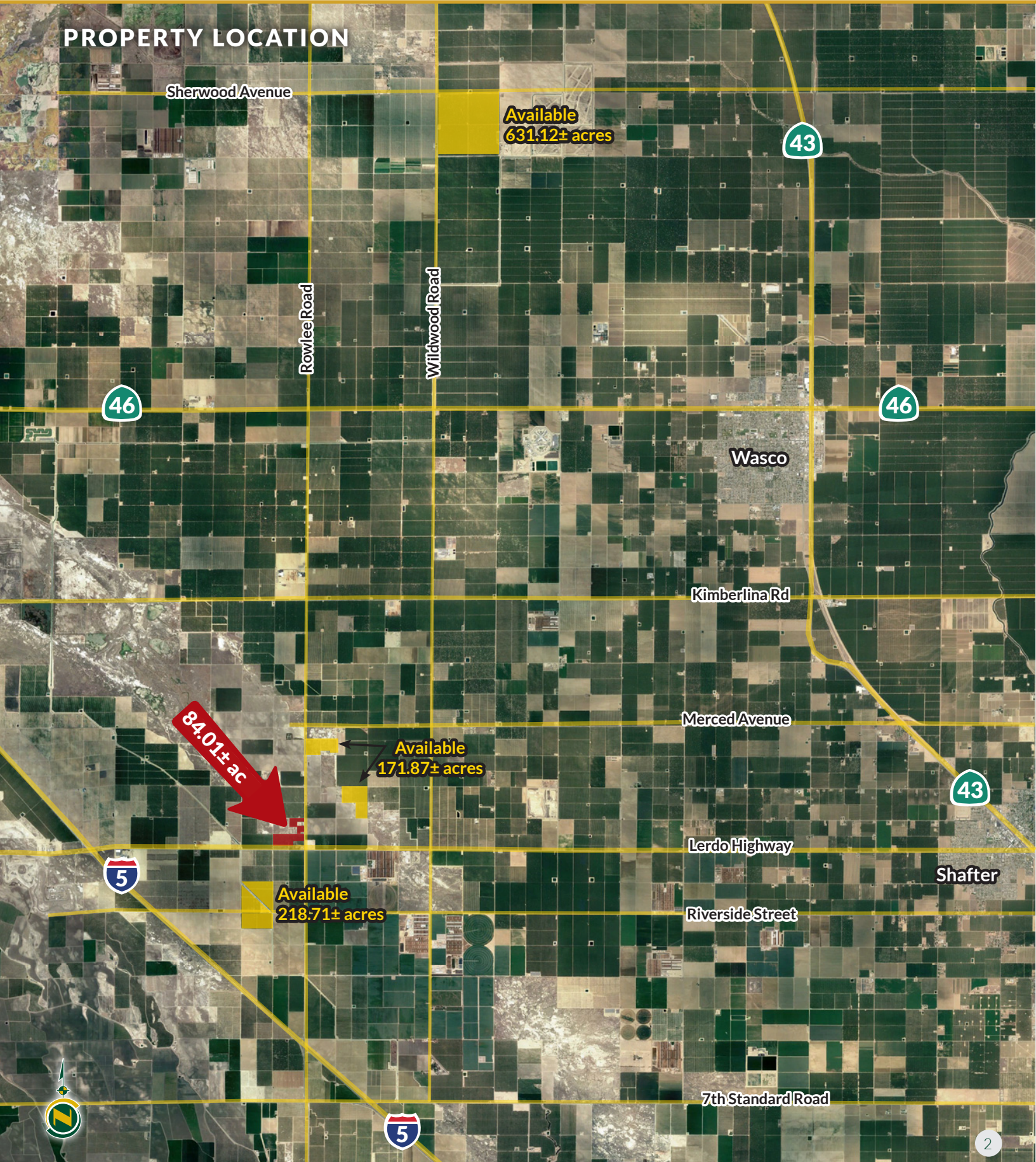
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CA DRE #00020875

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Kern County, CA



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PROPERTY INFORMATION

LOCATION

The offering is located near the northwest corner of Lerdo Highway and Rowlee Road, approximately 8± miles west of Shafter, CA. Approximately 21± miles northwest of Bakersfield, 123± miles north of Los Angeles and 268± miles south of San Francisco.

DESCRIPTION

This 84.01± assessed acre opportunity is located in the desirable farming area of Buttonwillow, CA. The offering is planted to 81.97± acres of pistachios, with 3 houses, 1 shop, and fenced equipment yard. The property is located in Semi-Tropic WSD and is irrigated with well water. The offering features Semi-Tropic WSD boundaries, well water, productive soils, pistachios, rental income, investment offers income, and tax benefits.

LEGAL

Portion of SE ¼ of Section 10, Township 28S, Range 23E, MDB&M. Kern County, California. See below chart for further property details.

Ranch 2 APN	Acres ±	Use	Zoning	Ag Pres.
087-070-11	10.00±	Pistachio	A	No
087-070-12	9.55±	Pistachio	A	No
087-070-36 ptn (1)(2)		Excluded		
087-070-50	20.07±	Pistachio	A	No
087-070-51	20.07±	Pistachio	A	No
087-070-55 ptn (3)	22.28±	Pistachio	A	No
087-070-55 ptn (4)	2.04±	Unplanted (4)	A	No
Total	84.01±			

Notes:

(1) APN 087-070-36, 13.4± ac. prorated between un-planted land around store and 4.09± acres of pistachios are excluded.

(2) Seller will grant use of AG well to Buyer. The store will retain easement/use agreement for domestic system in well.

(3) APN prorated has 3 rental houses, shop and equipment yard with domestic well.

(4) Un-planted portion with 3 rental houses, shop and equipment yard with domestic well. Prior owner retained easement/use agreement for domestic well.

PLANTING

Acres±	Crop	Variety	Plant/Bud	Root	Sapacing
81.97±	Pistachio	Kerman/Peters	2006/07	Pioneer Gold	20"x17'
2.04±	Land	Roads, Buildings, Land and Waste			
84.01±	Total Assessed Acres				

PRODUCTION

	2022	2021	2020	2019
Crop	Yield ±lbs/ac	Yield ±lbs/ac	Yield ±lbs/ac	Yield ±lbs/ac
Pistachios	956±	3,416±	3,080±	3,284±

Notes: Detailed production records are available upon submission of offer.

SOILS (Irrigated Capability Class)

- 67.6±% (156) Garces silt loam, Rating 3
- 18.5±% (182) Lerdo complex, drained, Rating 3
- 13.0±% (174) Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17, Rating 1
- 0.8±% (123) Buttonwillow clay, drained, Road 3
- 0.1±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Rating 1

WATER

The farm is irrigated with well water. The site is located within Semi-Tropic Water Storage District. The well is equipped with a 75 HP electric motor with VFD panel. In 2023, STWSD non-contract owners without meters are assessed an ET charge. In 2023/24, on behalf of the STWSD the Kern County Tax Collector collects a charge of \$139±/acre with the property taxes. The orchard is irrigated by single line drip system, with and spin clean filter at the well. There is a shared domestic well and pump at the equipment yard that serves the houses and equipment yard.

PRICE/TERMS

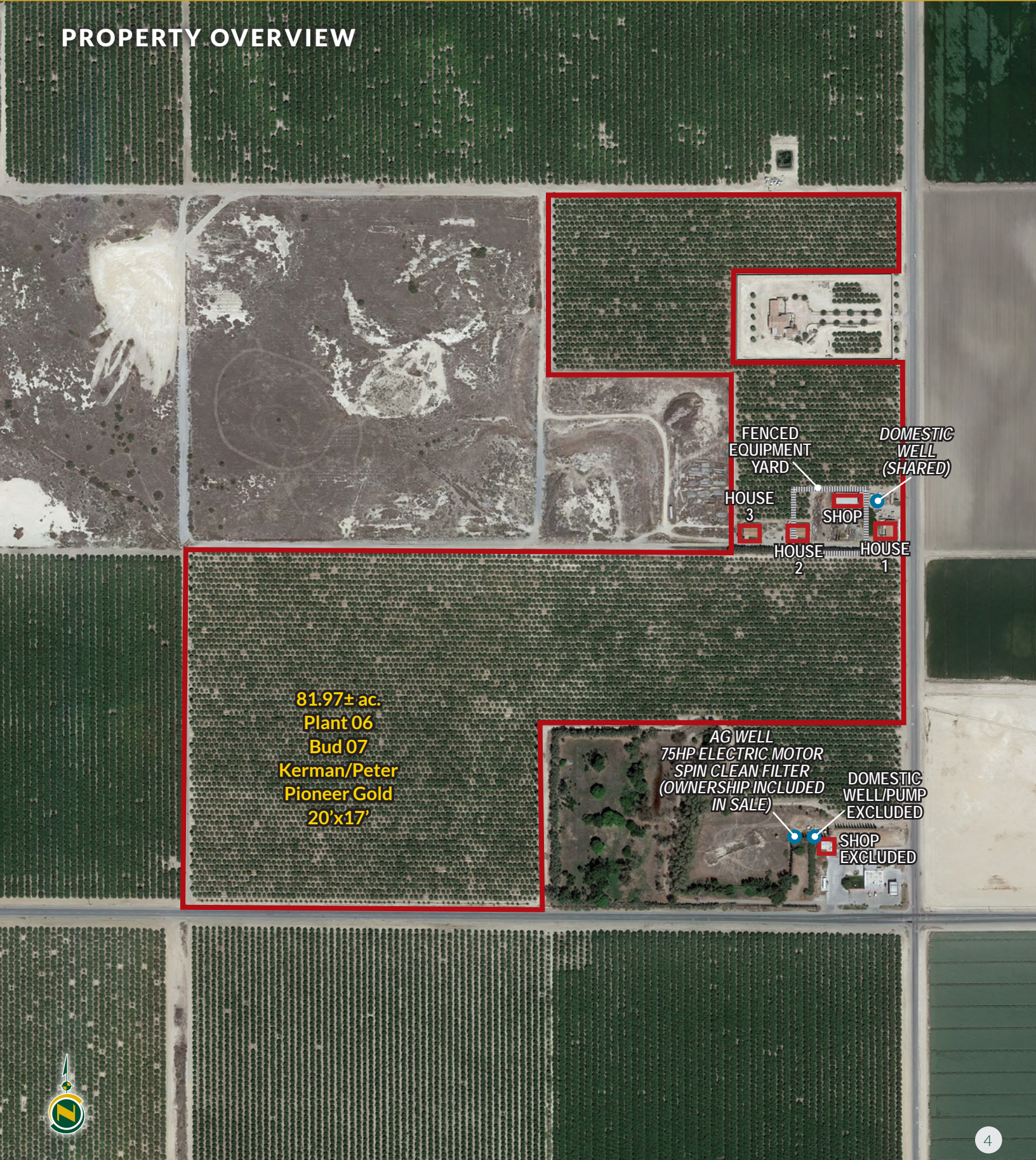
\$2,899,368 (or \$34,512±/acre) cash at close of escrow. 2023 crop available subject to reimbursement of agreed farming expenses. As condition of any sale; (1) Store owns an easement and ownership of the domestic well and pump that is located in the same gravel pack as AG well located behind store, this well serves Andreotti's Corner on APN 087-070-35 that is not included in this sale. Buyer shall own 100% of AG well and its components and (2) Prior owner owns easement and shared use of the domestic well and pump located in the equipment yard to serve that residence on APN: 087-070-54 that is not included in this sale. Seller shall prepare and provide easements and agreements for recordation as needed to perfect Ag well.

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PROPERTY OVERVIEW



81.97± ac.
Plant 06
Bud 07
Kerman/Peter
Pioneer Gold
20'x17'

FENCED EQUIPMENT YARD
DOMESTIC WELL (SHARED)
HOUSE 3
SHOP
HOUSE 2
HOUSE 1

AG WELL
75HP ELECTRIC MOTOR
SPIN CLEAN FILTER
(OWNERSHIP INCLUDED
IN SALE)
DOMESTIC WELL/PUMP
EXCLUDED
SHOP
EXCLUDED



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SOIL MAP



Irrigated Capability Class			
Map unit symbol	Map unit name	Rating	Percent AOI
123	Buttonwillow clay, drained	2	0.8%
156	Garces silt loam	3	67.6%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	1	13.0%
182	Lerdo complex, drained	2	18.5%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	1	0.1%
Total			100.0%

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PROPERTY PHOTOS



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LOCATION MAP



REGIONAL MAP



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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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