

# JAYNE AVE PISTACHIOS

Fresno County, California

369.74± Gross Acres

\$11,701,960

**PRICE REDUCED**

W. Jayne Ave.

- Two Sources of Water
- Mature Pistachios
- Drip Irrigation System



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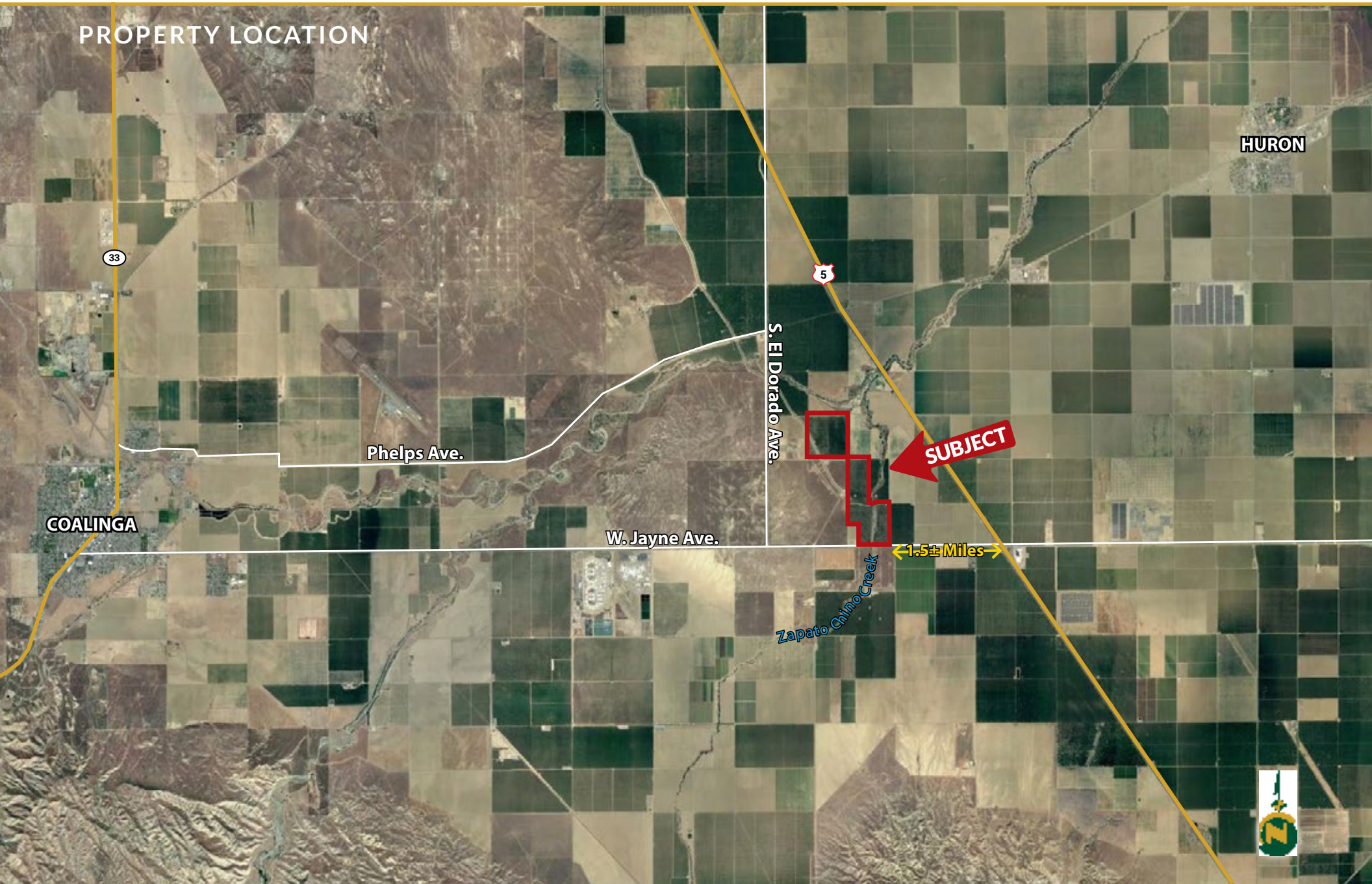
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# JAYNE AVE PISTACHIOS

369.74± Gross Acres  
Fresno County, CA



## PROPERTY INFORMATION

### DESCRIPTION

356.44± planted acres of mature pistachios on grade 1 & 2 soils with two sources of water.

### LOCATION

The ranch is located on Jayne Ave just 1.5± miles west of Interstate 5 and 9± miles directly east of the city of Coalinga.

### LEGAL

Fresno County APN: 073-090-23s & 073-070-14s. According to the county, both parcels are currently enrolled in the Williamson Act contract.

### PLANTINGS

#### *North Ranch*

152.44± planted acres in 1986  
Kerman/Peters on Pioneer Gold rootstock  
The orchard is planted on a 19 foot row by 17 foot tree spacing.

#### *South Ranch*

217.30± gross acres, less approximately 13.30± acres of Zapato Chino Creek, making the South Ranch a total of 204± planted acres.  
30± planted acres in 1991  
174± planted acres in 2000  
Kerman/Peters on Pioneer Gold rootstock  
The orchard is planted on a 19 foot row by 17 foot tree spacing.

### WATER

The property receives surface water from Westlands Water District and groundwater from a 500HP turbine motor producing around 875 GPM when last tested. The water is divided between the north ranch and southern ranch, each with their own independent irrigation delivery system utilizing dual line drip emitters.

### SOILS

Excelsior loamy sand, sandy substratum, 0-1% slopes  
Polvadero sandy loam, 0-2% slopes  
Excelsior sandy loam, sandy substratum, 0-2% slopes  
Excelsior, sandy substratum-westhaven association, flooded, 0-2% slopes

### BUILDINGS

None.

### PRICE/TERMS

\$11,701,960 all cash.  
Buyer to reimburse Seller for cultural costs incurred towards the 2024 pistachio crop.



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## PROPERTY OVERVIEW

NORTH RANCH

Pleasant Valley Canal

Pump & Well

Zapato Chino Creek

SOUTH RANCH

S. El Dorado Ave.



9± Miles to Coalinga

W. Jayne Ave.

1.5± Miles to I5



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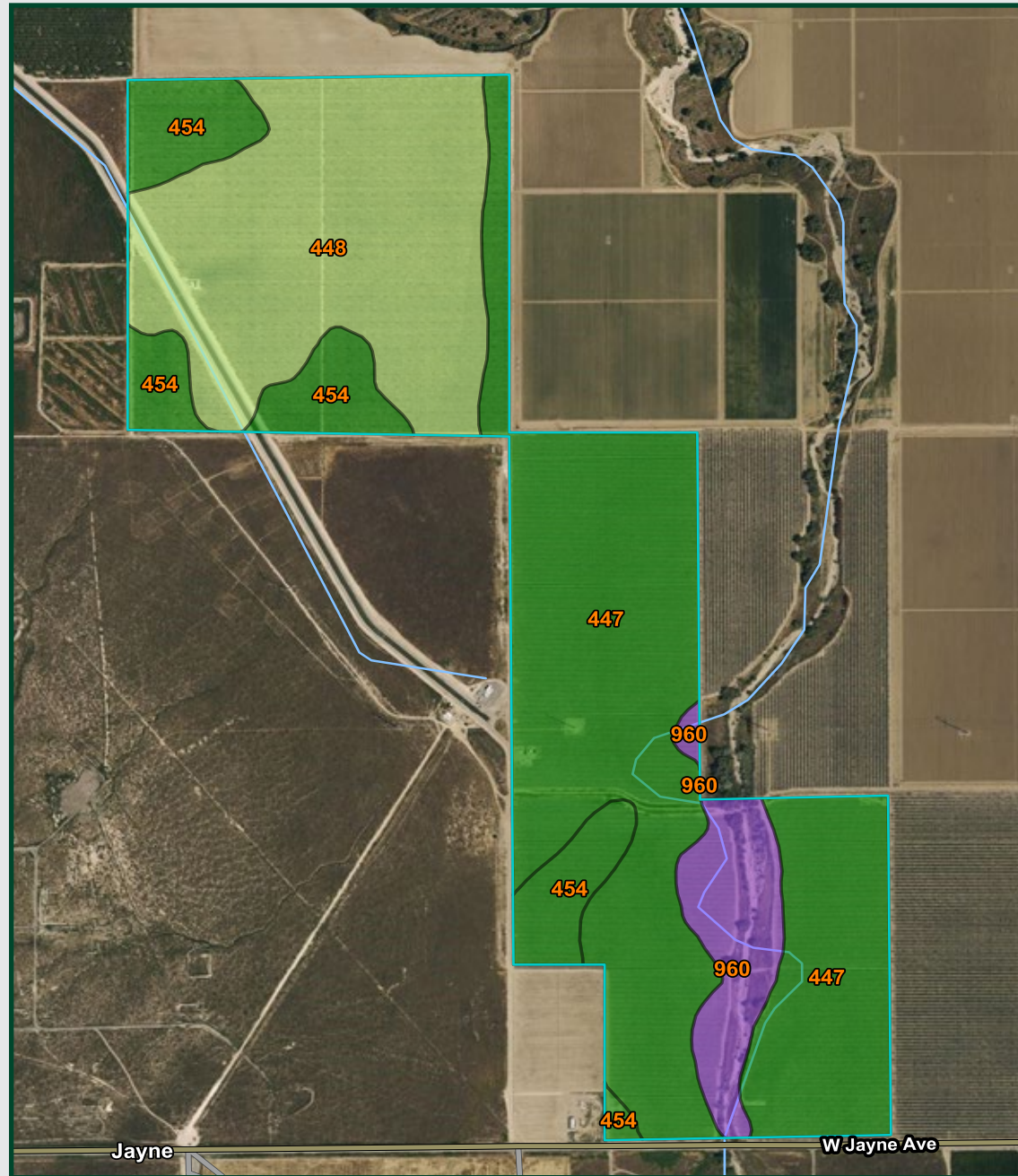
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## SOILS MAP

### California Revised Storie Index (CA)

| Map unit symbol | Map unit name   | Rating              |
|-----------------|---|---------------------|
| 447             | Excelsior sandy loam, sandy substratum, 0 to 2 percent slopes                     | Grade 1 - Excellent |
| 448             | Excelsior loamy sand, sandy substratum, 0 to 1 percent slopes, eroded             | Grade 2 - Good      |
| 454             | Polvadero sandy loam, 0 to 2 percent slopes                                       | Grade 1 - Excellent |
| 960             | Excelsior, sandy substratum-westhaven association, flooded, 0 to 2 percent slopes | Grade 3 - Fair      |

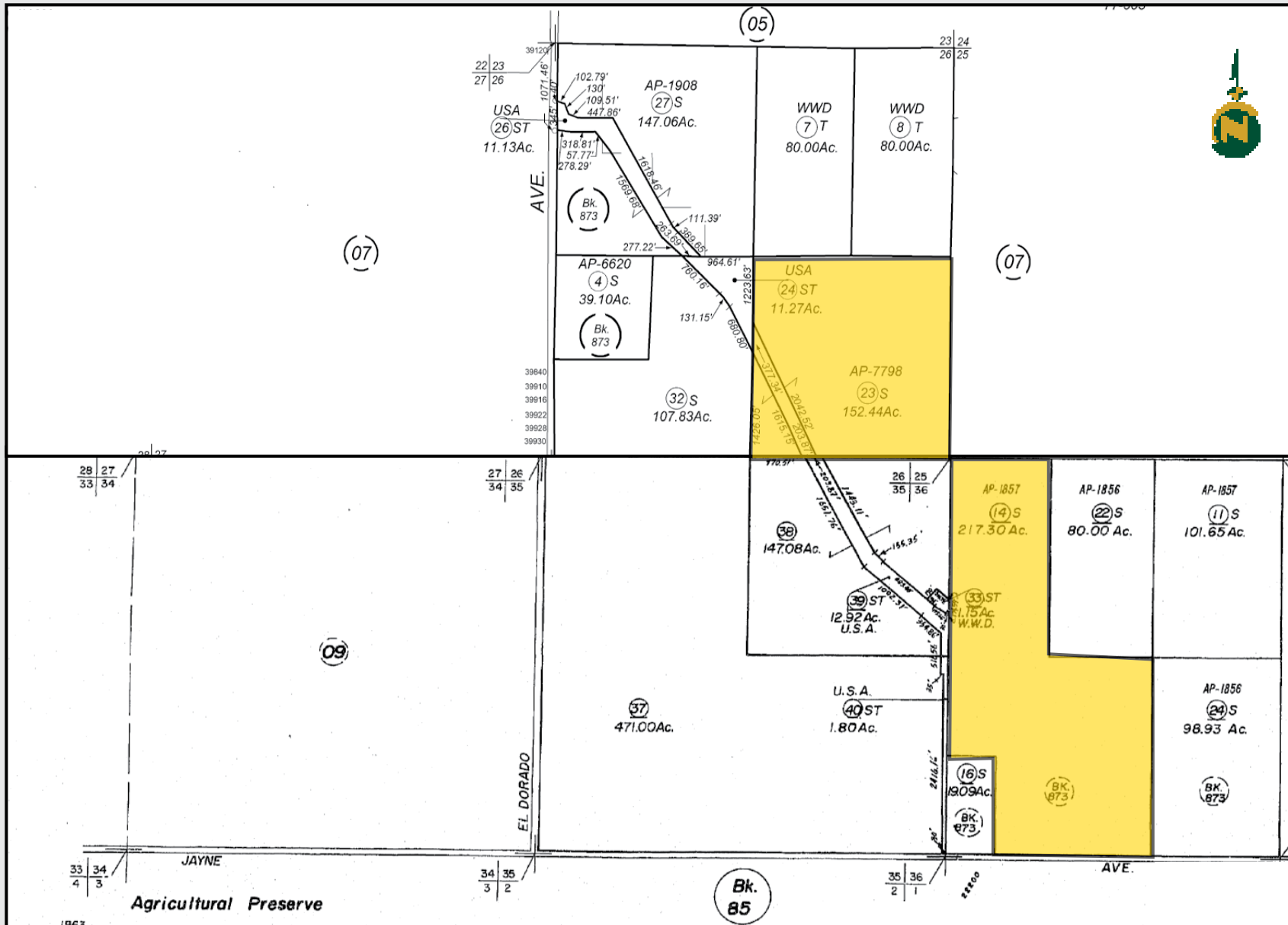


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## PARCEL MAP



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## WESTLANDS WATER DISTRICT

Westlands Water District is the largest agricultural water district in the United States, made up of more than 1,000 square miles of prime farmland in western Fresno and Kings Counties.

## CUSTOMERS

Westlands has more than 700 family farms in the District, which depend upon water for irrigation purposes. Westlands also provides limited quantities of untreated, non-potable Central Valley Project (CVP) water which is ultimately used for municipal and industrial (M&I) purposes in the District.

**TEN-YEAR AVERAGE WATER ALLOCATION FROM CVP: 40%**

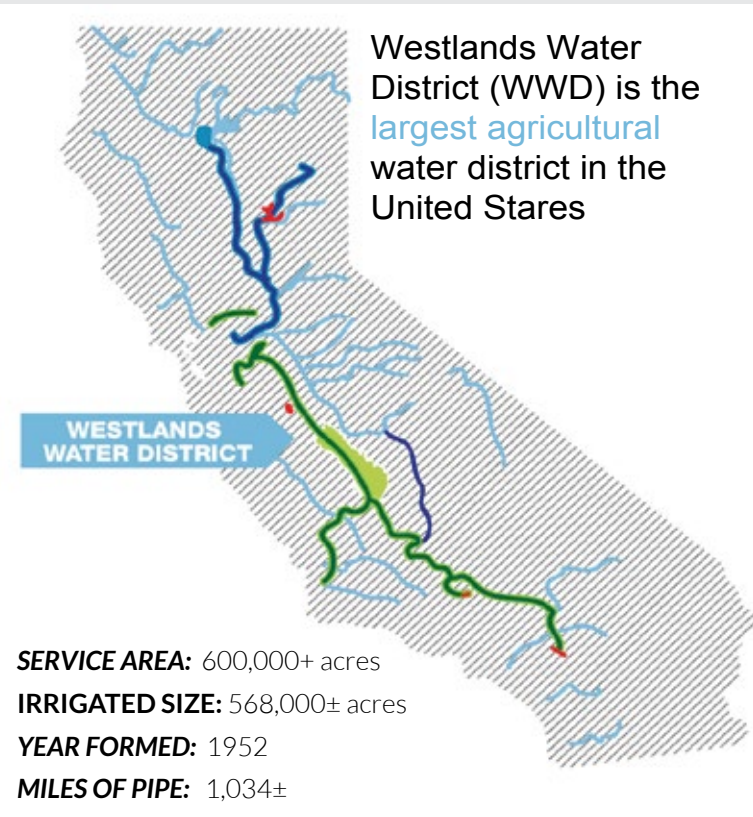
**4-YEAR AVERAGE WATER ALLOCATION FROM CVP: 61%**

## WHERE DOES THE WATER COME FROM?

- Growers in the fertile Westlands district produce more than sixty high-quality food and fiber crops, including row crops like tomatoes, onions, melons, grapes and nut crops. Central Valley farmers grow products consumed by Californians but also support transportation and logistics jobs involved in transporting products to other states and more than 150 countries around the world.

- WWD farms produce more than 60 commercial food and fiber crops sold for the fresh, dry, canned, and frozen food markets.
- 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems.
- The Westland's distribution system is fully enclosed and metered system designed to eliminate losses from evaporation and leakage.
- Westlands growers produce an average of more than \$1 billion worth of food and fiber annually, generating approximately \$3.5 billion in farm related economic activities in local communities.

Central Valley Project | Westlands receives its water allocation under a joint venture agreement between the federal government and the State of California as part of the San Luis Unit of the Central Valley Project (CVP), one of the largest public works projects in the country. Ground-breaking of the San Luis Unit of the Central Valley Project took place in 1962; the San Luis Canal was completed in 1968 and Westlands began receiving water deliveries thereafter. Deliveries from the CVP allow growers in the Westlands District to curtail their dependence on groundwater pumping, which can be associated with aquifer overdraft. Recognizing the value of a consistent and stable water supply to the



region and the state, the farms within the Westlands Water District are extremely productive and water-efficient, largely due to the installation and maintenance of modern technological innovations and sustainability strategies. The Westlands water delivery system utilizes 1,034± miles of fully enclosed buried pipes and 3,300 water meters along the entirety of its system to ensure water is delivered with zero losses due to seepage, evaporation, or spills during transportation and delivery. About 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems, representing an investment of more than \$500 million.

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**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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