

# GRANGELAND PISTACHIOS AND OLIVES

**317.3± Acres**  
Stanislaus County, California

**\$5,625,000**  
(\$17,728/Acre)

**PRICE REDUCED**



- Golden Hills Variety Pistachios
- Arbosana High Density Olives
- Reservoir
- Cabin



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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

317± acres of pistachios and olives located in La Grange, California. The property is accessed off Lake Rd. through a private entrance. See map for legal access route. Property is shown by appointment only.

### LOCATION

Property Address: 27554 Lake Road, La Grange, Ca 95329.

### LEGAL

Stanislaus County APNs: 008-022-009, 010 & 020-008-018  
Located in a portion of Section 1, Township 4S, Range 13E and a portion of Section 36, Township 3S, Range 13E, M.D.B.&M.

### ZONING

Zone A-40 (General Agricultural – 40 acre minimum)  
The property is not located within the Williamson Act.

### PLANTINGS

56± acres planted to Arbosana variety olives planted in 2021, 12 x 4 spacing.  
176± acres planted to Golden Hills variety pistachios in 2016 on UCB1 rootstock. 20x15 spacing.

Production available upon request.

### WATER

The property has (1) 125HP pump and well and (1) 1.5HP domestic well. There is also a 20± acre ft storage reservoir with a 120 HP pump. The Seller has been given verbal approval to receive surface water from Turlock Irrigation District (purchased through the Groundwater Sustainability Agency) in 2025. Contact the agent for additional details.

### SOILS

See soils map included

### BUILDINGS

There is one 3,300± sq ft shop located on the property.  
There is a 720± sq ft residence that is currently employee occupied.

### PRICE/TERMS

\$5,625,000 (\$17,728 per acre) cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred toward the 2025 crop.

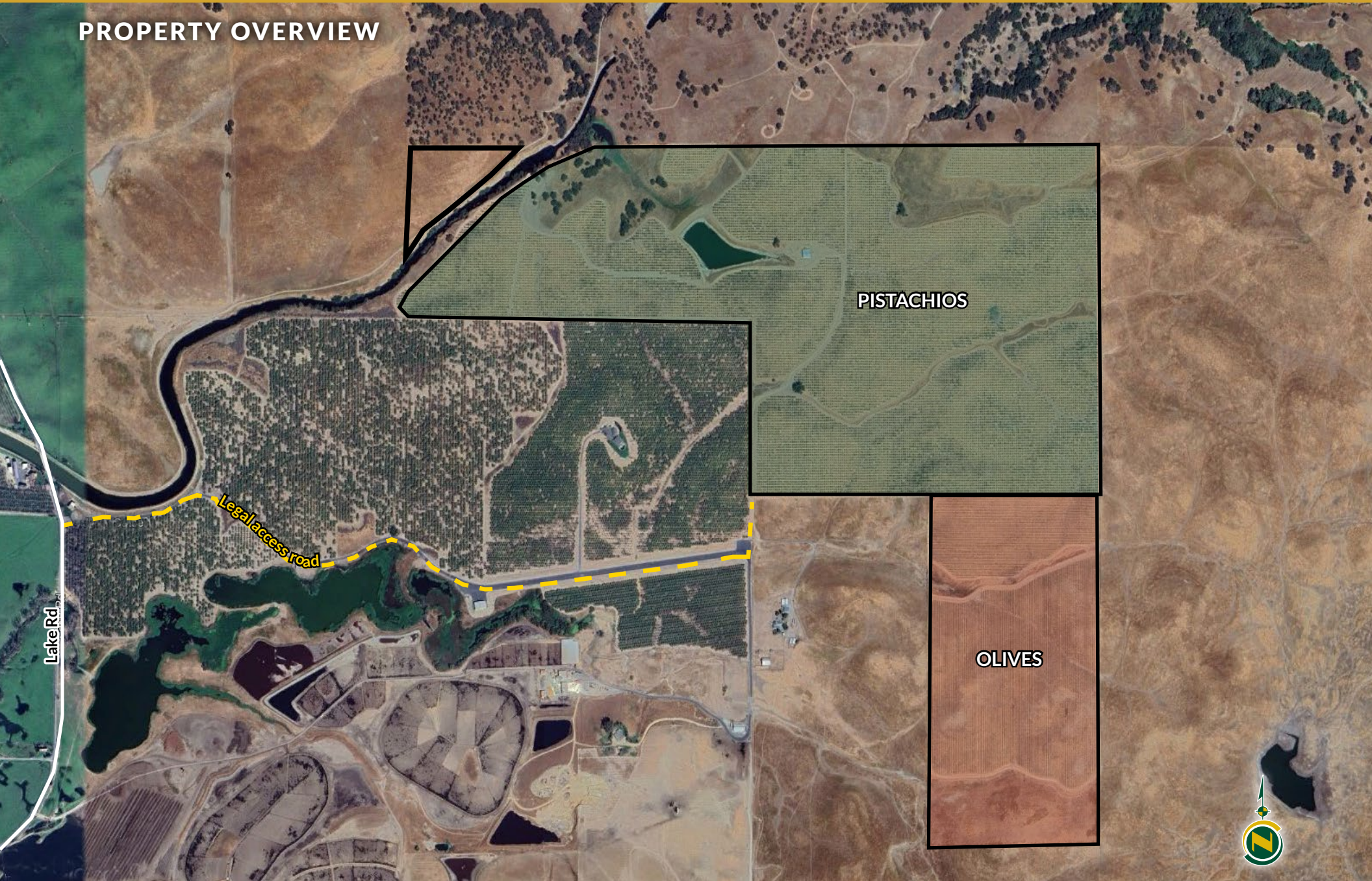


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## PROPERTY OVERVIEW



# GRANGELAND PISTACHIOS AND OLIVES

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## SOILS MAP

| California Revised Storie Index (CA) |  |
|--------------------------------------|--|
| Map unit symbol                      | Map unit name                                  |
| CyD                                  | Corning gravelly sandy loam, 15-30% slopes     |
| WmD                                  | Whitney sandy loams, 15-30% slopes             |
| PeF                                  | Pentz gravelly loam, 30-75% slopes             |
| MtC                                  | Montpellier coarse sandy loam, 8-15% slopes    |
| CyC                                  | Corning gravelly sandy loam, 8-15% slopes      |
| WmD2                                 | Whitney sandy loams, 15-30% slopes, eroded     |
| MtD2                                 | Montpellier coarse sandy loam, 8-15% slopes    |
| AnA                                  | Anderson gravelly fine sandy loam, 0-3% slopes |
| WmC                                  | Whitney sandy loams, 9-15% slopes              |
| DI                                   | Dredge and some tailings                       |
| MtB                                  | Montpellier coarse sandy loam, 3-8% slopes     |
| PeD                                  | Pentz gravelly loam, 8-30% slopes              |
| W                                    | Water  |

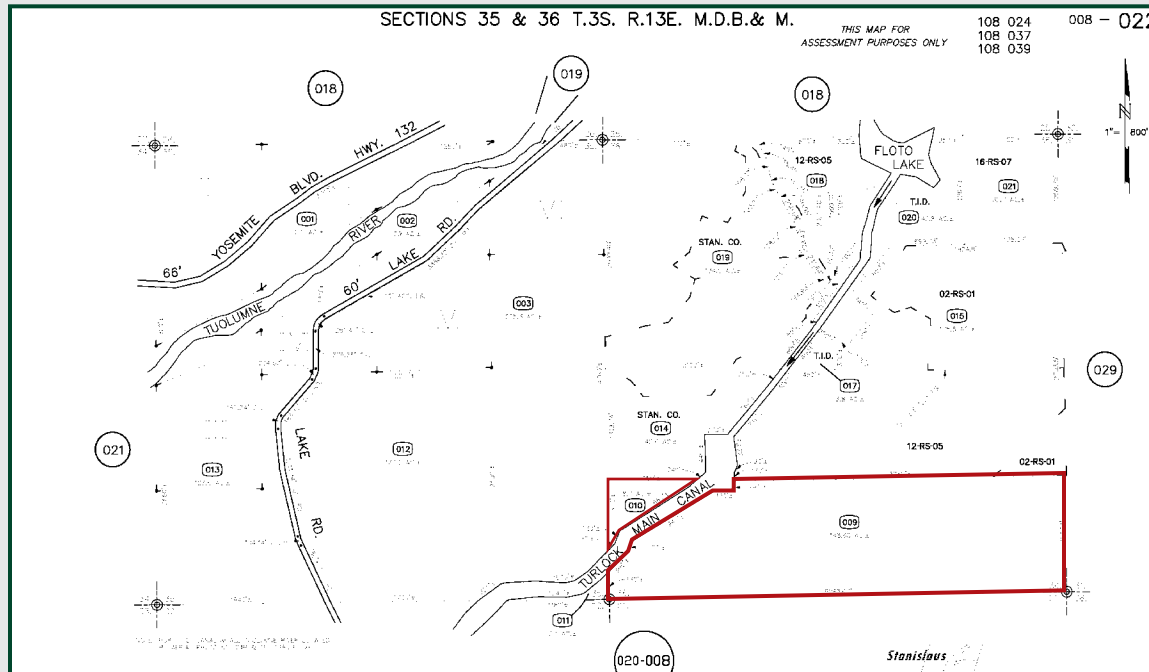


# GRANGELAND PISTACHIOS AND OLIVES

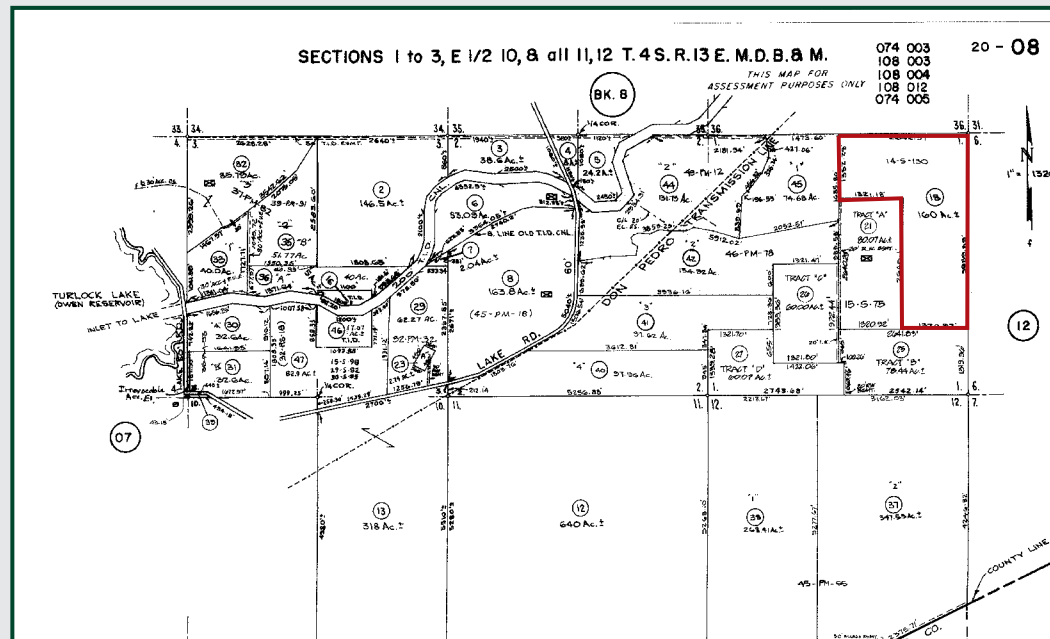
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## PARCEL MAP



008-022-009,010



020-008-018

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## PROPERTY PHOTOS



# GRANGELAND PISTACHIOS AND OLIVES

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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 **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.**