

REDDY PISTACHIO ORCHARD

1,990.98± ACRES | TULARE COUNTY, CALIFORNIA

\$6,968,430

(\$3,500/Acre)



PROPERTY HIGHLIGHTS

- PRODUCING PISTACHIOS
- (3) SEPARATE RANCHES
- (5) AG WELLS



Independently Owned And Operated
Corporate License #00020875
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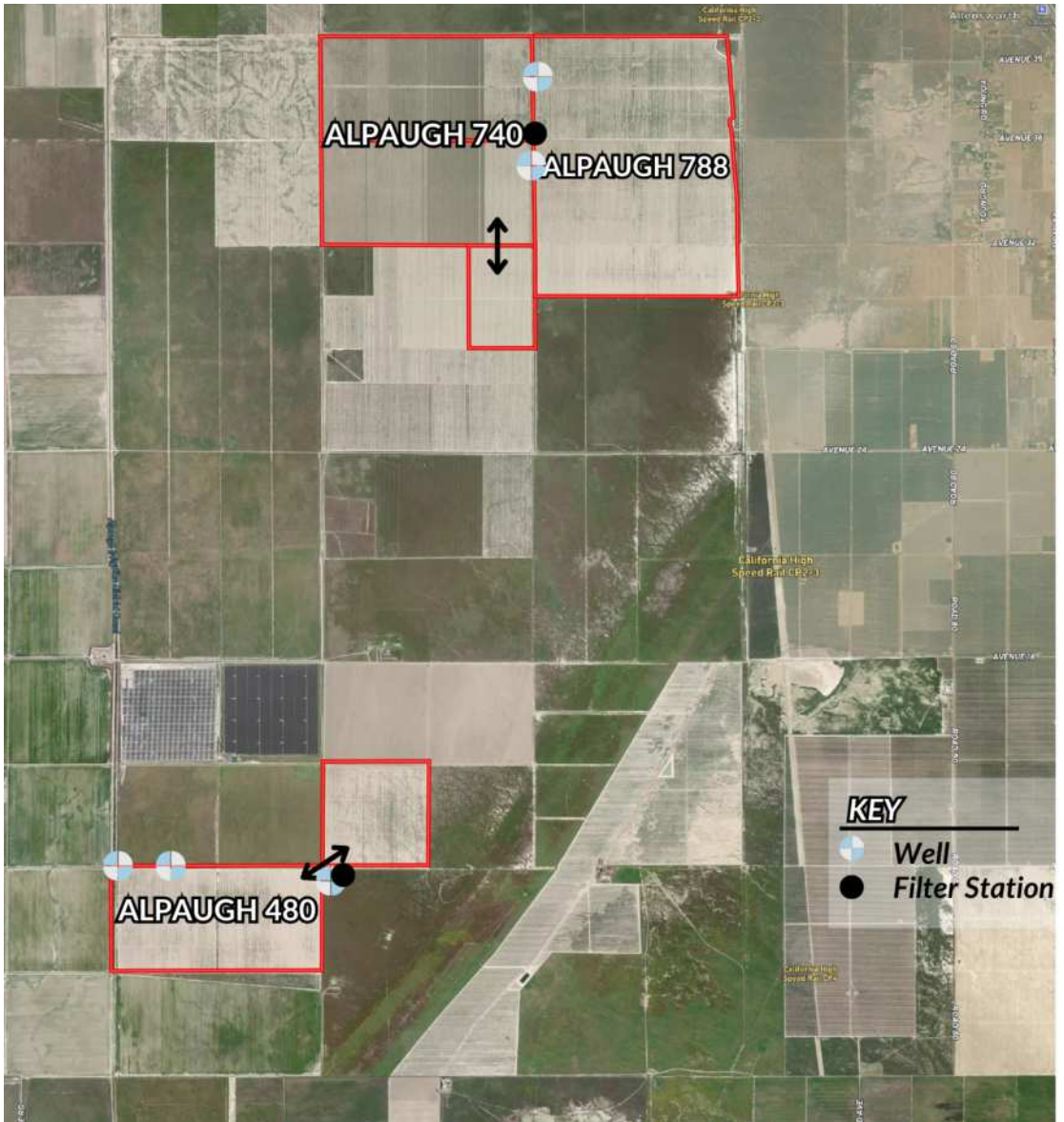
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

The Reddy Pistachio Orchard includes two separate blocks totaling 1,990.98± assessed acres with 1,886± acres planted to pistachios. Both properties are 3-5 miles south of Alpaugh and 12-16 miles west of Delano.

LOCATION

The Alpaugh 740 & 788 should be accessed from Avenue 56 (paved road) by turning south on Road 56 (dirt road) and traveling 2± miles south until you reach the northwest corner of the pistachios. The Alpaugh 480 can be reached from the same road as Alpaugh 740 & 788 off Avenue 56 and Road 56 for 5.5± miles until you reach the property.

ZONING

AE80 (Agricultural Exclusive 40 acre minimum) and AE40 (Agricultural Exclusive 40 acre minimum). All APNs are enrolled in the Williamson Act EXCEPT APN: 330-150-006.

WATER

Alpaugh 740 & 788 has (2) active wells (350Hp & 400HP) powered by natural gas motors and (2) filter stations delivering water through a dual line drip system. Alpaugh 480 has (3) wells (150HP, 400HP, & 450HP) powered by natural gas motors delivering water through one filter station and a dual line drip system. The ranches are located within Tri-County Water Authority Groundwater Sustainability Agency and do not receive surface water from any irrigation districts.

BUILDINGS

None.

PLANTINGS

Ranch Name	Variety	Rootstock	Spacing	Planting Year	Planted Acres	Irrigation
Alpaugh 480	Golden Hills	UCB-1	19 x 17	2016	444	Drip
Alpaugh 740	Golden Hills	UCB-1	19 x 17	2017	710	Drip
Alpaugh 788	Golden Hills	UCB-1	19 x 17	2018	732	Drip

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.

POLICY ON AGENT COOPERATION

SEALED BID SALE PROCESS

The Reddy Pistachio Orchard is being sold under a "Sealed Bid" process. Bid instructions are listed below.

- 1) Buyers or representing Real Estate Agents shall be provided with access to a digital data file with due diligence information, disclosures, & purchase agreement provided by Pearson Realty.
- 2) Property showings are to be arranged through the listing Broker.
- 3) Submit your sealed bid on the Vacant Land Purchase Agreement & Joint Escrow Instructions provided in the due diligence package to the listing Broker's office on **THURSDAY APRIL 3, 2025 by 12pm**.
- 4) The Buyer's bid shall be accompanied by a Cashier's Check for the initial deposit of **5% of the purchase price**, which shall be non-refundable upon acceptance.
- 5) The Seller will select the highest and best bid, at the Seller's sole discretion, subject to all Seller's, executing the final purchase and sale agreement. The deposit checks for the unsuccessful bidder shall be promptly returned.
- 6) If the Buyer is represented by a Broker, the Buyer shall submit a signed copy of the Buyer's confirmation of Broker Representation form with the Buyer's purchase agreement which is also included with the due diligence package.
- 7) Buyer will immediately take over the physical and financial farming responsibility following the execution of the Purchase Agreement and Early Possession Agreement.
- 8) The close of escrow shall occur on or before 30 days after acceptance.

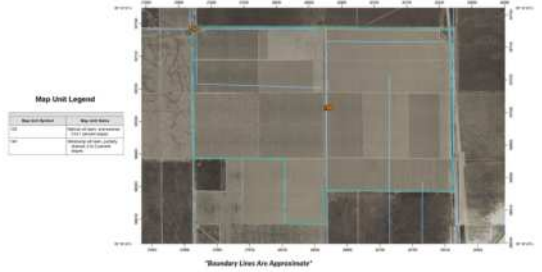
MINIMUM SUGGESTED BID/TERMS

\$6,968,430 (\$3,500/acre) cash at the close of escrow and Buyer will reimburse Seller for cultural costs incurred towards the 2025 pistachio crop.

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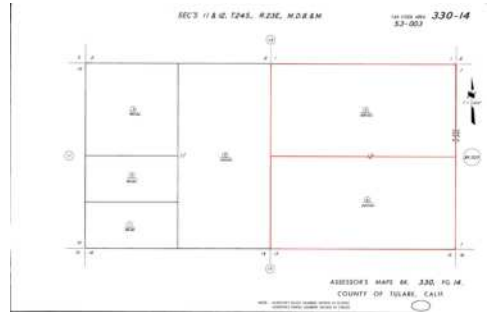
SOILS INFORMATION



PARCEL INFORMATION

LEGAL

- Tulare Co. APNs
- 330-140-005
- 330-140-006
- 330-150-006
- 330-170-004
- 330-180-004
- 333-120-013



PROPERTY VIDEO







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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.

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