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**382.05+- Acres**  
**Planted to Pistachios**  
**San Joaquin, Fresno County, CA**

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***Exclusively Presented By:***

**SIERRA LAND COMPANY**

**Sarah Donaldson, Broker**

**[Sarah@SierraLandCompany.com](mailto:Sarah@SierraLandCompany.com)**

**5250 N Palm Ave., Suite 222, Fresno, CA 93704**

**(559) 479-6582 Cell - License 02157307**

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

**382.05+- Acres****Planted to Pistachios****San Joaquin, Fresno County, CA**

**LAND:** Approx. 382.05+- acres of farm ground planted to Pistachios  
Assessor's Parcel Numbers 030-090-28s and 030-090-24s

**LOCATION:** Subject property is located South of Manning Ave. on the northeast corner of W Floral Ave. and S Amador Rd. in San Joaquin, Fresno County, California.

**PISTACHIOS:** 4th Leaf Pistachios  
Planted in spring 2023  
Golden Hills Variety  
Randy & Tejon Pollinators every 6th tree in every 6th row  
UCB-1 Rootstock  
Spacing 20'x15'  
Single Line Drip Irrigation System with three 1gal emitters per tree

**WATER:** Property is within the James Irrigation District boundaries, however yearly eligibility for district water is subject to the district's approval.  
The Property is eligible to receive district water for the 2026 water year.

A new 100HP agricultural well was drilled in 2022. The well permit was approved by Fresno County and James Irrigation District pursuant to Executive Order N-7-22, with the district's determination that groundwater extraction by the new well was consistent with the Groundwater Sustainability Plan (GSP) adopted by the District acting as the Groundwater Sustainability Agency (GSA). There are no pumping limitations under the adopted GSP.

**PRICE:** \$7,641,000

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## **TRANSMISSION LINE OPTION:**

The property is subject to an Option Agreement for a Transmission Line Easement with approximately 5 years remaining on the option. The estimated payment for the easement is approximately \*\$1,704,600+- upon option execution for impacting an estimated 12 +- acs. Execution of this Option would bring the landowner approximately \$4,462/ac over 382 acs.  
\*Final Easement payment is determined by survey of easement acres upon Option execution.

## **FIELD / LOCATION MAP:**



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**Sellers Rights:** Seller hereby reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow.

**Disclaimers: Sarah Donaldson has an ownership interest in the property.**

This information Memorandum contains information which may assist a potential buyer in evaluating the subject property for acquisition. Although information herein is and subsequent information to be provided by Broker shall be from sources believed to be reliable, neither Seller, Broker, nor its agents, makes any warranties or representations, express or implied, as to the accuracy, completeness or significance of such information. Buyer should not rely on the accuracy of any such information. It shall be Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property, its characteristics, production, soils, crops, water availability, and any other factors of importance to Buyer. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers' intended use. Buyer is also advised that this Memorandum and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Memorandum was prepared. The Property is offered for sale only in its present As-Is condition, and on terms and conditions only as may be set forth in a fully executed, definitive Purchase and Sale Agreement. Seller referenced herein shall be deemed to include its Principals, Directors, Officers, Shareholders, Partners, Associates and Employees.

**Exclusive Representation Rights:** Sarah Donaldson has been granted Exclusive Rights to represent Seller in the offering and sale of the property described herein. All communications, Letters of Intent, Offers, requests for additional copies of this Memorandum, requests for additional information, or for appointments to view may be made by contacting Sarah Donaldson.

**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

The number of acres are estimates only and are based on available tax assessor information.

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