



160 +/- Acres
Producing Pistachios in Westlands Water District
Fresno County, CA

Exclusively Presented By:

SIERRA LAND COMPANY

Sarah Donaldson, Broker

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(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.

160 +/- Acres

Producing Pistachios in Westlands Water District

Fresno County, CA

<u>LAND:</u>	Approx. 160 +/- acres of farm ground planted to Pistachios Assessor's Parcel Number 028-081-77s
<u>LOCATION:</u>	Subject property is located on the south side of W South Ave., west of S Calaveras, Fresno County, California.
<u>PISTACHIOS:</u>	Planted in 2012 Budded in 2013 Golden Hills Variety, Randy Pollinators every 5th tree in every 5th row UCB-1 Rootstock Spacing 20'x16' Single Line Drip Irrigation System with three 1gal emitters per tree
<u>WATER:</u>	Property is inside and receives surface water from Westlands Water District. Ag Well with 100 HP pump. Reported to produce approximately 1,000+-gpm
<u>PRODUCTION:</u>	2024 – 2,713 lbs/acre 2025 – 3,586 lbs/acre
<u>ASKING:</u>	\$5,120,000 cash / Seller financing depending on terms.

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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: 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 Buyers' 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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