



CAMARA REALTY INC.

713+/- Acres Pistachios & Open Farm Land

DESCRIPTION: Properties consist of a total 713.28 +/- acres. Property One is 553.28 +/- acres, approximately 535.00 +/- acres planted in pistachios and the remaining 18.28 +/- acres consists of 1 mobile homes, water reservoir, solar systems plus 2 fenced in areas: One fence surrounds a shop, equipment shed and yard and the second fenced area includes irrigation booster pumps, filtration system and electrical panels. Property Two is 160 +/- acres open farm land included One Ag well

LOCATION: Property One is bordered by 15th Ave to the east & 16th Ave to the west, Jackson Ave to the north and Jersey Ave to the south. Property Two is located on the NE corner of 16th Ave & Kent Ave, near Lemoore in Kings Co, CA.

LEGAL: Property One: Seven connecting parcels, APN#s; 028-120-002 (40ac), 004 (160ac), 005 (160ac), 018 (39.02ac), 019 (40.98ac), 046 (34.78ac) & 052 (78.50ac) Property Two: APN#s; 028-130-014 (80ac) & 029 (80ac). Properties are in the Williamson Act Tax Preserve.

PLANTINGS: 535 +/- acres are planted with 72,000 +/- pistachio trees on 19' x 17' spacing. Trees are UCB 1 root stock, Gold Hills. The neighboring permanent plantings are almonds, grapes, pistachios and walnuts.

BUILDINGS: There is an 40' x 80' metal shop building with 30' lean-to, 25' x 120' metal equipment shed and two mobile homes, one (1) newer double wide and one (1) older single wide.

IRRIGATION: This property is irrigated with 5 existing AG wells. All wells & District water feed into a reservoir with the storage capacity of 27 ac feet. Fenced in area includes 2 variable drive booster pumps, 18 - 48" media stainless steel filters with stainless steel lines. Trees are irrigated with the use of double line drip at .53 GPH, emitters every 30" with moisture meters located throughout. All properties are in Last Chance Irrigation Water District and includes 40 units of LC Ditch Co. Shares.

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.

ASKING PRICE \$36,000,000.

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Corporate Broker # 02194765 DRECA # 01773451

713± ACRES PISTACHIOS & OPEN

KINGS COUNTY
CALIFORNIA

- **LAST CHANCE IRRIGATION DISTRICT**
- **40 UNITS OF LC DITCH CO. SHARES**
- **(5) AG WELLS & (2) BOOSTER PUMPS**

Description:

The northern property is planted to 535± acres of Golden Hills pistachios on UCB 1 root stock.

The southern property consists of 160± acres of open ground with one ag well.

Irrigation:

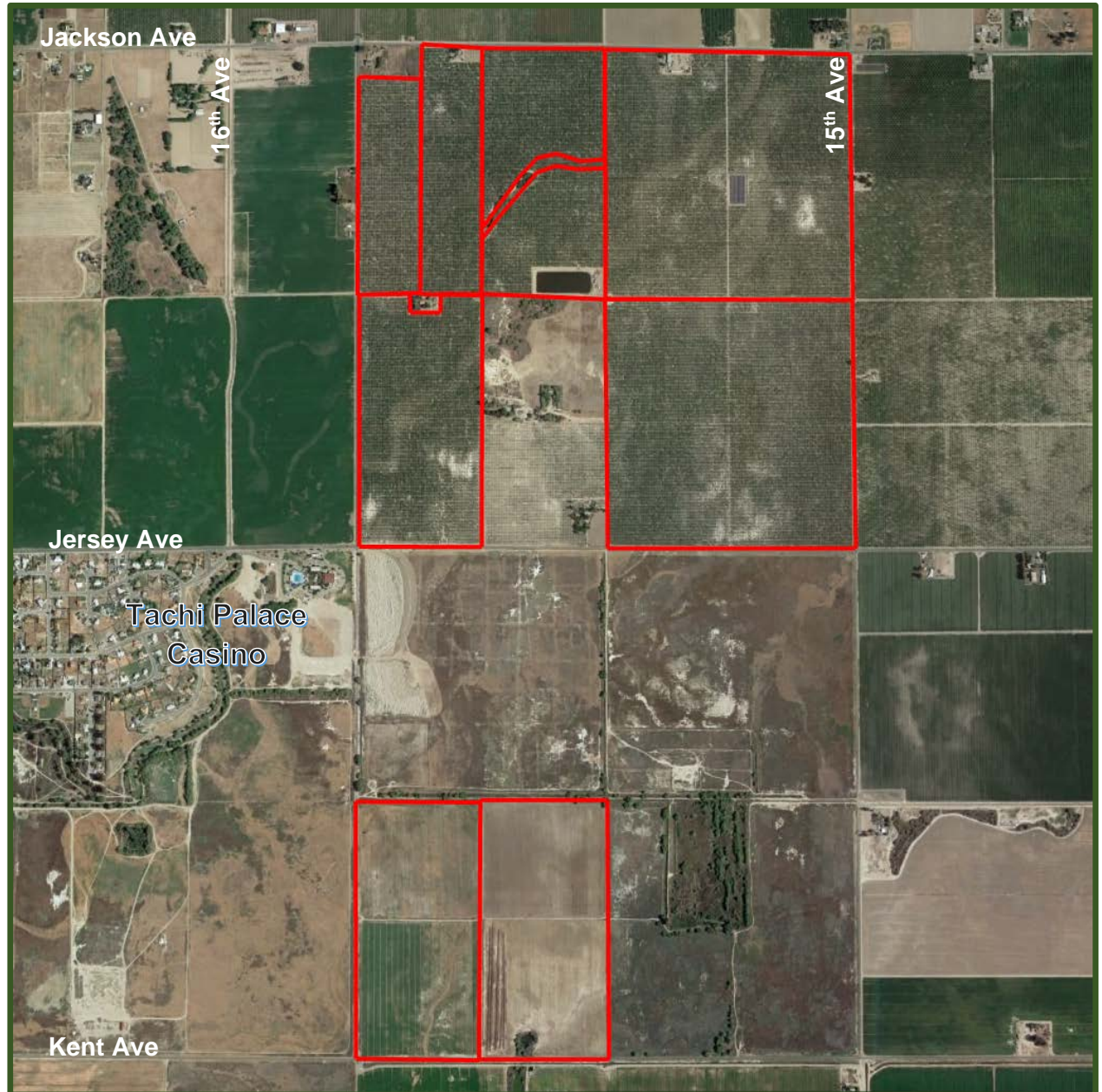
Last Chance Irrigation District
40 units of LC Ditch Co. shares
(5) ag wells
27± acre foot reservoir
(2) variable drive booster pumps
10-48" media stainless steel filters
Dual line drip system

Buildings:

There is an 40' x 80' metal shop building with 30' lean-to, 25' x 120' metal equipment shed and two mobile homes, one (1) newer double wide and one (1) older single wide.

Kings County APN's: 028-120-002, 004, 005, 018, 019, 046 & 052028-130-014 & 029

Purchase Price: \$36,000,000

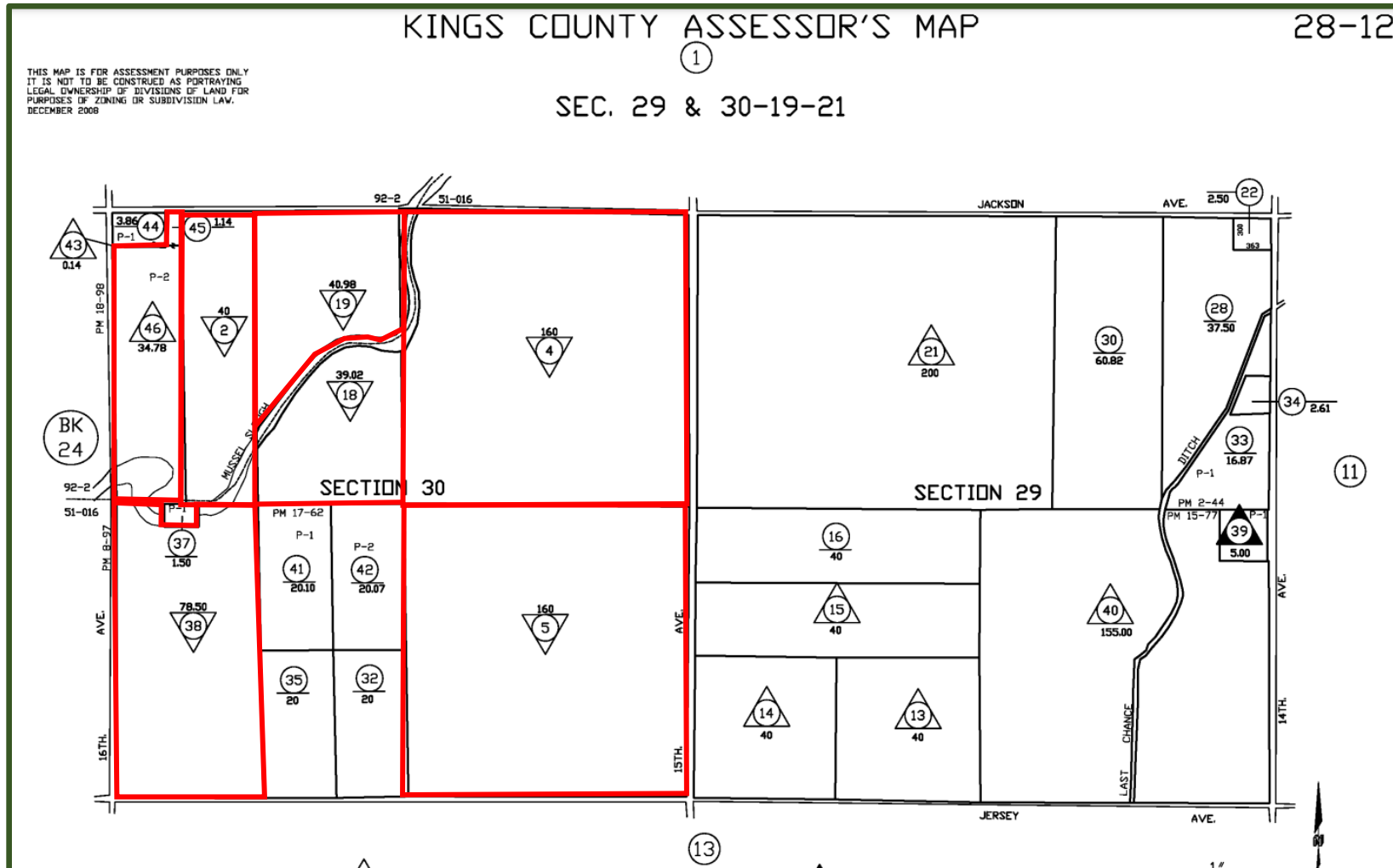


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Assessor's Parcel Maps

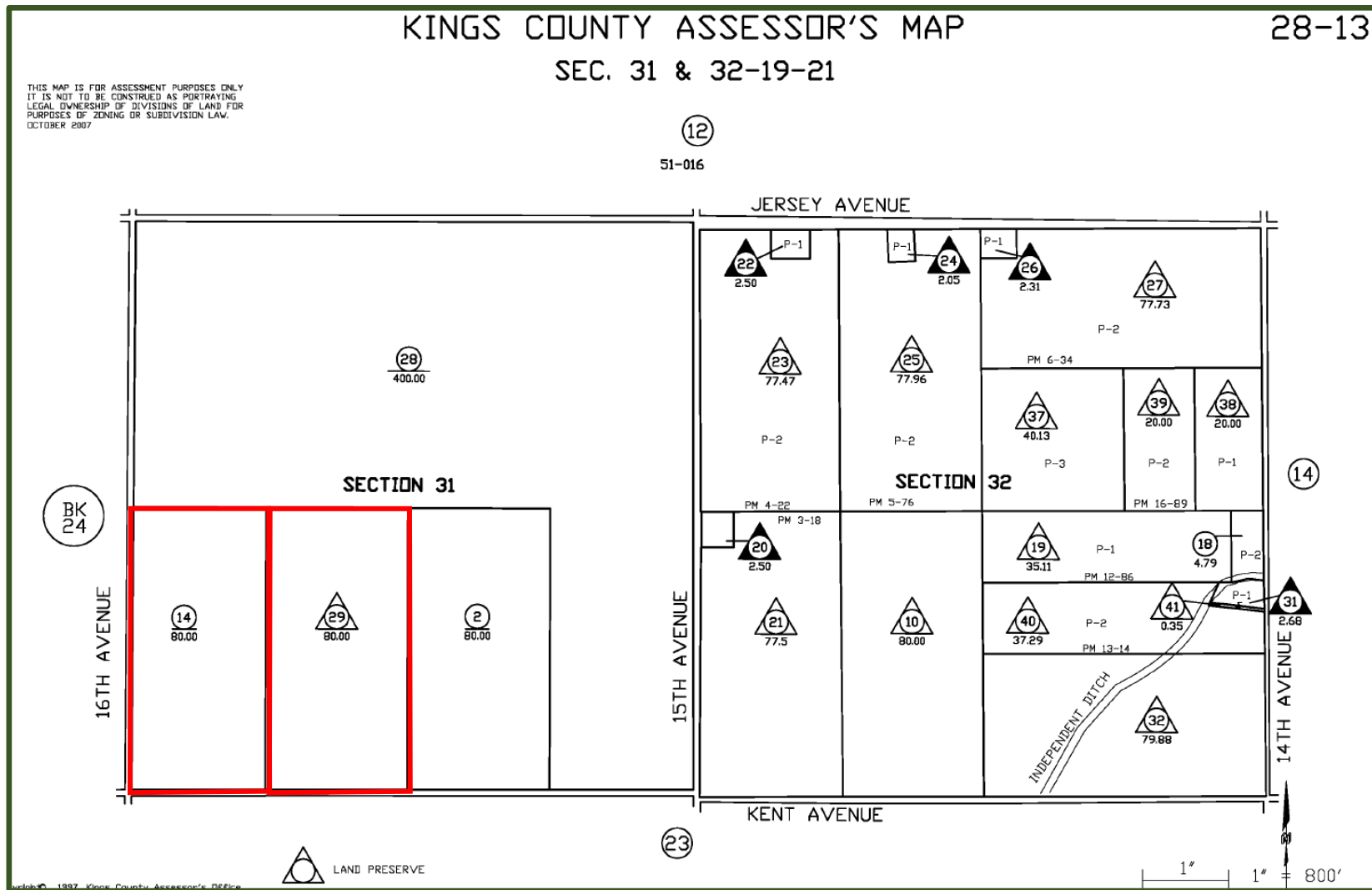
Kings County APN's: 028-120-002, 004, 005, 018, 019, 046 & 052



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Kings County APN's: 028-130-014 & 029



Disclosure: We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.