



CAMARA REALTY INC.

572.38+/-Acre Pistachios

Location: Property is located on West Manning Avenue, Cantua Creek, California approximately 1.5 miles west of Highway 33.

Legal: Fresno County APNs 028-060-51S and 73S and 028-101-04S, 07S, 11S, 61S, and 83S. This property is zoned AE20 (exclusive agriculture, 20 acre minimum parcel size).

Water: Property is located in Westlands Water District with exception of 156.96 +/- acres. Property has 1 deep well at 1300 feet deep with a 300 HP electric motor and pumps 2200 GPM. Pistachios are watered by well, district water from reservoirs, booster pumps, filter stations and drip systems.

Notes: 572.38 +/- acres on seven parcels, with young pistachios and open land. Approximately, 256 acres are pistachios planted in March of 2019 at 20 ft. X 16 ft. Spacing. Pistachios are Golden Hills on UCB1 rootstock.

Price: \$9,500,000

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.

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information [water.ca.gov/Programs/ Groundwater-Management/SGMA](http://water.ca.gov/Programs/Groundwater-Management/SGMA)- Groundwater-Management

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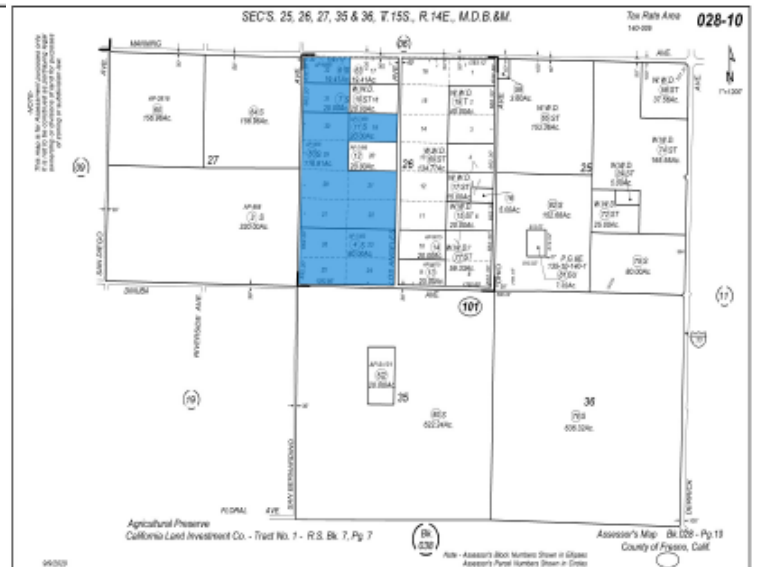
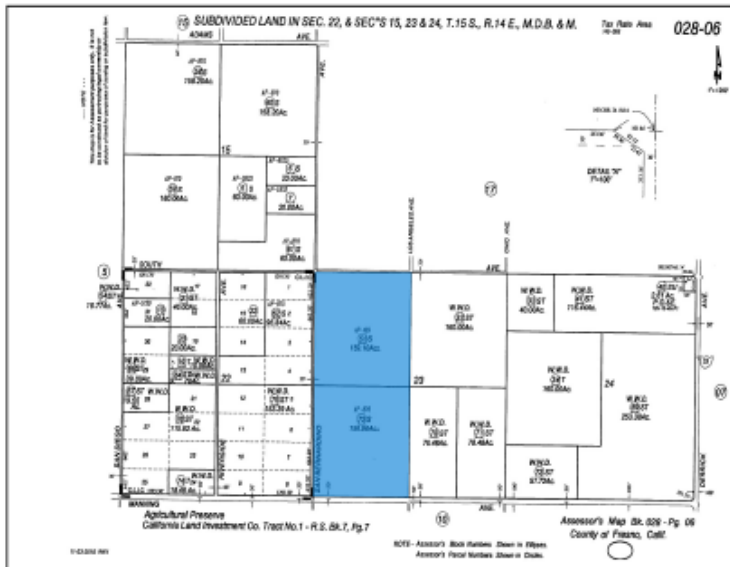


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Assesors Map



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