



## +/-154 Acre Top Producing Pistachio Orchard

- Full Production and Income Producing
- Consistent, Overall Stable Production
- Highly Efficient to Farm
- Turnkey, First-Class Pistachio Orchard





### DESCRIPTION

This +/-154 acre high-yielding, income-producing pistachio orchard is a well-designed property that offers efficiency and ease of farming, with exceptional attention to detail in its development and care. From meticulous land preparation to a top-tier, turnkey irrigation system, every aspect of this orchard reflects first-class quality and ongoing excellence.

With 40 years of expertise in farming pistachios in Kings County, the Avila Family has applied their knowledge and experience to ensure the success of this exceptional property.

### SIZE

**+/- 154 Assessed Acres**

### LOCATION

- **154 Acres:** Located at the southwest corner of Idaho Avenue and 4th Avenue.

### PLANTINGS

- **Block 3:** +/- 28 acres, Kerman variety Pistachios on Pioneer Gold Rootstock, 19 x 17 spacing. Trees were planted in 1995.
- **Block 4:** +/- 19 acres, Kerman variety Pistachios on Pioneer Gold Rootstock, 19 x 17 spacing. Trees were planted in 1999.
- **Block 5:** +/- 22 acres, Kerman variety Pistachios on Pioneer Gold Rootstock, 19 x 17 spacing. Trees were planted in 2002.
- **Block 6:** +/- 64 acres, Kerman variety Pistachios on Pioneer Gold Rootstock, 19 x 17 spacing. Trees were planted in 2007.

### GROUNDWATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) mandates that groundwater basins achieve sustainability by 2040. SGMA requires the development of Groundwater Sustainability Plans (GSPs) by 2020, which may impose limitations on groundwater pumping. For more information, please visit the SGMA website at [www.sgma.water.ca.gov/portal/](http://www.sgma.water.ca.gov/portal/).

### WATER

The property is located within the Greater Kaweah Groundwater Sustainability Agency (GSA). The property is also located in the Kings River Water District and the Kaweah Delta Water Conservation District. The property does not receive surface water from the Kings River Water District. However, in the past, Kaweah Delta Water Conservation District has provided surface water for recharge programs, enhancing pumping credits. The property has access to riparian water from Mill Creek when available and the ability to pump Corcoran Irrigation District surface water from the Highline Canal when water is available for purchase from Corcoran Irrigation District, which it has purchased in the past during wet years.

Additionally, the GSA has created a water trading platform where landowners within the GSA can buy and sell their water pumping credits.

The property features a comprehensive irrigation infrastructure:

- **Pumps and Wells:** Two agricultural pumps and wells. (1) 200 HP Pump & Well, (1) 40 HP Pump & Well, and one domestic pump and well.
- **Reservoir and Filtration:** (1) +/- 4-acre foot-lined reservoir with a 60 HP booster pump and six-tank filter system.
- **Surface Water Access:**
  - (1) 20 HP ditch pump to access water from Mill Creek (when available).
  - The ability to pump water from the Highline Canal when water is available for purchase from the Corcoran Irrigation District.

The irrigation system is highly adaptable, allowing any combination of agricultural pumps, wells, or ditch pumps to fill the reservoir. Irrigation is supplied through double-line drip with the option to flood via pipe and valves every other row.

**Additional Benefit:** The property has water pumping credits that may be available with the sale.

## LEGAL

Kings County APNs: 028-060-006

## REMARKS

This exceptional, top-producing pistachio ranch is turnkey and first-class in every aspect. The various age plantings ensure consistent production each year, making this a stable income-producing ranch. While pistachio trees are known for alternate bearing, causing industry-wide fluctuations, the various age plantings on this ranch minimize variation and provide stable, reliable yields.

**ADDITIONAL INFORMATION**

Production records, irrigation system designs, and detailed pump and well information are available to serious, qualified buyers upon request.

**PRICE/TERMS**

**\$4,570,000** (\$29,675+/-/acre)

An additional ±520 acres of turnkey, first-class producing pistachio orchards, directly connected and currently farmed together, is also available for purchase, either together or separately.

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**PRESIDENT/BROKER**

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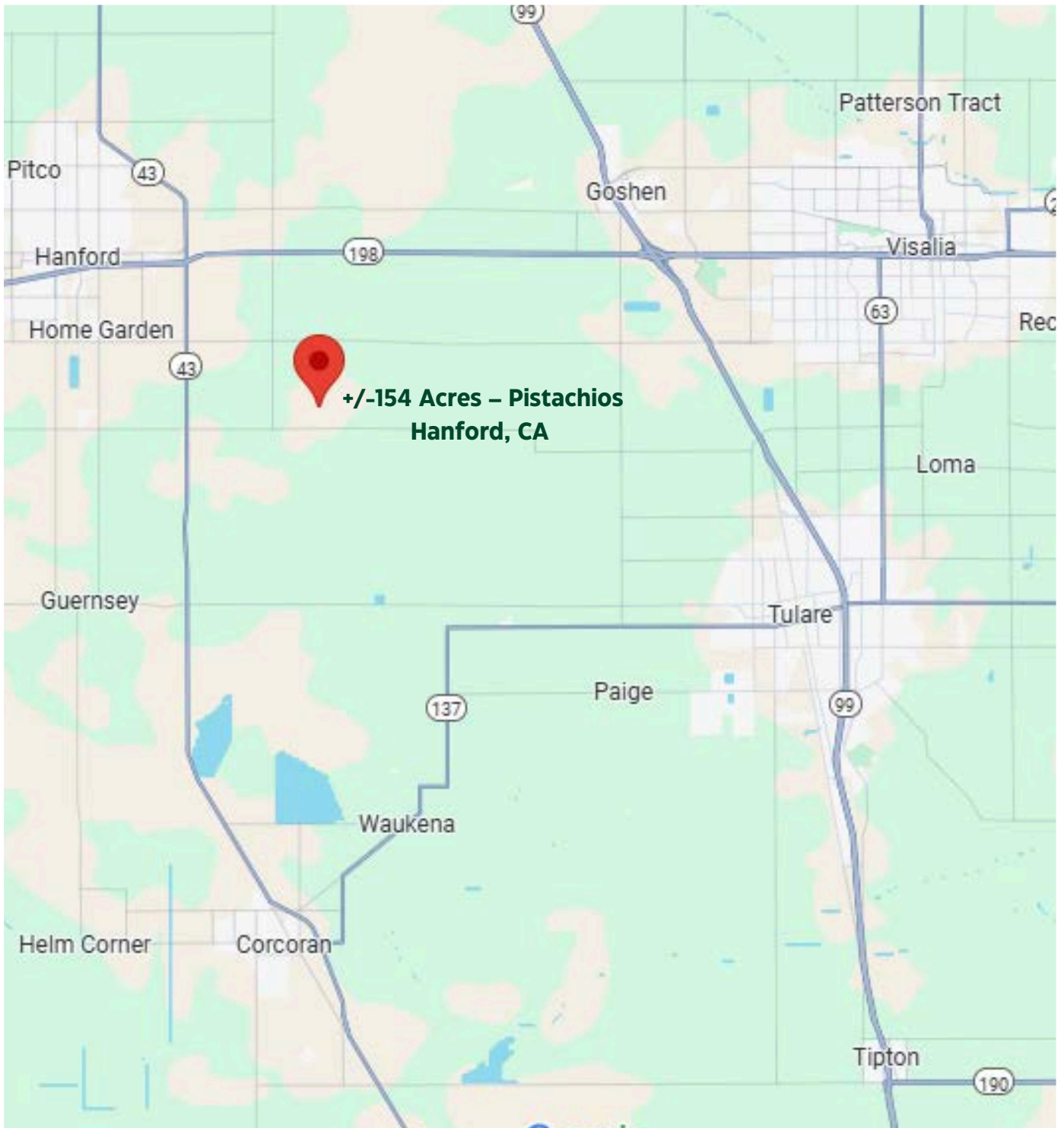
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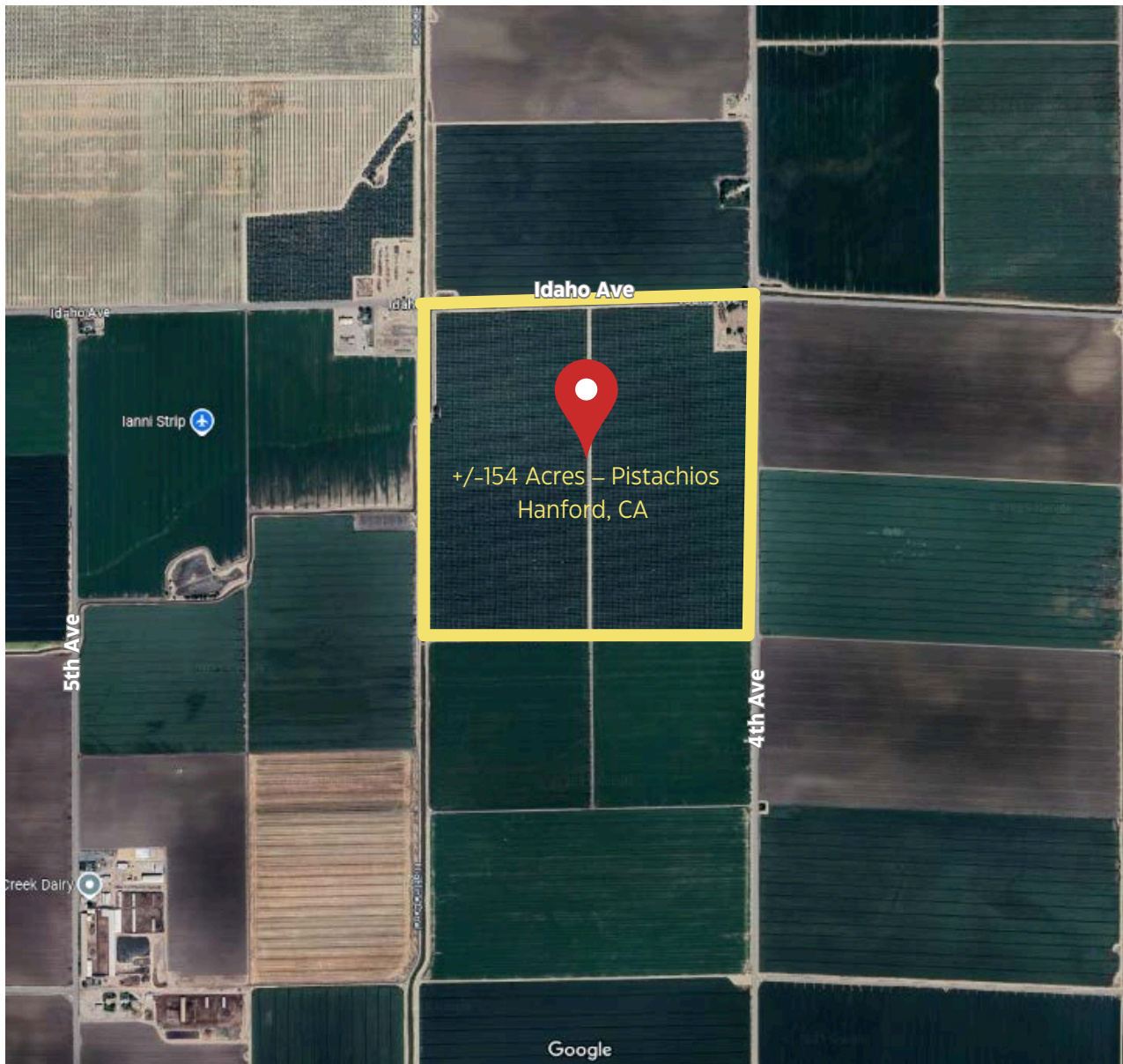
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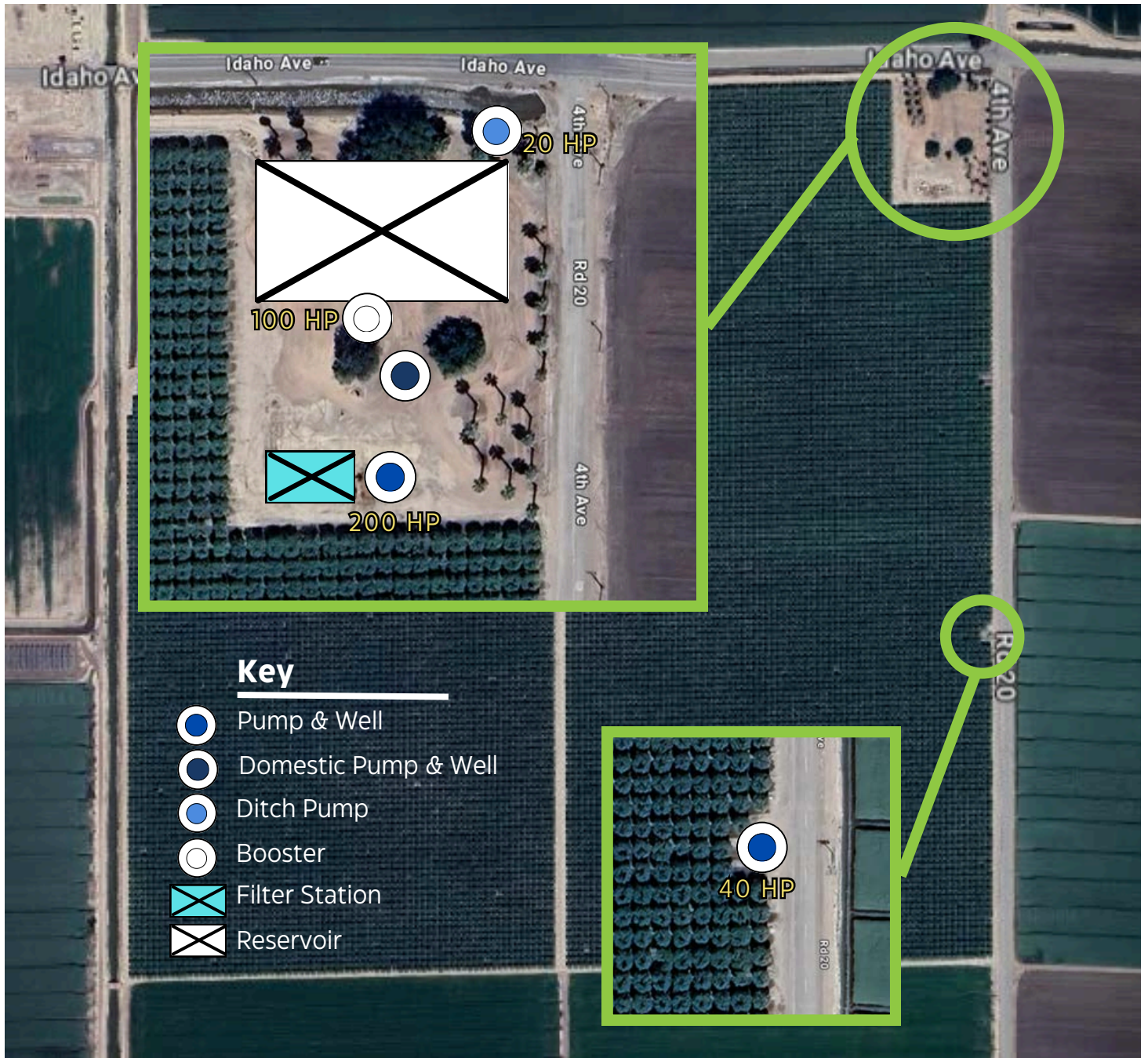
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THIS MAP IS FOR ASSESSMENT PURPOSES ONLY  
IT IS NOT TO BE CONSTRUED AS PORTRAYING  
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR  
PURPOSES OF ZONING OR SUBDIVISION LAW.  
APRIL, 2015

## KINGS COUNTY ASSESSOR'S MAP

28-06

