

**FOR SALE**



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# Lost Hills Pistachios



**40.04± Acres**  
**Kern County, California**

- Mature pistachio orchard
- 2021 crop included in price

**Exclusively Presented By:**  
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CA DRE #00020875



# Lost Hills Pistachios

40.04± Acres

\$1,580,000

**LOCATION:**

Kern County, approximately 26 miles south of Kettleman City. From Kettleman City at Interstate 5 and Hwy 41, take Hwy 41 west approximately 8.5 miles to Hwy 33. Turn left on Hwy 33 past Twisselman Rd. 3.5 miles to a dirt road on the south edge of an equipment yard and turn right. Follow toward the west 2.25± miles to the subject on your right.

**DESCRIPTION:**

Mature pistachio orchard planted in 1976 with a history of good production, located in Kern County. The parcel is within a large pistachio planting in the Lost Hills area well known for its climate and productive soils. The 2021 crop is included in this sale.

**LEGAL:**

Kern County APN: 057-151-36. Located in a portion of Section 6, T26S, R19E, M.D.B.&M. Zoning is AG.

**PLANTINGS:**

40± acres planted to Kerman variety on Atlantica rootstock. Replants over the years have been on Pioneer gold and WPR rootstocks. The tree spacing is 19' x 16'.

**WATER:**

Water for this property is provided by Berenda Mesa Water District with an allocation of 132 acre ft. per year. It is within the Kern Groundwater Authority Groundwater Sustainability Agency (GSA).

**SOILS:**

Twisselman clay, 0-2% slopes  
Panoche clay loam, 2-5% slopes  
Panoche clay loam, 0-2% slopes  
Twisselman clay, 2-5% slopes

**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$1,580,000 all cash at close of escrow. The current 2021 crop is included in the sale price.

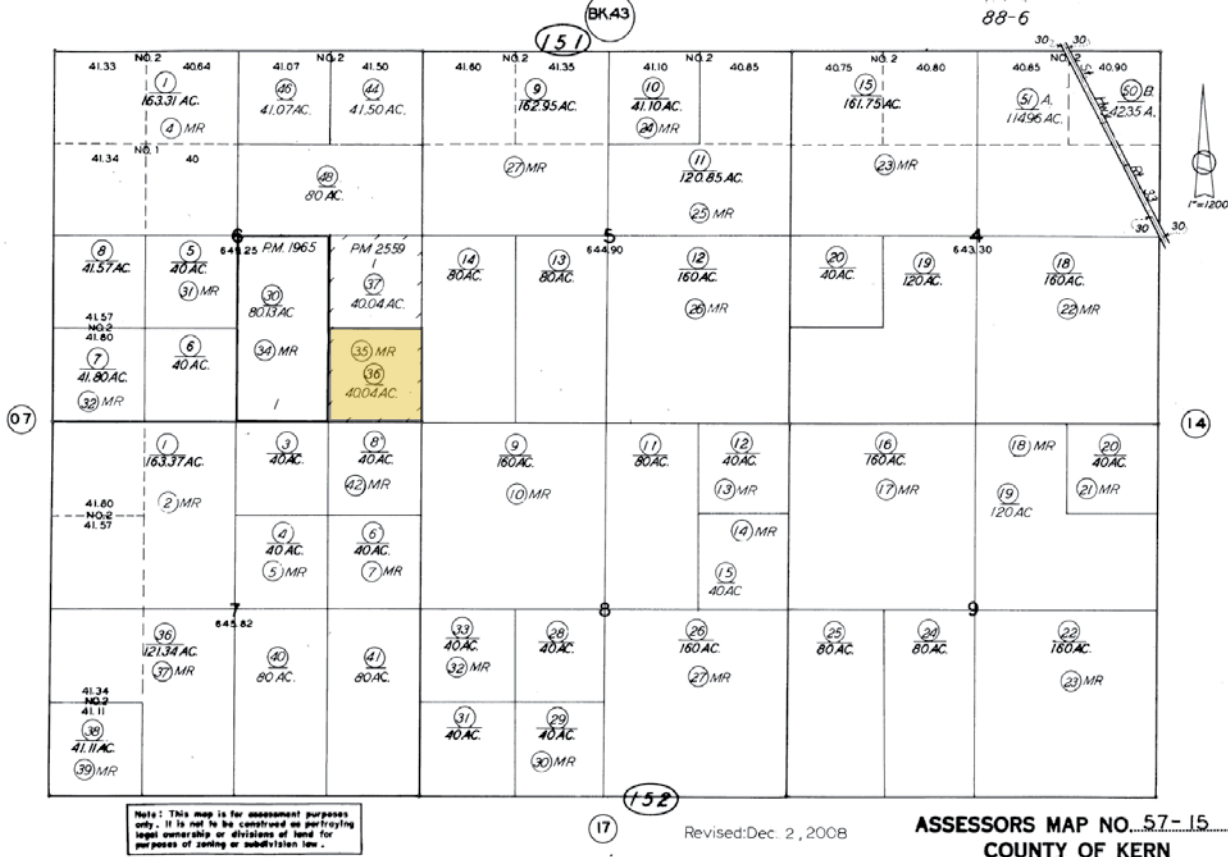
# ASSESSOR'S PARCEL MAP

57-15

T. 26 S. R. 19 E.

SCHOOL DIST. 88-0  
88-6

57-15



## PROPERTY PHOTOS



# LOCATION MAP



**Water 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

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