KERMAN PISTACHIOS

Fresno County, California

98.99± Acres

$3,000,000
($30,306/Acre)

- Young Pistachios
- Tax Benefits
- Dual Line Drip w/Sand Media Filters

PEARSON REALTY
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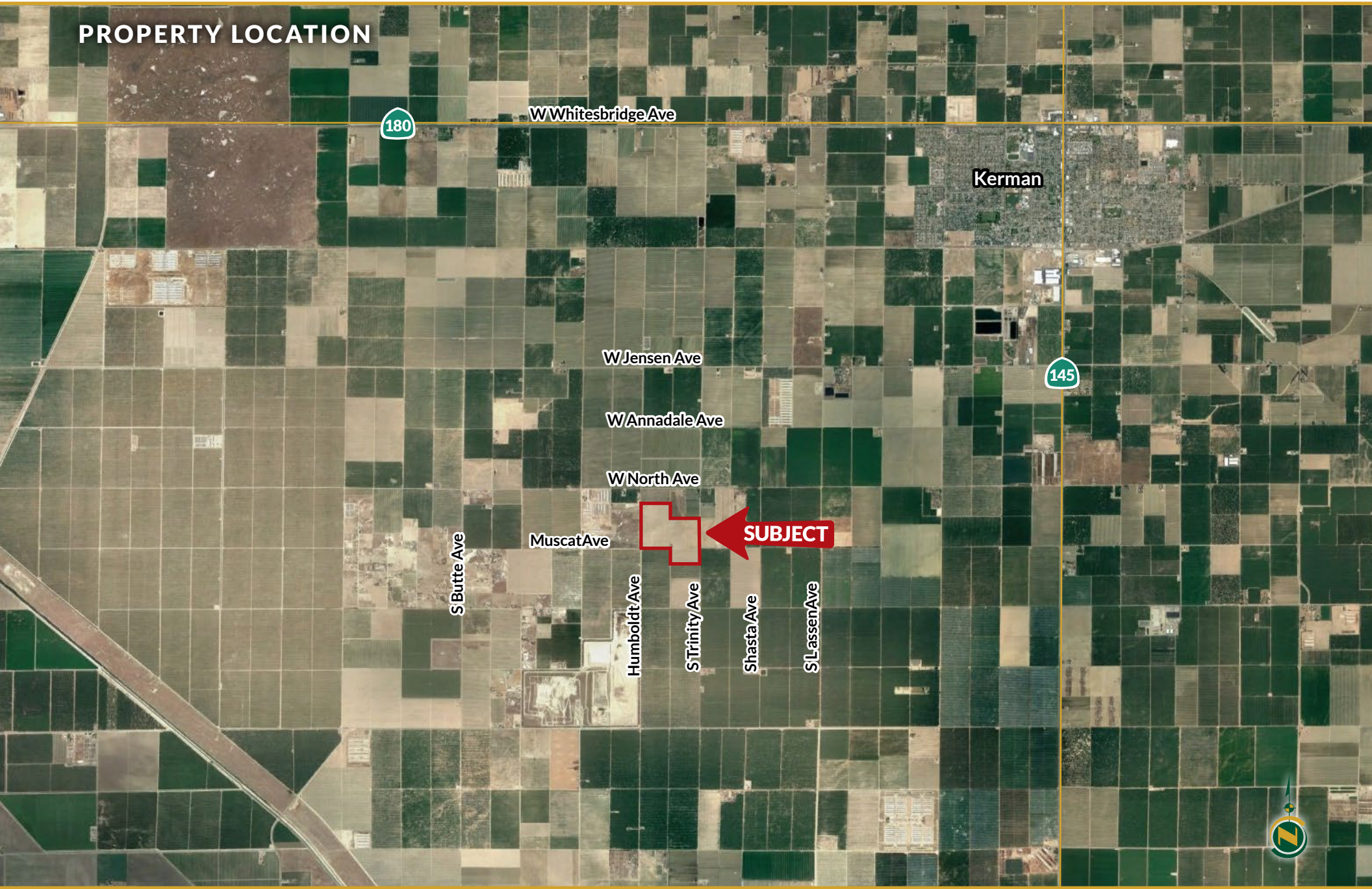
PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
Here is an opportunity to purchase 98.99± acres of young pistachios. The property is turn key and located in the desirable farming area of Kerman, California. The land is being farmed to pistachios established in 2019. This investment opportunity offers young pistachios very close to production, well water, productive soils and tax benefits.

LOCATION
The property is located on the northeast corner of Muscat Avenue and South Humboldt Avenue in Kerman, CA. 93630.

LEGAL
Fresno County APN: 020-290-19s and 23s. Located in a portion of Section 28, T14S, R17E, M.D.B.&M.

ZONING
A-1 (Light Agriculture).

PLANTINGS
Golden Hills pistachios planted in 2019 on UCB-1 rootstock.

WATER
Irrigation method: Dual line drip with sand media filters.
Water source: (1) 100 HP Ag well.

SOILS
Fresno sandy loam.
Fresno sandy loam, shallow.
Hesperia coarse sandy loam, very deep, saline-sodic.
Hesperia sandy loam, very deep, saline-sodic.

BUILDINGS
(1) 1,200± sq. ft. metal shop building.

PRICE/TERMS
$3,000,000 ($30,306/acre) cash at the close of escrow.

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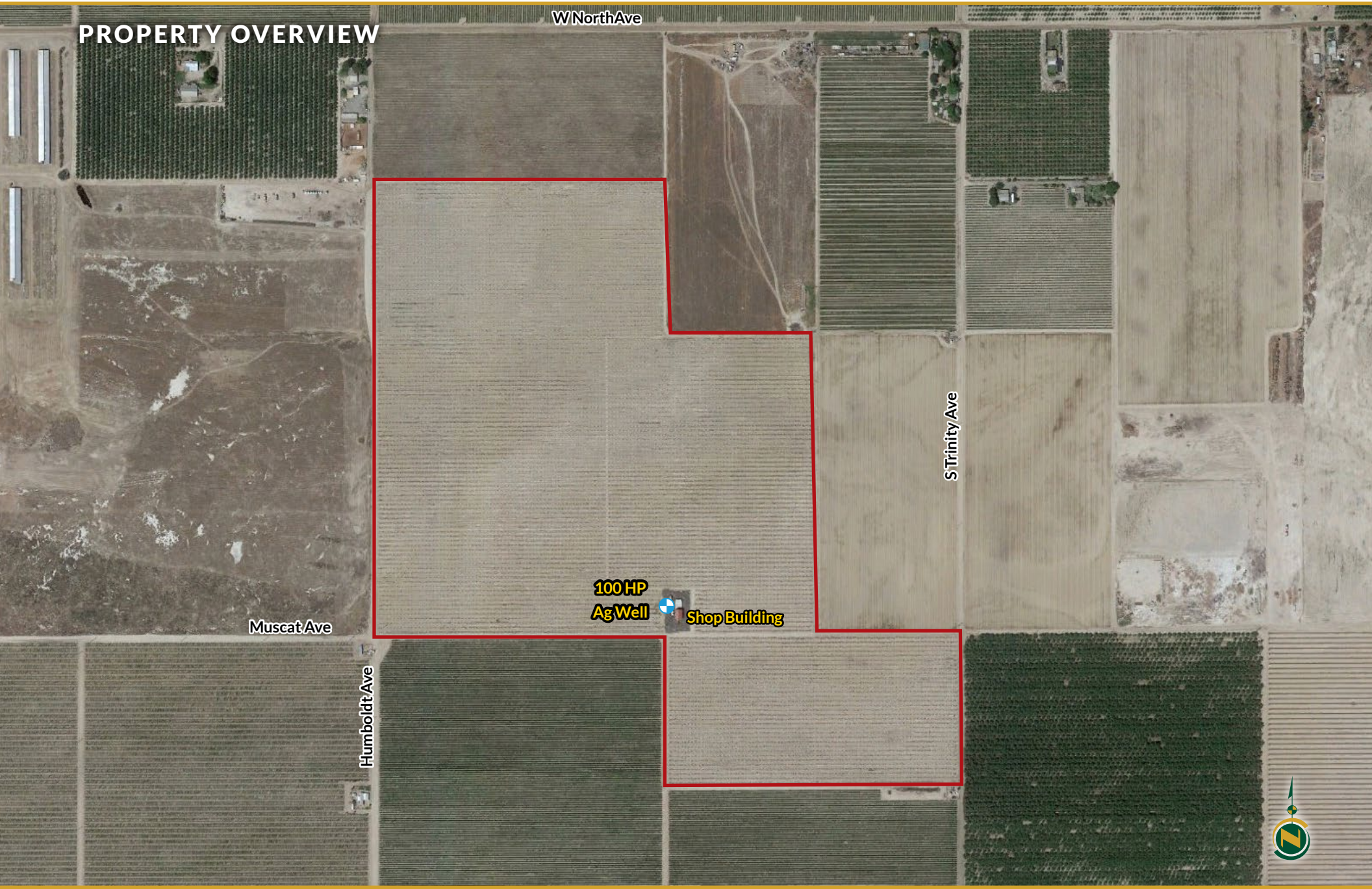
PEARSON REALTY
AGRICULTURAL PROPERTIES

PROPERTY OVERVIEW



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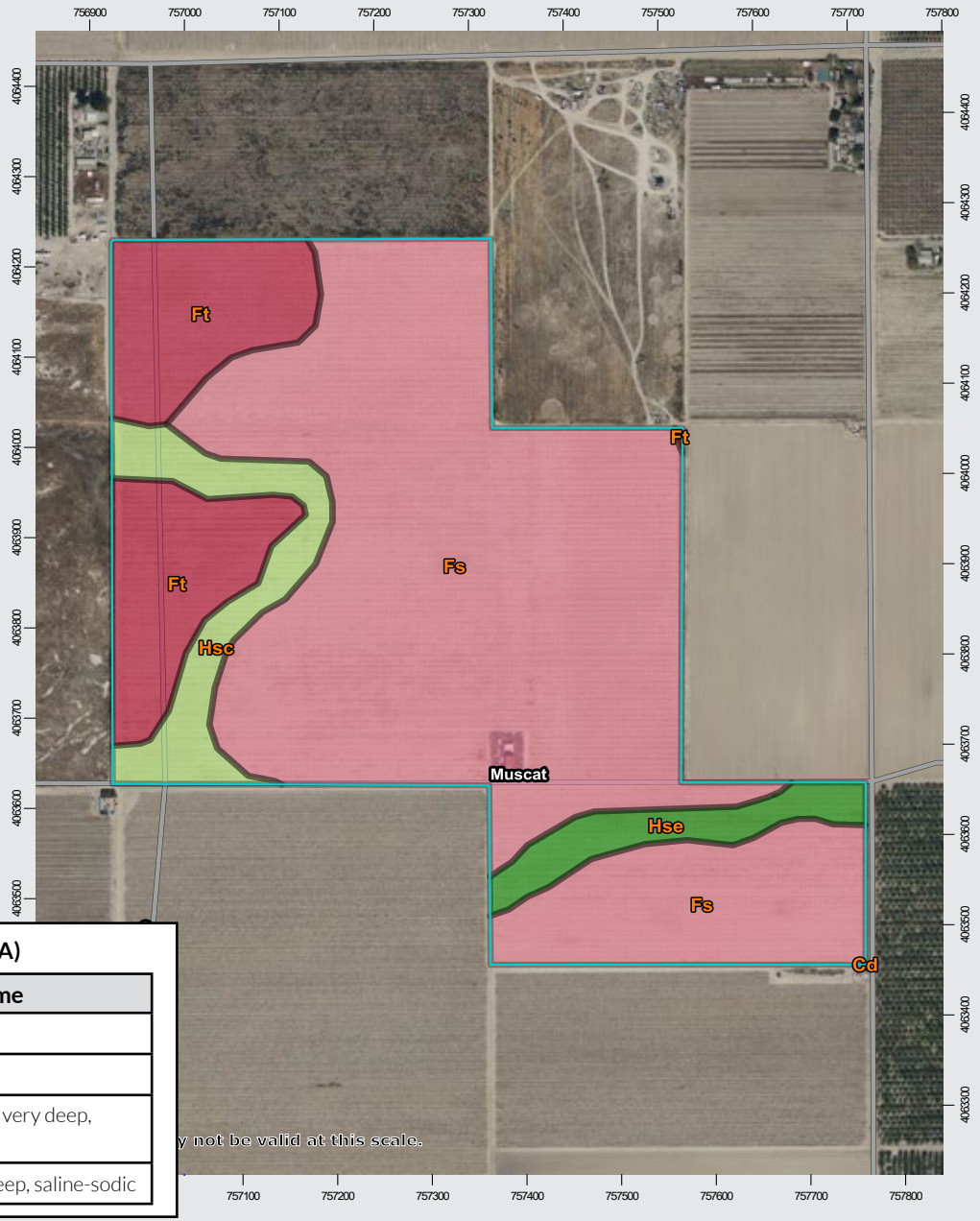
SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
Fs	Fresno sandy loam
Ft	Fresno sandy loam, shallow
Hsc	Hesperia coarse sandy loam, very deep, saline-sodic
Hse	Hesperia sandy loam, very deep, saline-sodic

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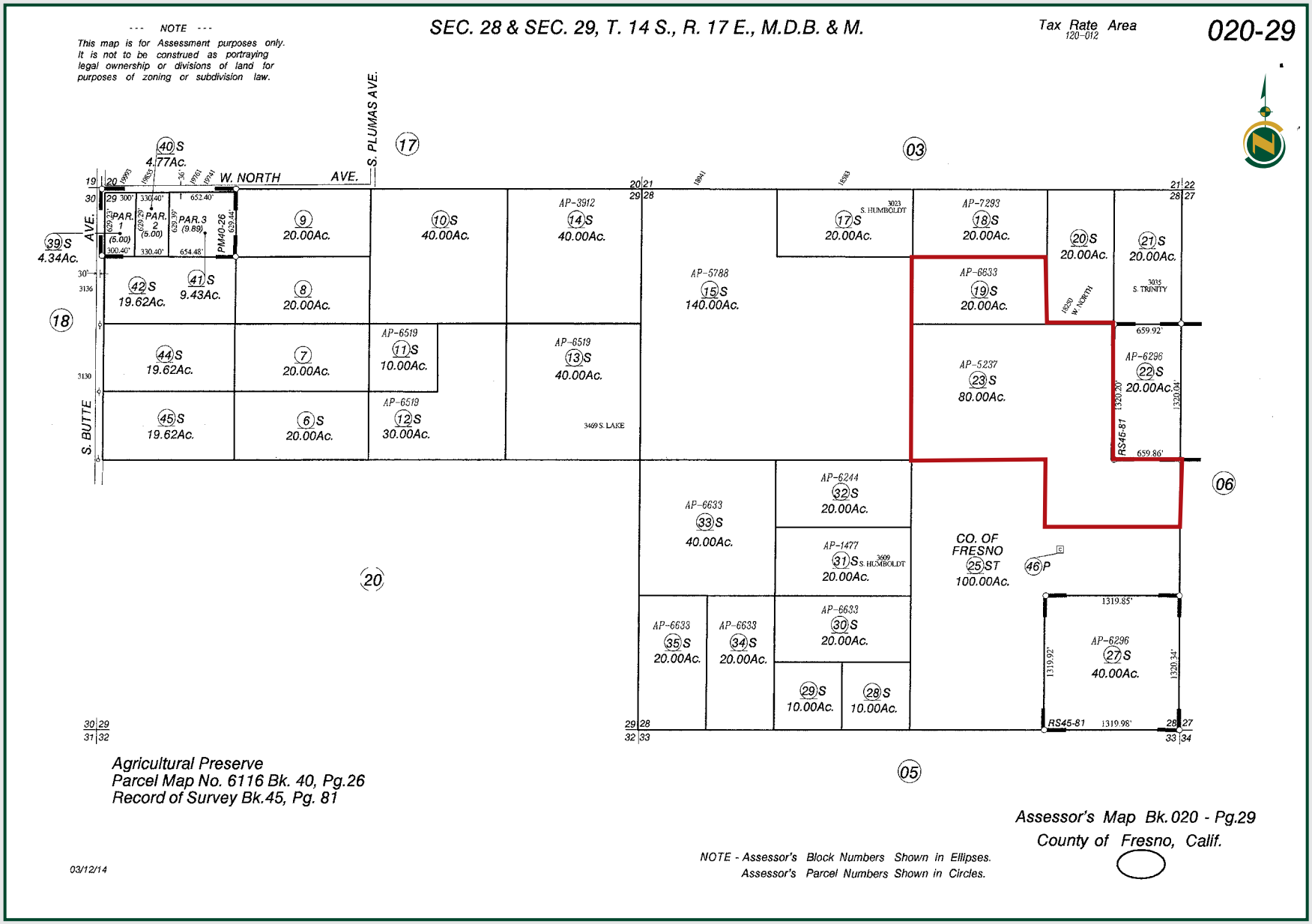
PARCEL MAP


--- NOTE ---
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
SEC. 28 & SEC. 29, T. 14 S., R. 17 E., M.D.B. & M.
Tax Rate Area 120-012
020-29
S. PLUMAS AVE.
W. NORTH AVE.
S. BUTTE AVE.
40 S 4.77Ac.
39 S 4.34Ac.
42 S 19.62Ac.
41 S 9.43Ac.
44 S 19.62Ac.
45 S 19.62Ac.
PAR. 1 (6.00)
PAR. 2 (6.00)
PAR. 3 (9.89)
PM40-26
9 20.00Ac.
8 20.00Ac.
7 20.00Ac.
6 S 20.00Ac.
10 S 40.00Ac.
AP-6519 11 S 10.00Ac.
AP-6519 12 S 30.00Ac.
AP-3912 14 S 40.00Ac.
AP-6519 13 S 40.00Ac.
3469 S. LAKE
AP-5788 15 S 140.00Ac.
17 S 20.00Ac.
3023 S. HUMBOLDT
AP-7293 18 S 20.00Ac.
AP-6633 19 S 20.00Ac.
20 S 20.00Ac.
21 S 20.00Ac.
3035 S. TRINITY
AP-6296 22 S 20.00Ac.
AP-5237 23 S 80.00Ac.
RS45-81
659.92'
659.86'
1320.20'
1320.04'
AP-6244 32 S 20.00Ac.
AP-6633 33 S 40.00Ac.
AP-1477 31 S 20.00Ac.
3609 S. HUMBOLDT
CO. OF FRESNO 25 ST 100.00Ac.
46 P
AP-6633 35 S 20.00Ac.
AP-6633 34 S 20.00Ac.
AP-6633 30 S 20.00Ac.
29 S 10.00Ac.
28 S 10.00Ac.
AP-6296 27 S 40.00Ac.
1319.85'
1319.92'
1320.34'
1319.98'
Agricultural Preserve
Parcel Map No. 6116 Bk. 40, Pg.26
Record of Survey Bk.45, Pg. 81
03/12/14
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Map Bk. 020 - Pg.29
County of Fresno, Calif.

PROPERTY PHOTOS

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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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.