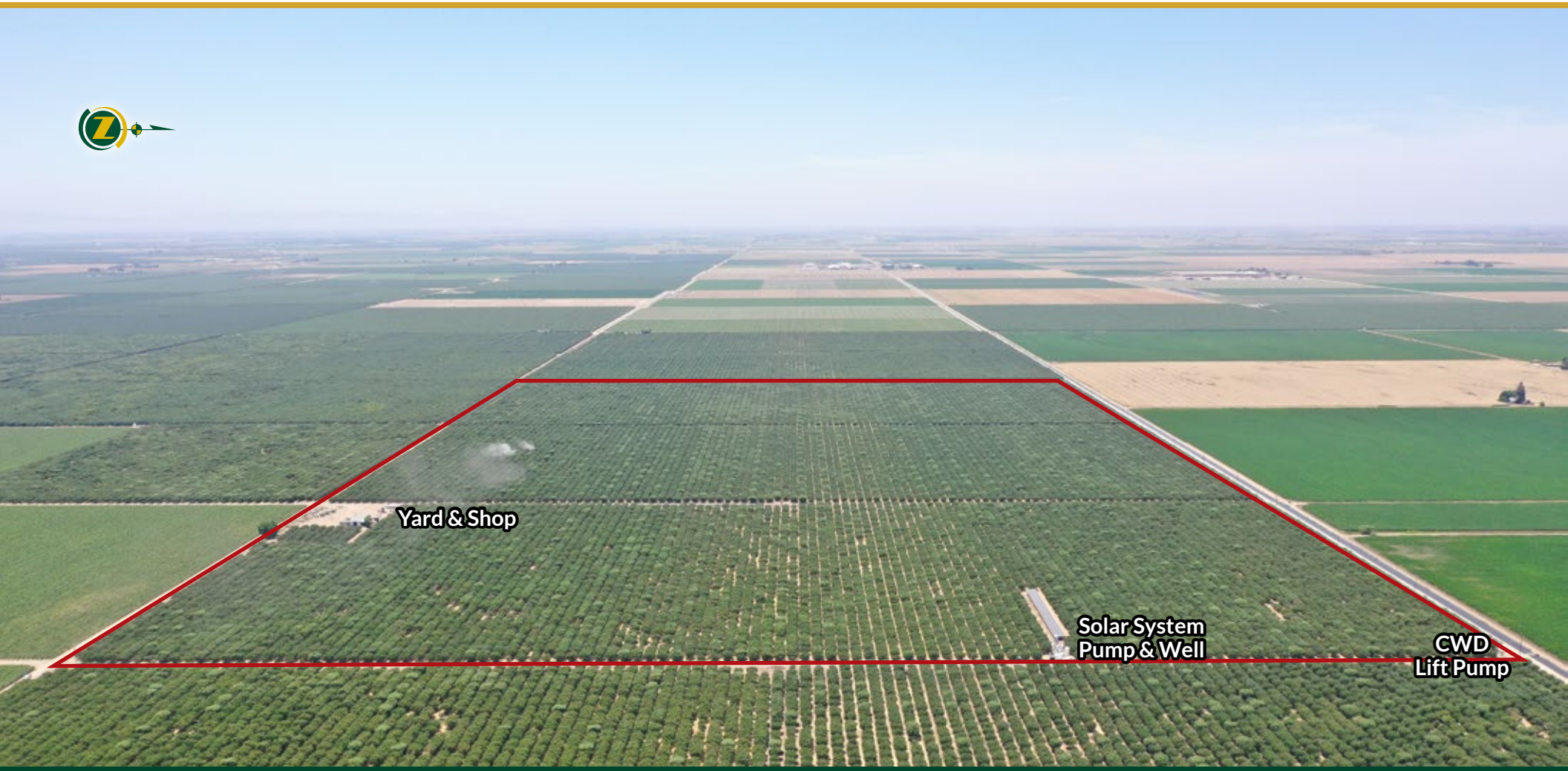
VISTA PISTACHIO RANCH

Merced County, California

244.5± Acres

$12,102,750
($49,500/Acre)



• Chowchilla Water District • Mature Pistachios • Solar System • Two Ag Wells • Shop & Storage Yard

PEARSON REALTY
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
Bakersfield , CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

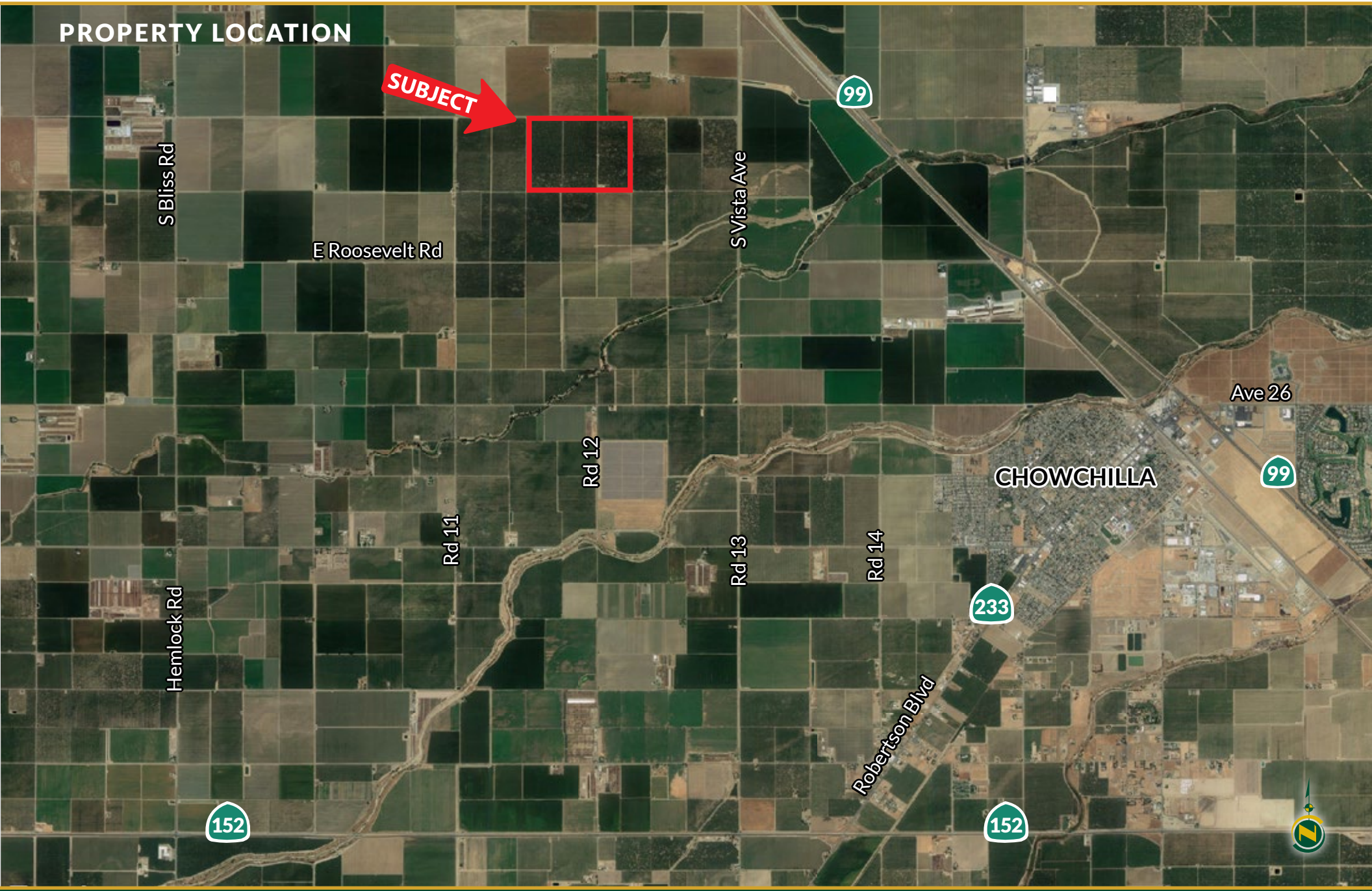
A Tradition in Trust Since 1919
100 YEARS
PEARSON REALTY

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions. CA DRE #00020875

VISTA PISTACHIO RANCH

244.5± Acres
Merced County, CA

PEARSON REALTY
AGRICULTURAL PROPERTIES

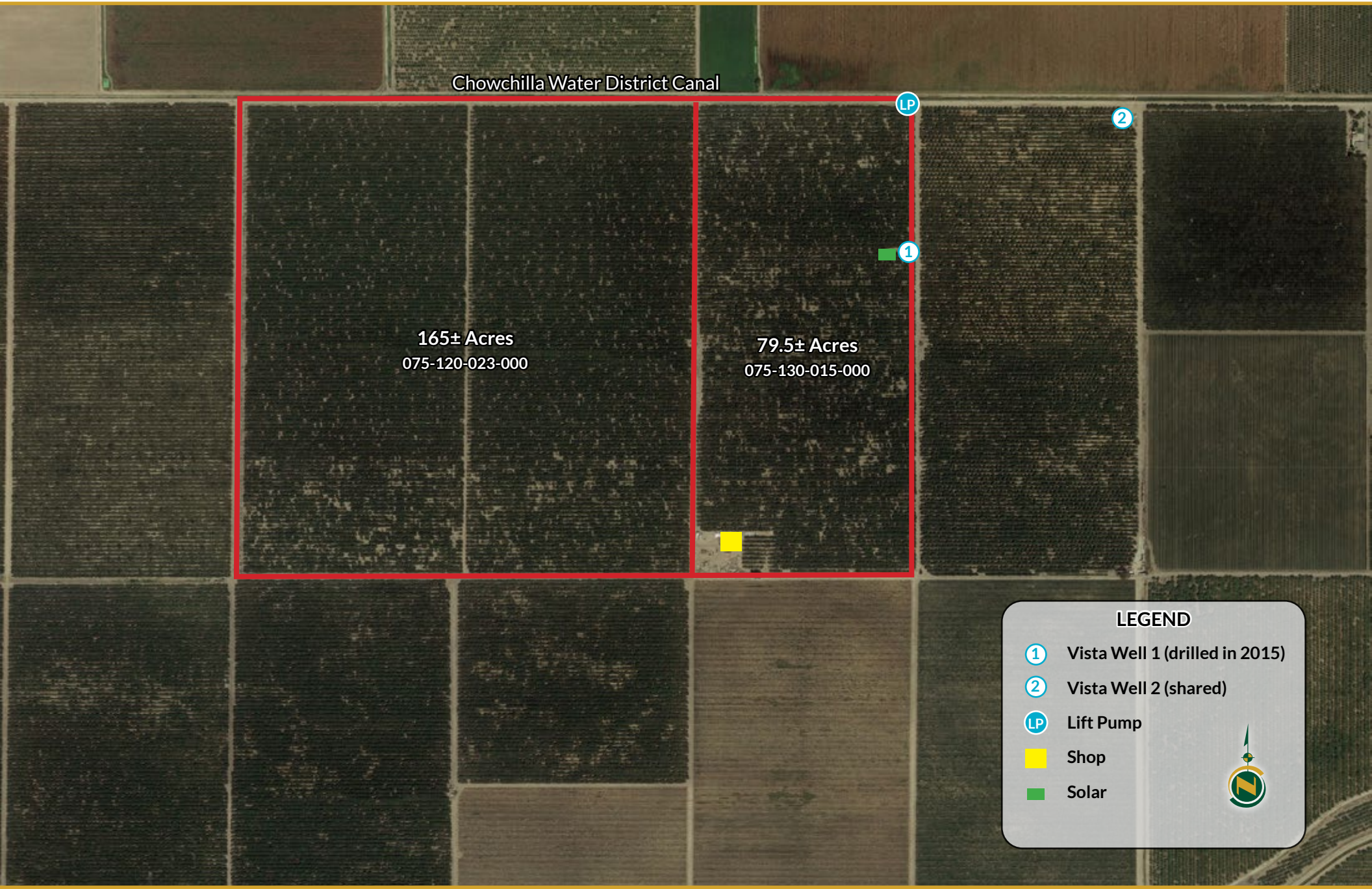


All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

VISTA PISTACHIO RANCH

244.5± Acres
Merced County, CA

PEARSON REALTY
AGRICULTURAL PROPERTIES



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

PROPERTY DETAILS

LOCATION
The property is located 5± miles northwest of Chowchilla in Merced County.

LEGAL
Merced County APN: 075-120-023 & 075-130-015. Located in a portion of Section 16, Township 9S, Range 15E, M.D.B.&M.

ZONING
0808 (Agricultural, Trees or Vines). The property is not in the Williamson Act Contract.

PLANTING INFORMATION
Pistachios planted in the early 1970's. Spacing is 24' x 12'.

Variety: Kerman with the pollinators being Peters on Atlantica rootstock. (Any replants are on UCB-1 rootstock)

TOTAL PAYABLE WEIGHT

(Based on 235± planted acres)

2022	1,861 lbs/ac
2021	3,971 lbs/ac
2020	2,012 lbs/ac
2019	3,212 lbs/ac
2018	2,607 lbs/ac
2017	3,608 lbs/ac
2016	2,622 lbs/ac
2015	3,704 lbs/ac
2014	2,806 lbs/ac
2013	3,673 lbs/ac

10 year average: 3,007 lbs/ac

SOILS
Fresno loam, Tujunga sand

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

PROPERTY DETAILS (CONT.)

WATER/IRRIGATION

There are two wells on the property. Well #1 was drilled in 2015 and equipped with a 250 HP turbine motor, eight sand media filters, and bulk gypsum silo. There is also a 125 HP pump & well located on adjoining property and under a shared use contract.

Water may be delivered through dual line drip, single line sprinklers, or flood irrigation. A booster pump is located on the north side of the property adjacent to the Chowchilla WD canal.

Property is located within the Chowchilla Water District and receives water from lateral #3 on turnout #2 & #3. The average water run is May-September and users are charged based on the meter at each turnout. When it comes to the cost of water within the district, there is a fixed annual water assessment of $62/acre and a variable rate based on quantity. The variable water costs from the Chowchilla WD are below:

2017: cost $75/ac.ft.
2018: cost $70/ac.ft.
2019: cost $75/ac.f.t
2020: cost $100/ac.ft.
2021: cost $150/ac.ft.
2022: cost $200/ac.ft.
2023: cost $ 96/ac.ft.

SOLAR

A solar system was installed in December, 2020. Buyer must assume the current lease agreement with 4 years remaining. The payments are $1,645 per month. The existing system produces 165,000± kwh/yr which has historically offset the energy cost by approximately 88%. Upon maturing of the lease, the system may be returned to the Lessor, purchased at fair maket value, or possibly renegotiate the lease with new terms.

STRUCTURES/YARD

There is a 1.5± ac. yard with a shop (approx. 75 ft. x 34 ft.)
located on the north side of the property adjacent to the Chowchilla WD Canal.

PRICE/TERMS

$12,102,750 ($49,500 / acre) cash at the close of escrow. Seller to retain the 2023 crop and will consider a sale leaseback if Buyer is interested.

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

CHOWCHILLA WATER DISTRICT

Chowchilla Water District (CWD) is dedicated to providing quality water and services to the agricultural growers and communities in portions of Madera and Merced Counties. Dependable deliveries and efficient water management practices are not only policy but promises that CWD has kept for over sixty years.

The Chowchilla Water District was formed in 1949 for the purpose of furnishing a supplemental water supply for agriculture within its boundaries. Until that time, the District had been part of the Madera Irrigation District.

The District receives water from two sources; Madera Canal and Buchanan Dam with the average water run from May to September. The District utilizes portions of the Chowchilla River, Ash Slough and Berenda Slough to convey irrigation water to the District's irrigation water distribution system, which consists of 150 miles of unlined canals and 49 miles of pipeline. There are over 950 turnouts where irrigation water is delivered to water-users. The District utilizes various water management techniques and facilities to deliver water efficiently and accurately to its water-users. These facilities include; measurement weirs, water meters, rated canal gates, regulating reservoirs and ponds, long-crested weirs, ITRC flap gates and the District's SCADA system. All water released to the District, delivered to water-users and leaving the District is measured and recorded in the District's database.

Since its inception, the District has provided consistent and reliable surface water to its constituents, resulting in improvements to groundwater conditions. The District services over 400 landowners on 85,000 acres of land in southern Merced and northern Madera counties.

Service Area: 85,000+ acres

GSA: Chowchilla Water District

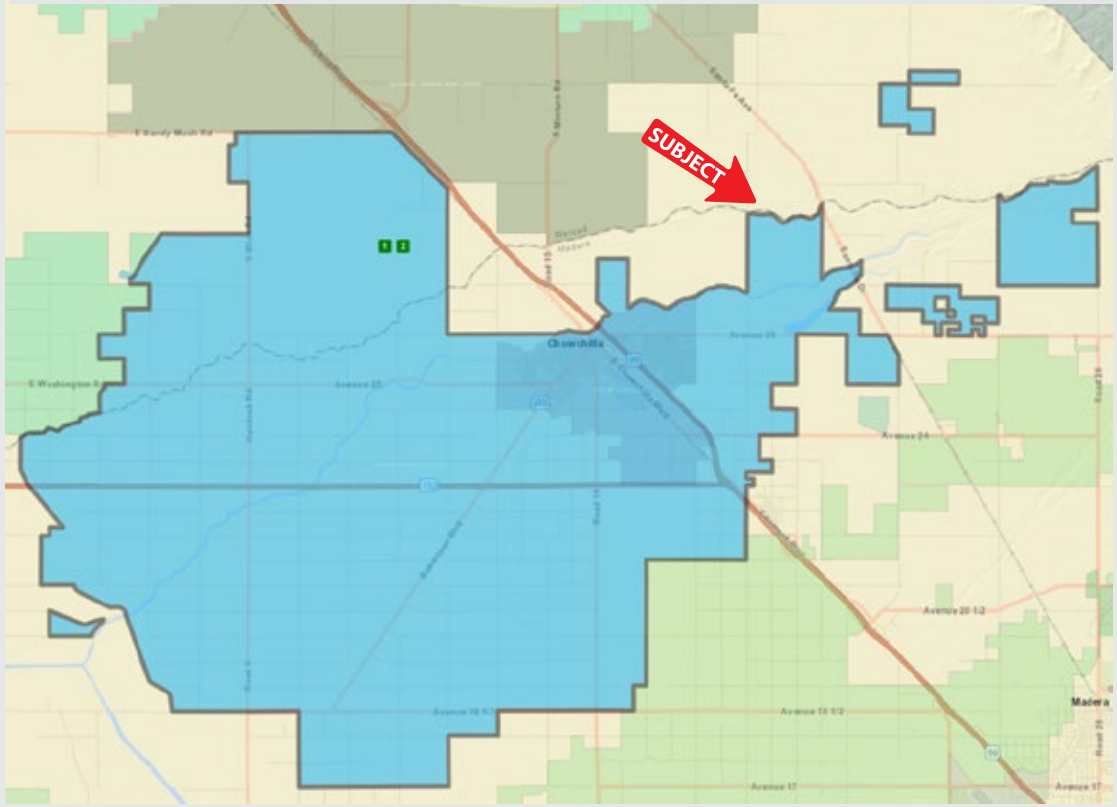
Joint GSP Partners: Triangle T Water District, Madera County, County of Merced, Chowchilla

Year Formed: 1949

Irrigated Size: 73,000± acres

Landowner's Served: 400±

Counties Serviced: Madera & Merced



District and GSA Contact

Brandon Tomlinson
Acting General Manager
559-665-3747
btomlinson@cwdwater.com

Address:
327 S. Chowchilla Blvd., Chowchilla, CA 93610

District Website:
http://www.cwdwater.com/index.php

GW Sustainability Plan:
https://www.maderacountywater.com/wp-content/uploads/2019/08/ChowchillaSubbasin_GSP_20190805-1.pdf

VISTA PISTACHIO RANCH

244.5± Acres
Merced County, CA

PEARSON REALTY
AGRICULTURAL PROPERTIES

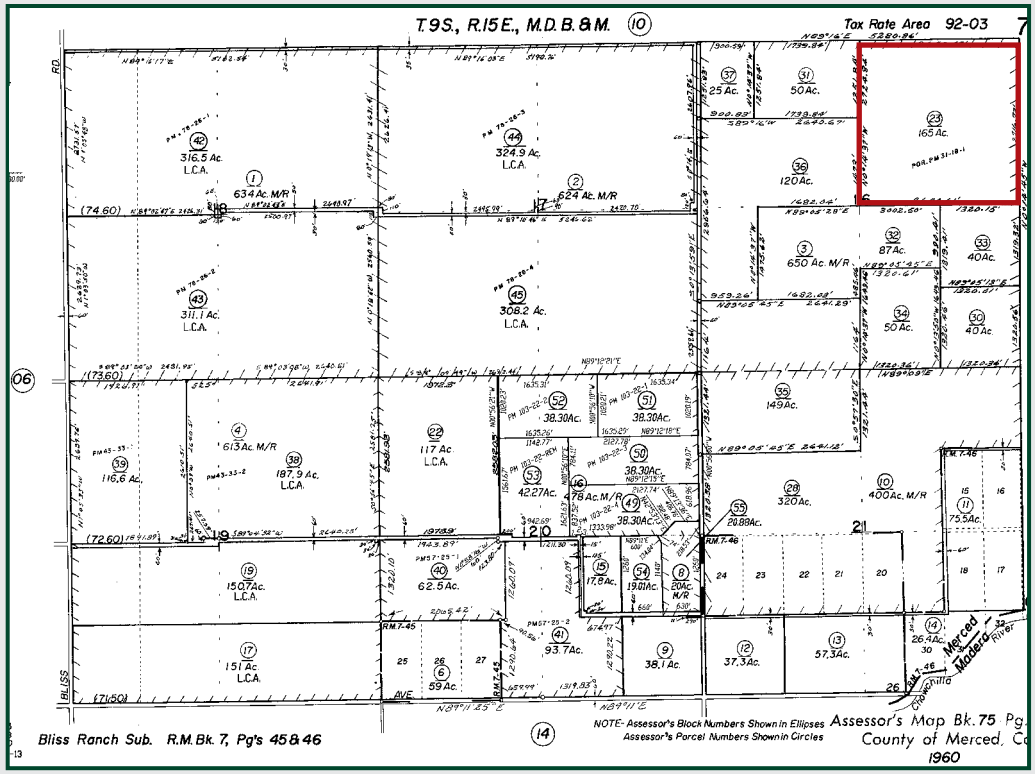
SOILS MAP

California Revised Storie Index (CA)

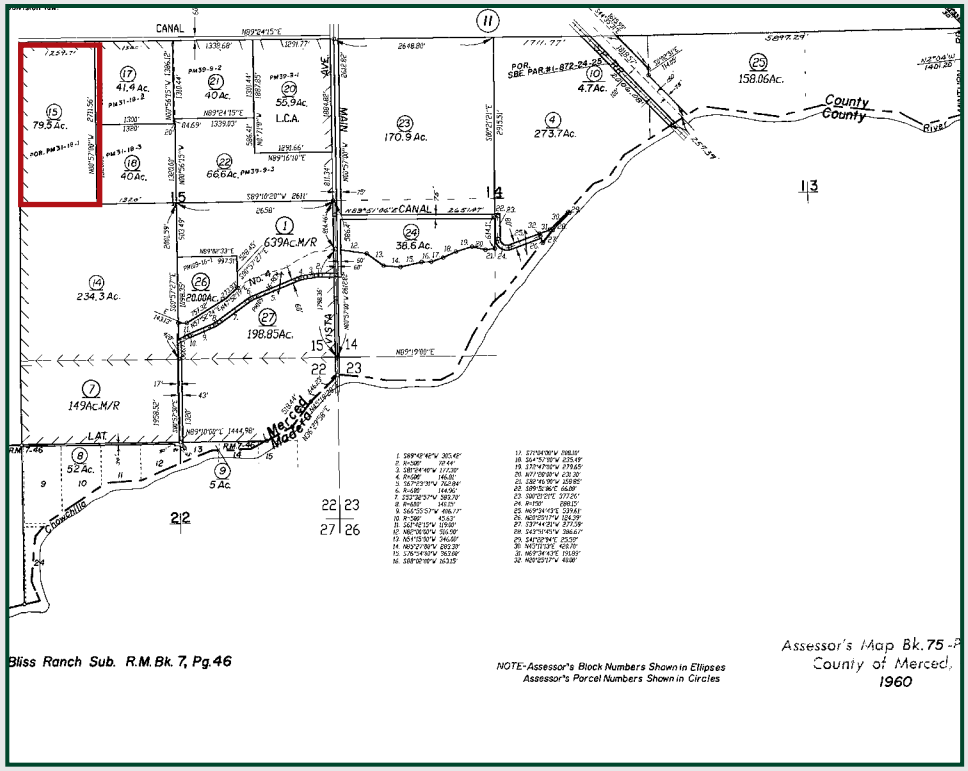
Map unit symbol	Map unit name
FpA	Fresno loam, slightly saline-sodic, 0-1% slopes
FrA	Fresno loam, moderately saline-sodic, 0-1% slopes
FsA	Fresno loam, strongly saline-sodic, 0-1% slopes
TuA	Tujunga sand, 0-3% slopes

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

PARCEL MAPS



APN: 075-120-023 (165± Acres)



APN: 075-130-015 (79.50± Acres)

PROPERTY PHOTOS

Main 250 HP Pump & Well

Solar System

125 HP Shared Pump & Well

PROPERTY PHOTOS

Main 250 HP Pump & Well

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

PROPERTY PHOTOS

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
Bakersfield , CA 93309
661.334.2777

Download Our Mobile App!
http://pearsonrealty.com/mobileapp

Download on the App Store

GET IT ON Google Play

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.

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.