489.00±
ASSESSED ACRES

WIDREN RANCH
FRESNO COUNTY, CALIFORNIA

$13,692,000
($28,000/ACRE)

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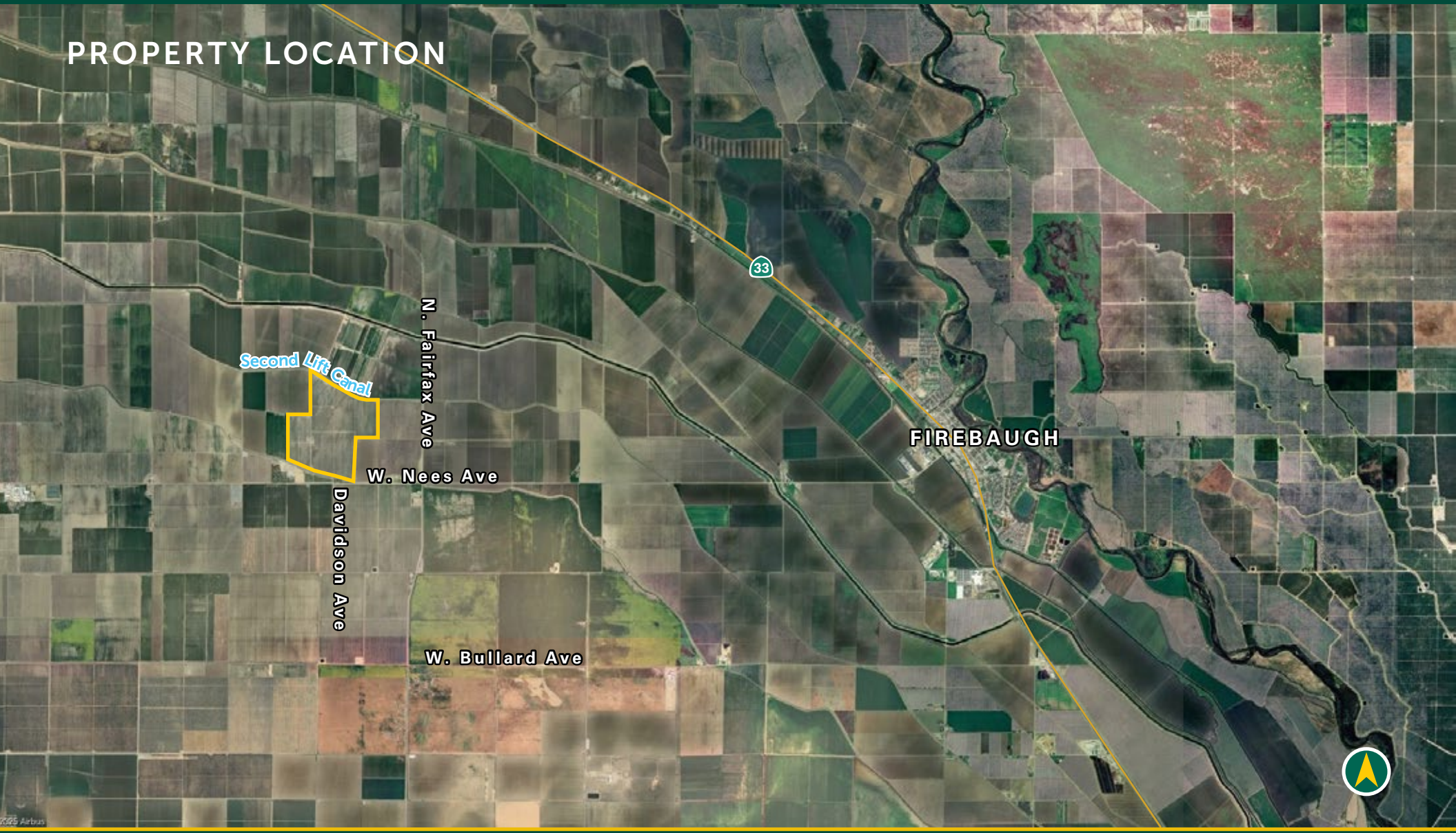
PROPERTY HIGHLIGHTS:

- MATURE PISTACHIO TREES
- TILE DRAINED ORCHARD
- UCB-1 ROOTSTOCK

PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
The property consists of 489± acres developed to mature pistachio trees.

LOCATION
The property is located on the north side of W. Nees Avenue, a half mile west of N. Fairfax Avenue, approximately seven miles west of the city of Firebaugh, western Fresno County, CA 93622.

LEGAL
Fresno County APN's: 006-150-15; 006-160-17s, 25s & 26s.
Located in a portion of Sections 19 & 30, T12S, R13E, M.D.B.&M.

ZONING
The subject property is zoned AE-20. The parcels are enrolled in the Williamson Act.

PLANTINGS
Mature pistachios planted in 2014/2016. All the acreage has UCB-1 rootstock, of which 354± acres is grafted to Golden Hills, and the balance to Kerman. All planted on 17' x 12' feet spacing. See enclosed planting map.

WATER
Irrigation water is supplied by one on-site pump and well system and one filtration system. The property is located within the Widren Water District, however, the district does not have surface water entitlement.

The orchard is irrigated via drip line systems that consist of a pump filtration system with water distributed to the orchard via underground PVC main lines and lateral risers, one above ground hose per row with emitters. 352± acres are dual line drip, while the balance is single line drip with larger emitters.

The entire orchard is tile drained, which allows for sub-surface drainage to occur through tile laterals and mainlines set at 8' underground. The tile drainage water is discharged on to the Widren drainage and recovery project. See tile drainage map for details.

SOILS
See soils map included

PRICE/TERMS
$13,692,000.00 ($28,000/acre). Buyer to reimburse cultural costs incurred toward the 2025 crop.

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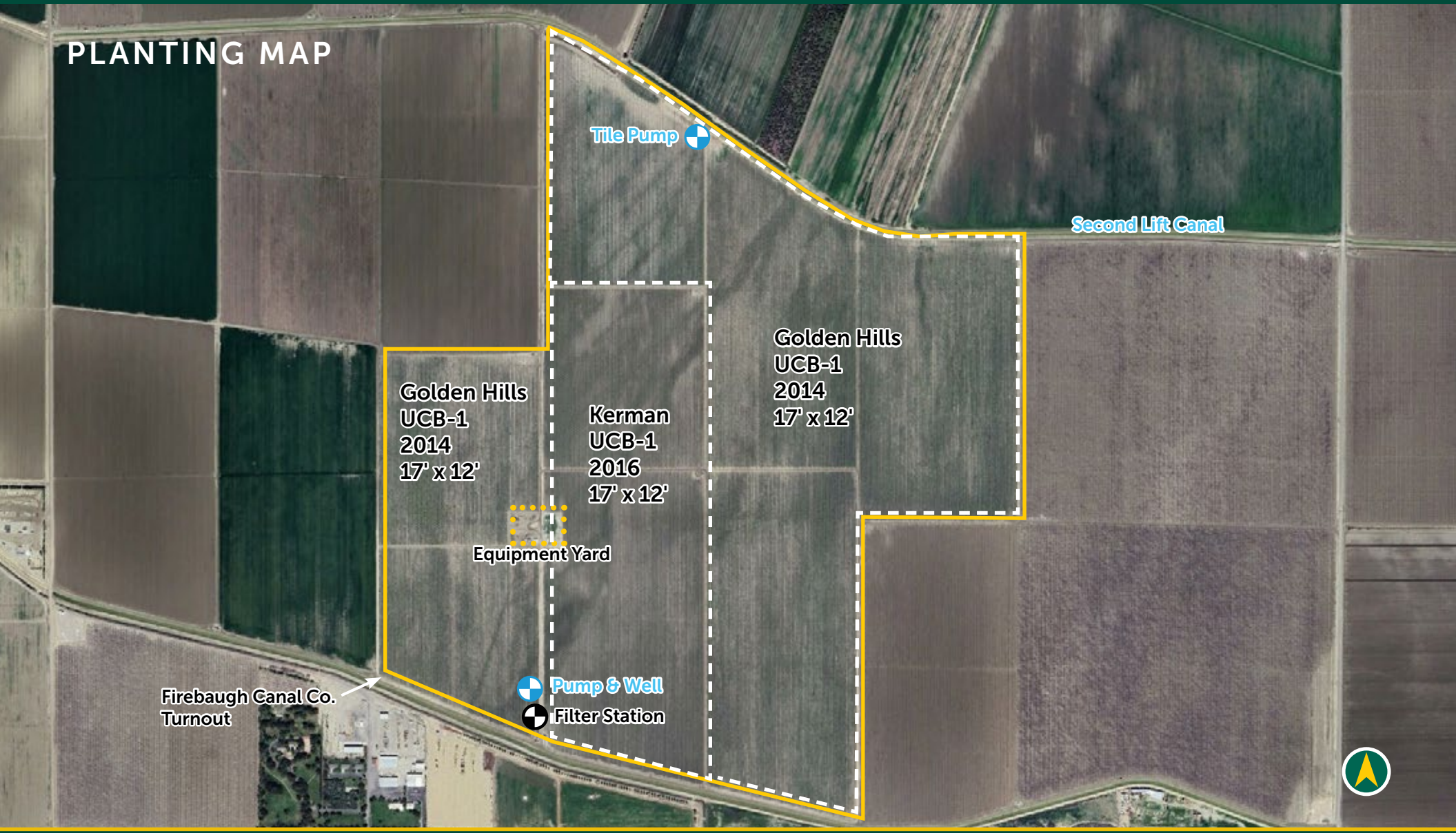
PLANTING MAP



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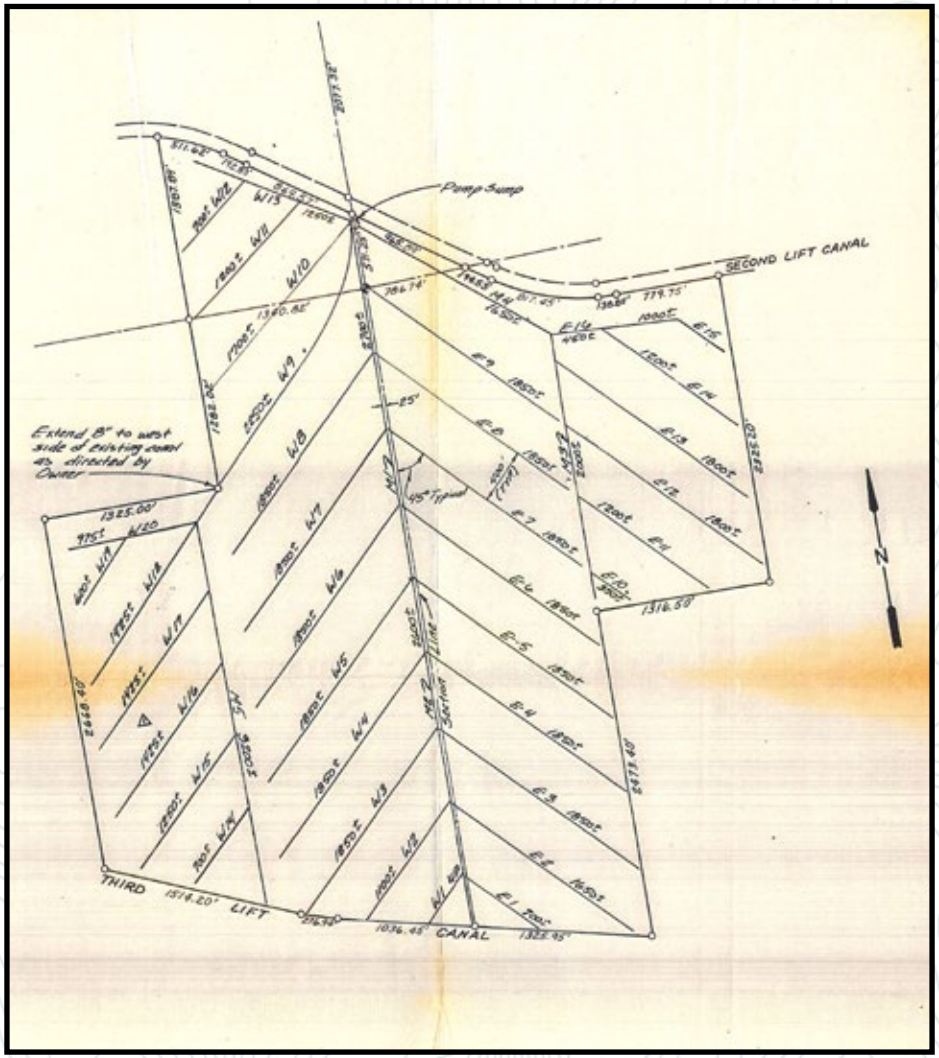
SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
285	Tranquillity-Tranquillity, wet, complex, saline-sodic, 0-1% slopes	Grade 4 - Poor

TILE DRAINAGE MAP



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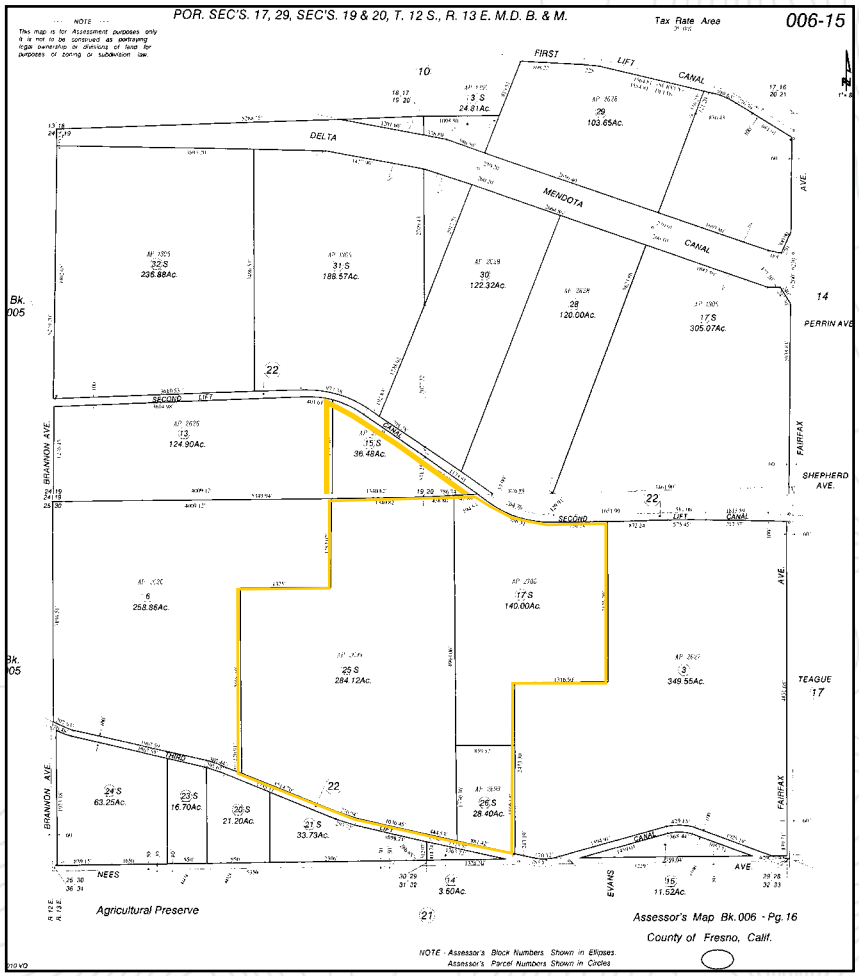
PARCEL MAP

APN: 006-150-15

APN's: 006-160-17s, 25s & 26s



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PROPERTY PHOTOS

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