212.00±
ASSESSED ACRES

CHOWCHILLA W.D. PISTACHIOS

MERCED COUNTY, CALIFORNIA

$6,250,000
($29,481/ACRE)

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PROPERTY HIGHLIGHTS:

- CHOWCHILLA WATER DISTRICT
- (3) PUMPS AND WELLS
- WELL MANAGED ORCHARDS

CHOWCHILLA W.D. PISTACHIOS
MERCED COUNTY, CA

212.00± ACRES

$6,250,000
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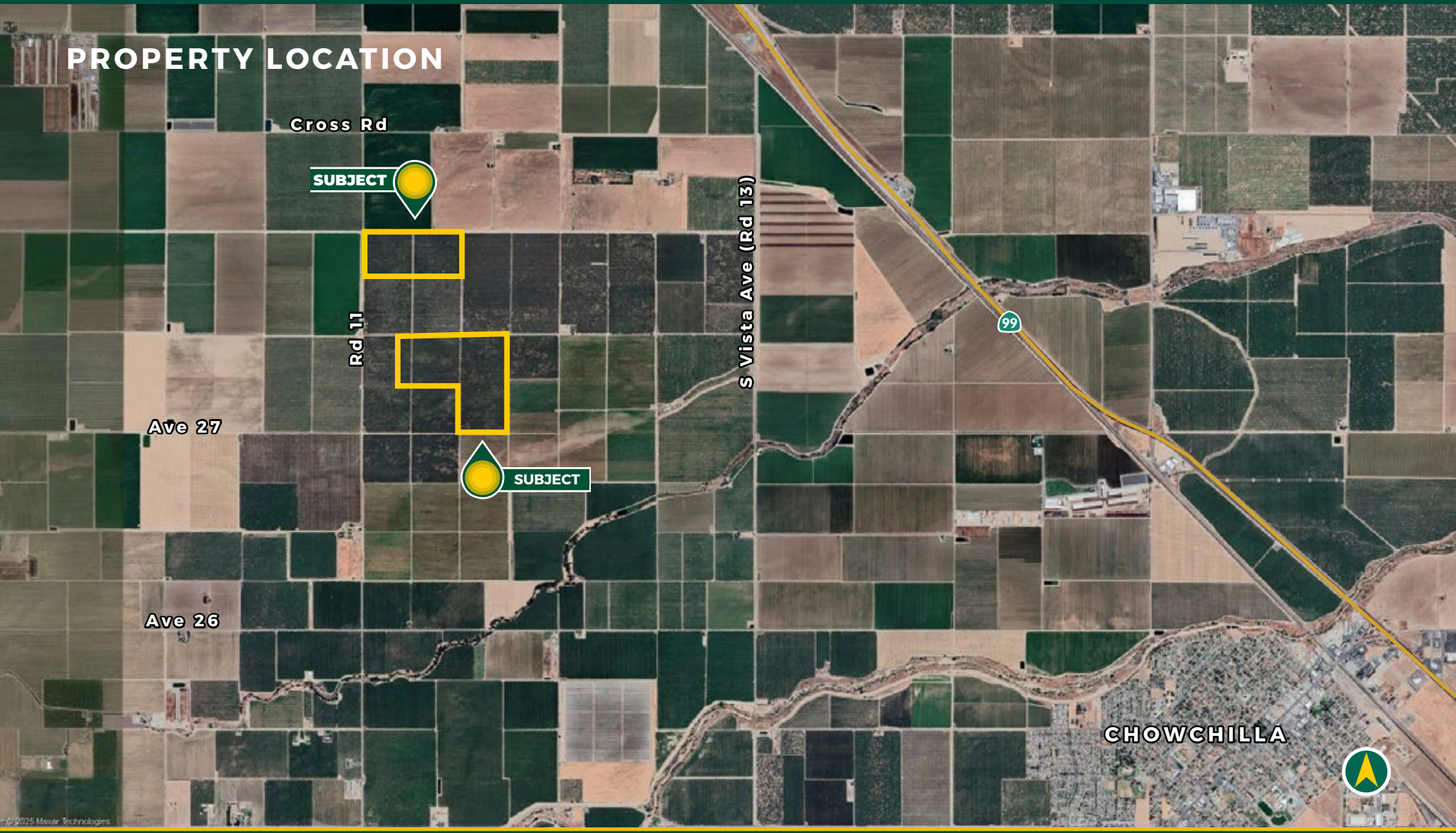
PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
212± assessed acres of mature, producing pistachio orchards situated 4 miles northwest of Chowchilla in Merced County. This property offers dual irrigation sources, including surface water from the Chowchilla Water District and well-sharing agreements on three deep wells with neighboring orchards. Efficient micro sprinkler systems with sand media filtration ensure optimal water distribution for these well maintained orchards.

LOCATION
The orchards are located on the east side of Road 11, ½ mile south of Cross Road, approximately 4 miles northwest of the City of Chowchilla in Merced County, California 93610.

LEGAL
Merced County APN's: 075-120-031, 032, 034 & 037.
Located in a portion of Section 16, Township 9S, Range 15E, M.D.B.&M.

ZONING
Zoning A-1, General Agricultural Zone. The parcels are not enrolled in the Williamson Act.

PLANTINGS
212± acres of mature pistachios planted in the mid 1970's with 24' x 12' spacing. The varieties are Kerman and Peters on Atlantica rootstock with any replants being UCB-1. Production available upon request.

WATER
The orchards are irrigated by micro sprinklers with sand media filter stations supplied by three (3) deep wells and a lift pump supplying surface water from Chowchilla Water District. There are well-sharing agreements with the adjacent orchards.

SOILS
See soils map included.

PRICE/TERMS
$6,250,000 cash at the close of escrow. The 2025 crop is negotiable, subject to reimbursement for cultural costs incurred toward the 2025 crop.

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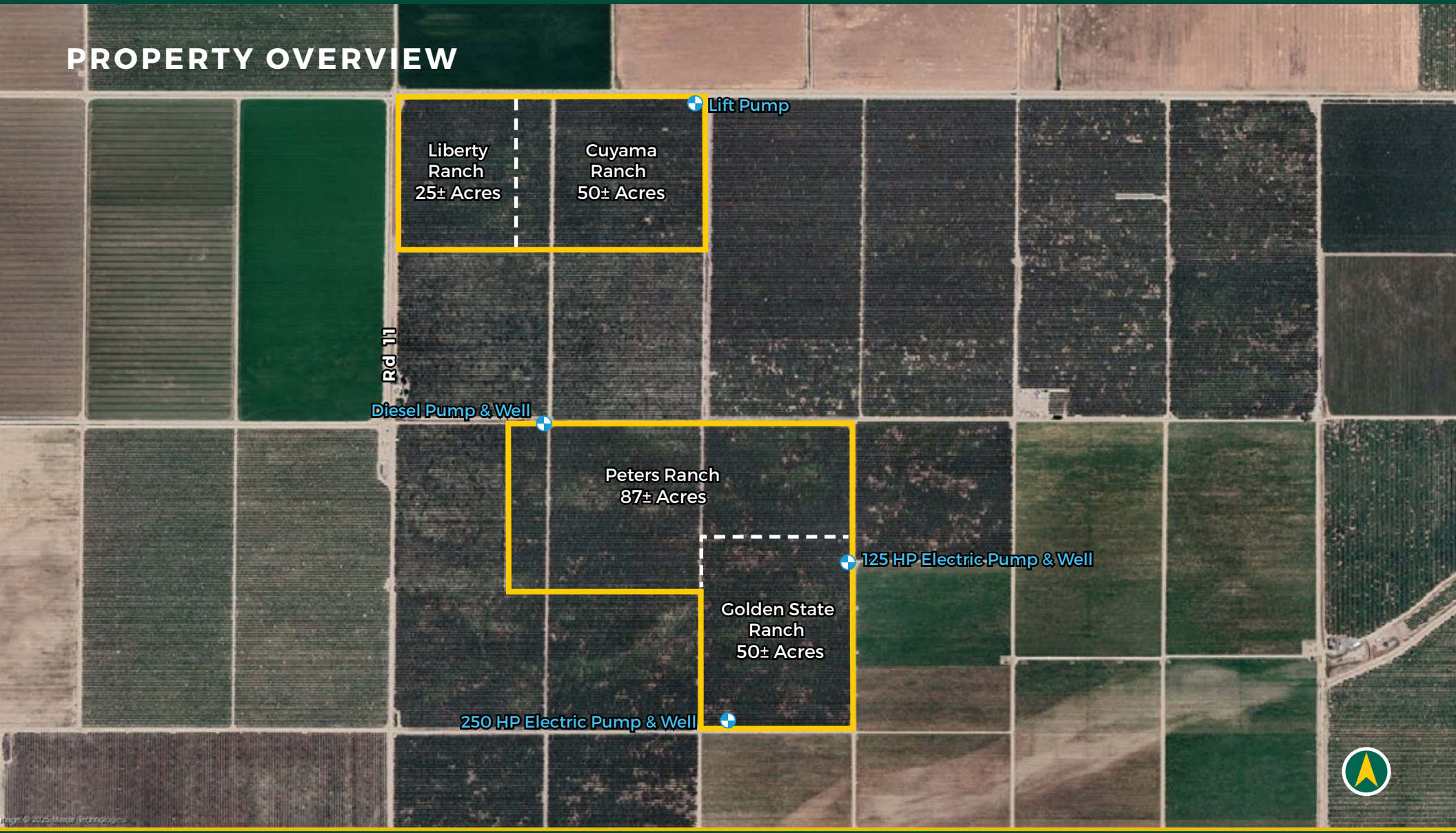
PROPERTY OVERVIEW



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SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	**Map unit name**
FrA	Fresno loam, moderately saline-sodic, 0-1% slopes
FpA	Fresno loam, slightly saline-sodic, 0-1% slopes
FsA	Fresno loam, strongly saline-sodic, 0-1% slopes
PbA	Pachappa fine sandy loam, slightly saline-alkali, 0-1% slopes
TuA	Tujunga sand, 0-3% slopes
TnA	Traver fine sandy loam, slilghtly saline-alkali, 0-1% slopes

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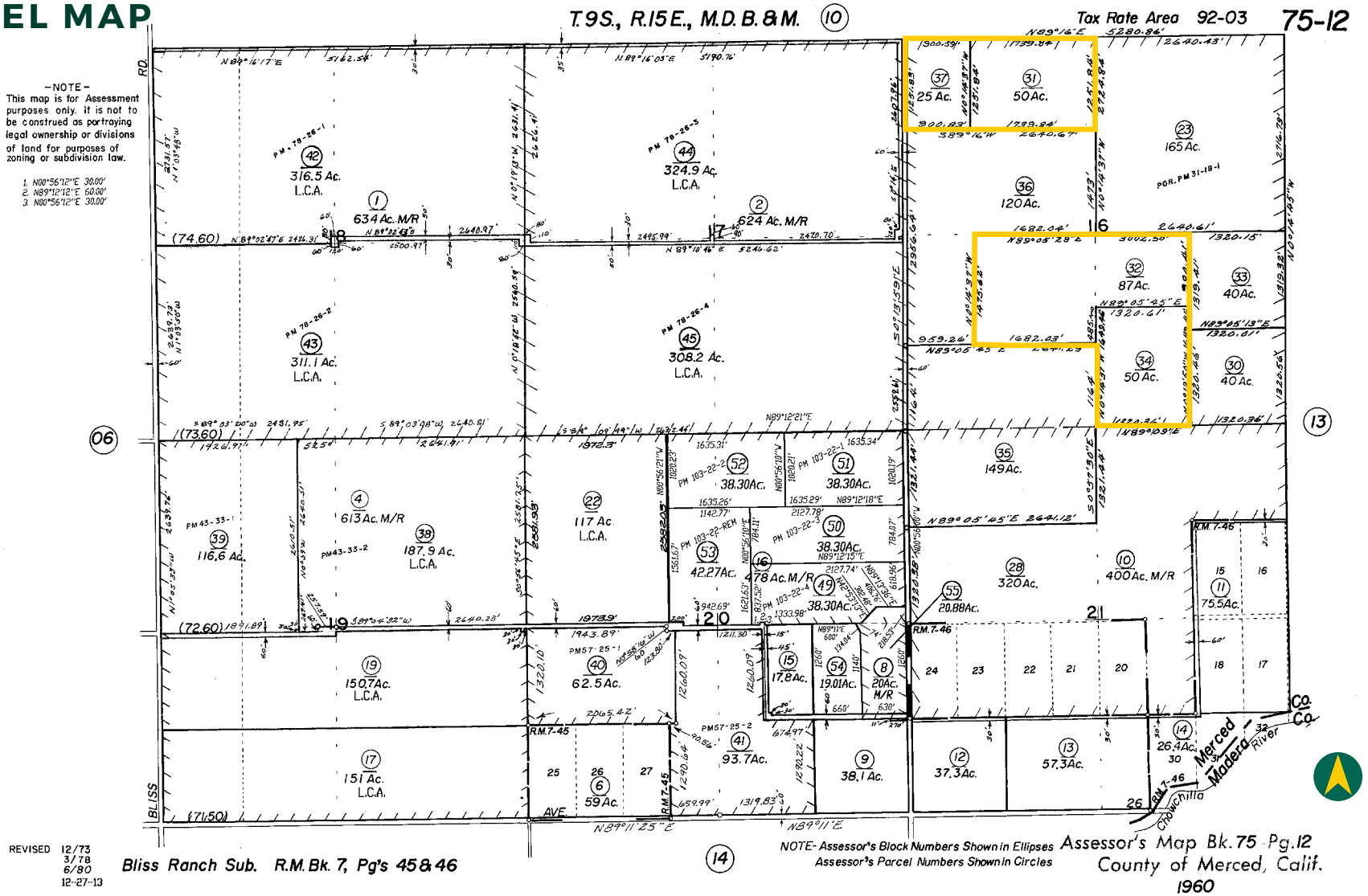
PARCEL MAP



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PROPERTY PHOTOS

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