



**301.73 +/- ACRES PLANTED TO PISTACHIOS WITH OPEN GROUND  
LOCATED NEAR CORCORAN | **KINGS COUNTY, CA****

**Ca Ag**  
**Properties**

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**CAMERON KAY**

Broker Associate / Lic. 01932246

**1.559.577.2062**

**ckay@caagproperties.com**



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## Offering Summary

- A 301.73 +/- gross acre offering, per county data, of pistachios and open ground which benefits from surface water from Corcoran Irrigation District ("C.I.D."), together with groundwater from an ag well, located in Kings County, CA.
- Of the 301.73 +/- gross acres, 289.8 +/- net acres are planted to pistachios.
- The female trees are Kerman while the male trees are Peters. The rootstock on all plantings is Pioneer Gold. They were planted in 1998, making them 28th leaf for the 2025 season.
- The property is located in and receives a contract allocation from C.I.D., together with a newly drilled ag well pumping 1,585 GPM as of the last pump test done on 09-22-25 which benefits the entire property.





**The Terms:** Ca Ag Properties, Broker. "Broker" as used herein includes Ca Ag Properties, its Officers, Directors, agents, DBA's and employees.

**Sellers Rights:** Seller hereby reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow.

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**Ca Ag**  
**Properties**

**CAMERON KAY**  
Broker Associate / Lic. 01932246  
**1.559.577.2062**  
ckay@caagproperties.com

**Ca Ag**  
**Properties**

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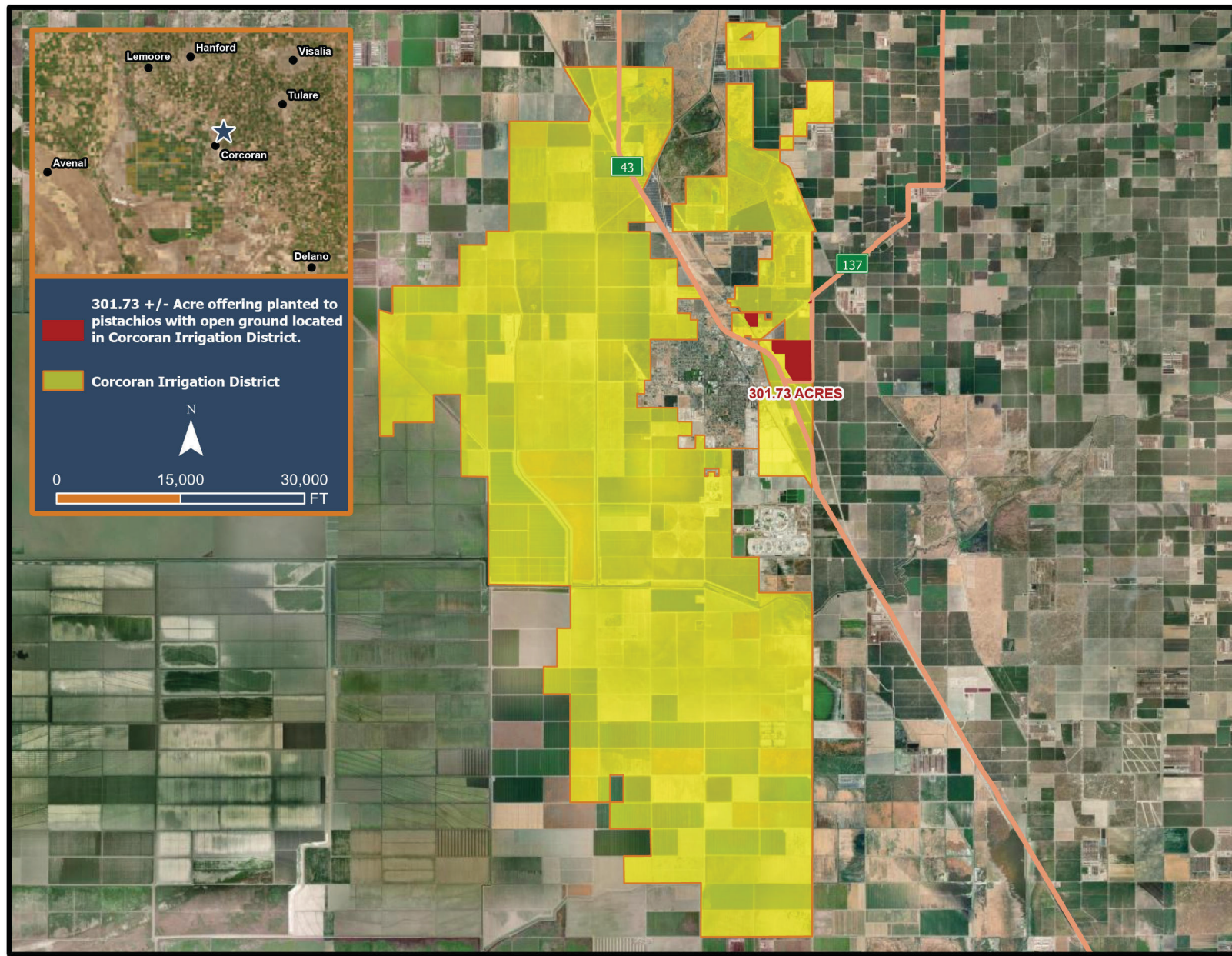


# REGIONAL MAP



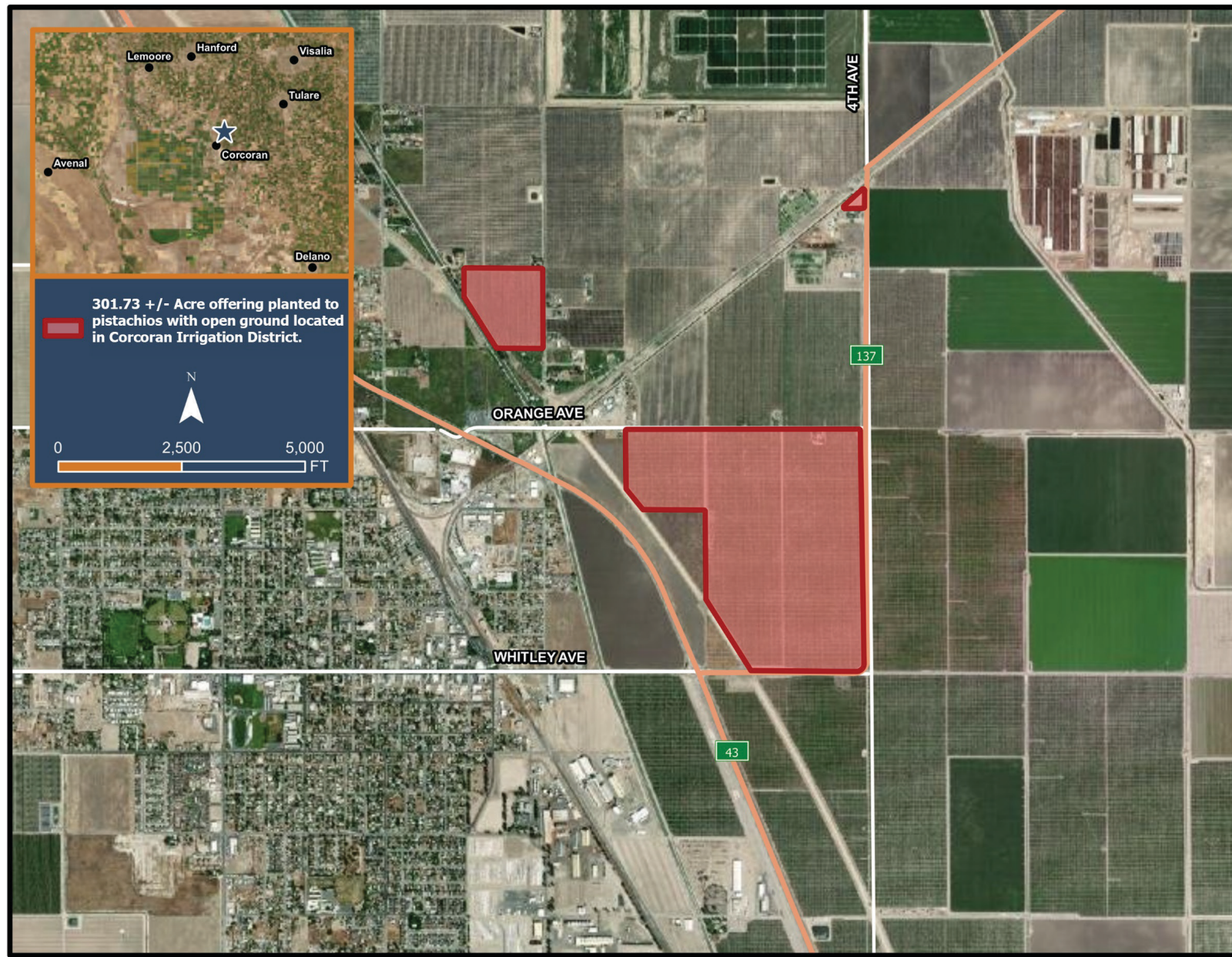


# CORCORAN IRRIGATION DISTRICT MAP





## LOCAL MAP





# Location, Description & Zoning

- To get to the northeastern 40 +/- acres: From Highway 43 in Corcoran, exit on to Orange Avenue and drive East for approximately .35 of a mile. Turn left on to 5th Avenue and drive North for approximately .25 of a mile. The property will be on your left and extends North to Niles Avenue.
- To get to the southeastern 279.76 +/- acres: From Highway 43 in Corcoran, exit on to Orange Avenue and drive East for approximately half a mile. The property will be on your right and extends East to Highway 137.

COUNTY	APN	INTEREST HELD	ACRES (+/-)	ZONING	FLOOD ZONE	DESCRIPTION
Kings	034-014-004	Fee Title	0.58	AG-40	No	Por Of E 1/2 Of Sec 12/21/22
Kings	034-230-036	Fee Title	7.78	AG-40	No	SEC 13/21/22 N 300 FT OF E 1129 FT OF NE 1/4 OF NE 1/4
Kings	034-230-080	Fee Title	38.41	AG-40	No	Ne 1/4 Of Nw 1/4 Sec 13/21/22
Kings	034-230-083	Fee Title	220.96	AG-40	No	196 WHITLEY AVE COR
Kings	034-320-023	Fee Title	34	AL-10	No	Ptn Of Ne 1/4 Of Se 1/4 Sec 11/21/22





# Purchase Price & Terms

- The entire property composing 301.73 +/- acres is offered for \$6,034,600 (\$20,000 per acre).
- The current growing 2025 crop is excluded from the sale, however the 2026 crop is included in the sale, with reimbursements from the Buyer to the Seller for cultural costs incurred from the completion of the 2025 harvest through the close of escrow.
- There is one single family estate home located on the property, included in the sale.
- Included in the purchase is an ag well drilled within the last 4 years together with a separate set of telemetry equipment which consists of telemeters that operate and provide moisture levels in the soil at different levels, through wireless communication.





# Property Assessments

PARCEL	2025 - 2026 PROPERTY TAXES		WILLIAMSON ACT	IRRIGATION DISTRICT	IRRIGATION DISTRICT DUES*	WATER COALITION DUES**
	1ST INSTALLMENT	2ND INSTALLMENT				
034-014-004	\$161.91	\$161.91	No	Corcoran Irrigation District	\$0.29	-
034-230-036	\$2,779.42	\$2,779.42	No	Corcoran Irrigation District	\$3.89	\$36.18
034-230-080	\$1,922.20	\$1,922.20	Yes	Corcoran Irrigation District	\$19.21	\$217.08
034-230-083	\$11,191.59	\$11,191.59	Yes	Corcoran Irrigation District	\$110.48	\$1,272.33
034-320-023	\$4,918.17	\$4,918.17	No	Corcoran Irrigation District	\$17.00	-

\* Irrigation District dues are calculated based on an APN's acreage multiplied by the tax rate for Corcoran Irrigation District, which is \$.50 per acre for the 2024-2025 tax year.

\*\* APNs 034-014-004 and 034-320-023 are not currently enrolled with the Kings River Water Quality Coalition.

## Water & Irrigation

- The property is located in Corcoran Irrigation District ("C.I.D."), with water provided by two water sources. Of those two sources, one is a full contract allocation covering all ground in this offering together with one newer 250 HP ag well producing 1,585 GPM when last tested on 09-22-25.
- All of the pistachios are serviced by well-maintained sand media filter banks, which feed drip hose that has three 1-gallon per hour drip emitters, per tree.
- The current owner paid for the purchase and installation of new drip line and emitters for all pistachio plantings that were installed in 2021.





# Unique, Distinguishing Property Characteristics

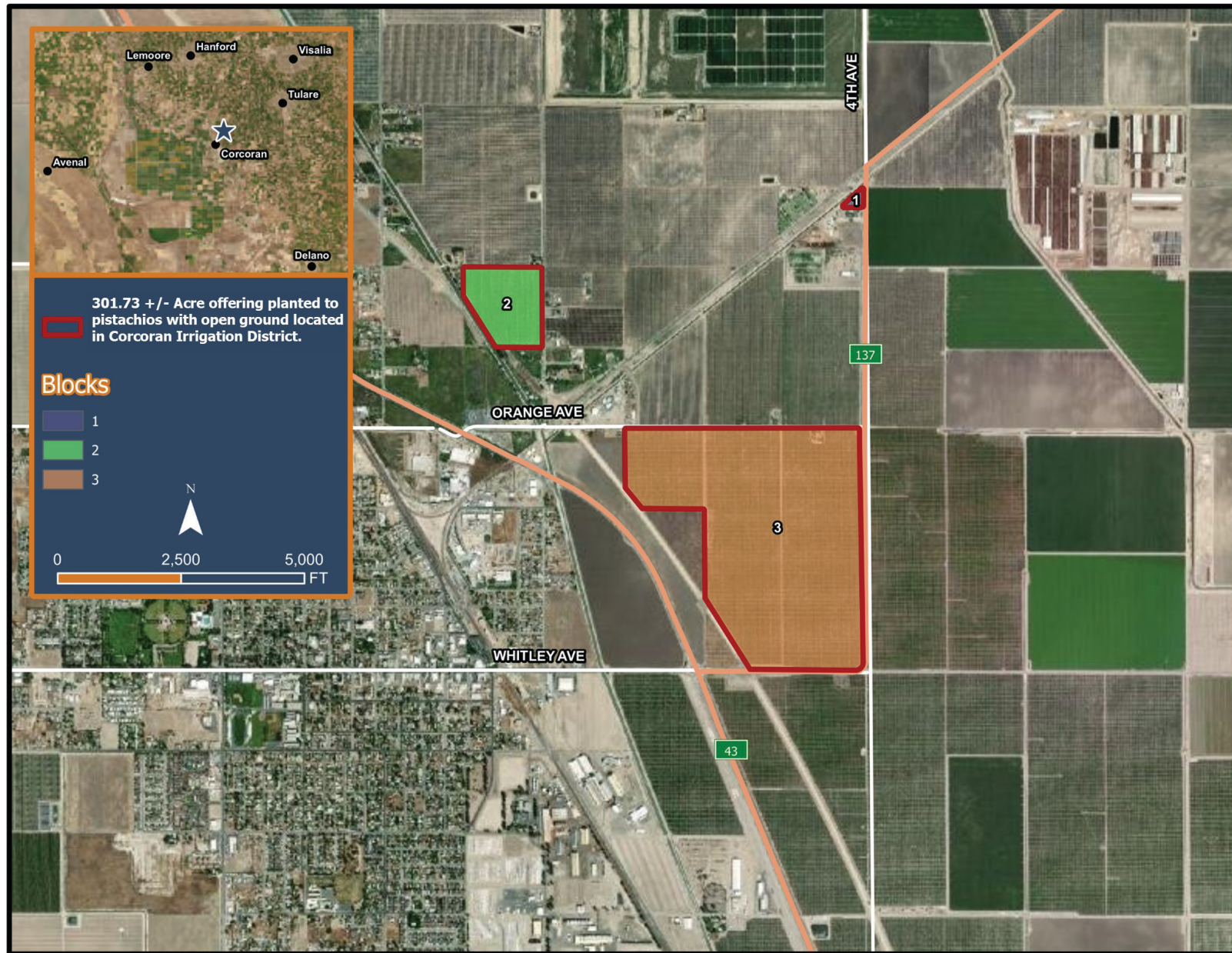
- The Property is well positioned for cash flow from quality pistachios located in a prime growing region.
- This region provides for some of the best chill in the valley.
- The soils of the region are also of a heavier clay content which provide great moisture retention of water when irrigating the plantings.
- All drip hoses and emitters applicable to the pistachios were replaced in 2021 to allow for even distribution of irrigation water.
- Pistachio processors have historically had early harvest bonus plans for growers who can harvest early. The Owner of this Property has found both the Kerman and Golden Hills to mature early in this region thus allowing them to historically participate in the early harvest bonus plans.

The forgoing Unique, Distinguishing Property Characteristics work to cumulatively set this ranch apart from others.





# BLOCK MAP





# Block Data

BLOCK NUMBER	GROWER FIELD NAME	CROP	NET PLANTED ACRES (+/-)	PLANTING DATE	PLANTING AGE	MALE PLANTINGS	FEMALE PLANTINGS	ROOTSTOCK	IRRIGATION	DRIP EMITTERS SPACING	PLANTING DIRECTION	TREE SPACING	TREES PER ACRE	TOTAL TREE COUNT OF BLOCK
1	-	Open Ground	0.58	-	-	-	-	-	-	-	-	-	-	-
2	Section 11	Pistachios	32.7	1998	28th Leaf	Peters	Kerman	Pioneer Gold	Single Line Drip	Three 1 gallon/ hour emitters per tree	North to South	19' x 20'	115	3,761
3	Section 13	Pistachios	257.1	1998	28th Leaf	Peters	Kerman	Pioneer Gold	Single Line Drip	Three 1 gallon/ hour emitters per tree	East to West	19' x 20'	115	29,567





# Production History

2025						
BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER BLOCK	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER ACRE	UNITS
2	Pistachios	1998	32.7	128,192	3,920	Inshell Lbs.
3	Pistachios	1998	257.1	687,512	2,674	Inshell Lbs.

2024						
BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER BLOCK	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER ACRE	UNITS
2	Pistachios	1998	32.7	68,015	2,080	Inshell Lbs.
3	Pistachios	1998	257.1	904,601	3,518	Inshell Lbs.

2023						
BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER BLOCK	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER ACRE	UNITS
2	Pistachios	1998	32.7	134,640	4,117	Inshell Lbs.
3	Pistachios	1998	257.1	727,681	2,830	Inshell Lbs.

2022						
BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER BLOCK	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER ACRE	UNITS
2	Pistachios	1998	32.7	104,849	3,206	Inshell Lbs.
3	Pistachios	1998	257.1	1,063,820	4,138	Inshell Lbs.

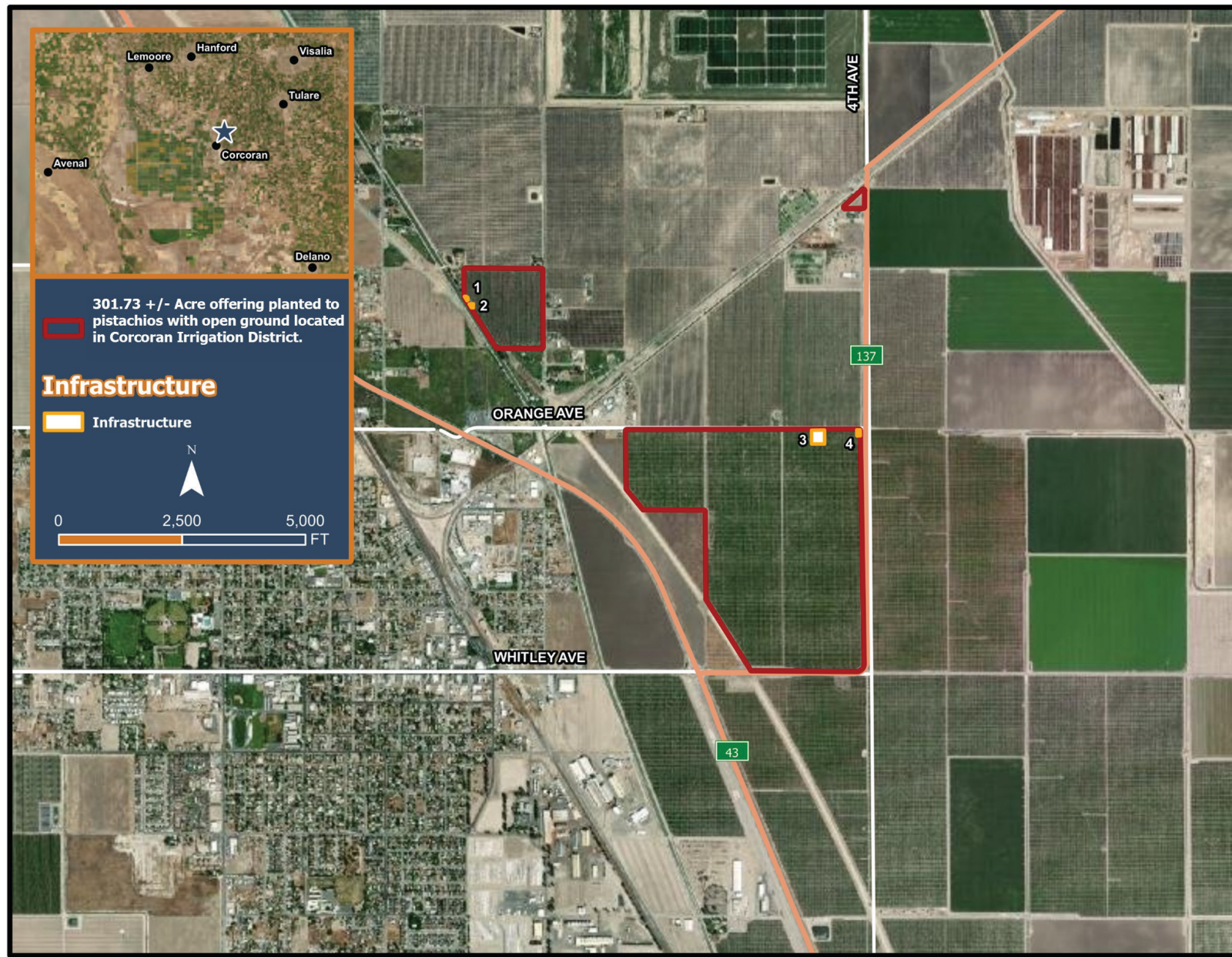
2021						
BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER BLOCK	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER ACRE	UNITS
2	Pistachios	1998	32.7	122,714	3,753	Inshell Lbs.
3	Pistachios	1998	257.1	761,576	2,962	Inshell Lbs.

2020						
BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER BLOCK	TOTAL INSHELL POUNDS (EDIBLE + SHELL) PER ACRE	UNITS
2	Pistachios	1998	32.7	156,349	4,781	Inshell Lbs.
3	Pistachios	1998	257.1	1,373,381	5,342	Inshell Lbs.





# INFRASTRUCTURE MAP





# Infrastructure Data

SITE I.D.	NAME	DETAILS
1	Sand Media Filters and Booster Pump	Three sand media filters and one booster pump.
2	Ag Well	One ag well with a 250 horsepower electric motor.
3	Estate Home	One 2,673 sq. ft. single family estate home.
4	Sand Media Filters, Booster Pump and Fertilizer Tanks	Thirteen sand media filters, one booster pump, and two fertilizer tanks.





## Well Data

SITE I.D.	POWER SOURCE	VARIABLE FREQUENCY DRIVE	HORSEPOWER	DATE TESTED	PUMPING WATER (FT)	STANDING WATER LEVEL (FT)	DRAW DOWN (FT)	MEASURED FLOW RATE (GPM)	DISCHARGE PRESSURE GAUGE	ACRE-FEET PER 24 HRS
2	Electric	No	250	9/22/25	469	350	119	1,585	3.0	7.0

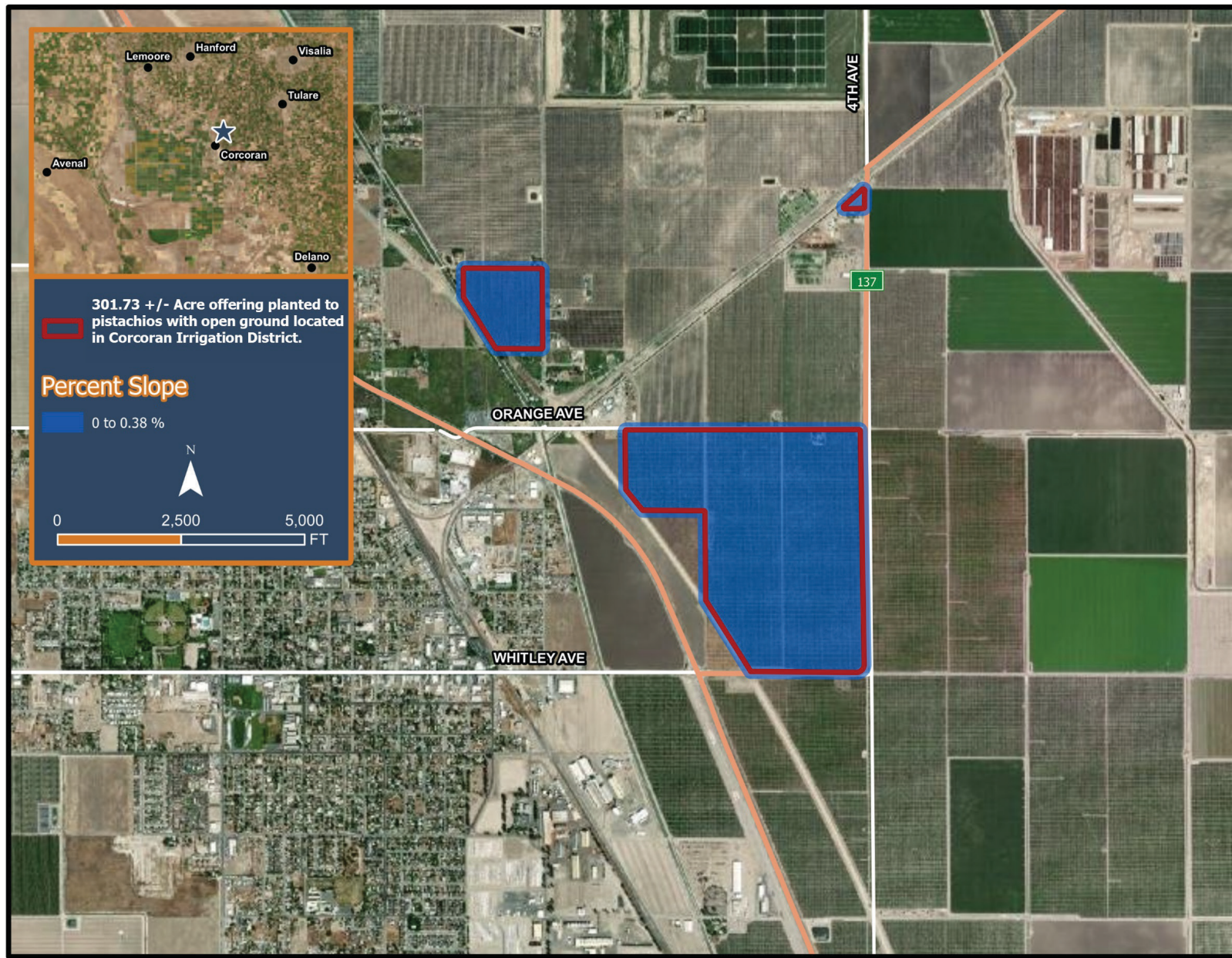
## Well Water Quality

SITE I.D.	EC DS/M	SAR	ADJUSTED SAR	PH
2	0.61	5.51	4.84	9.0



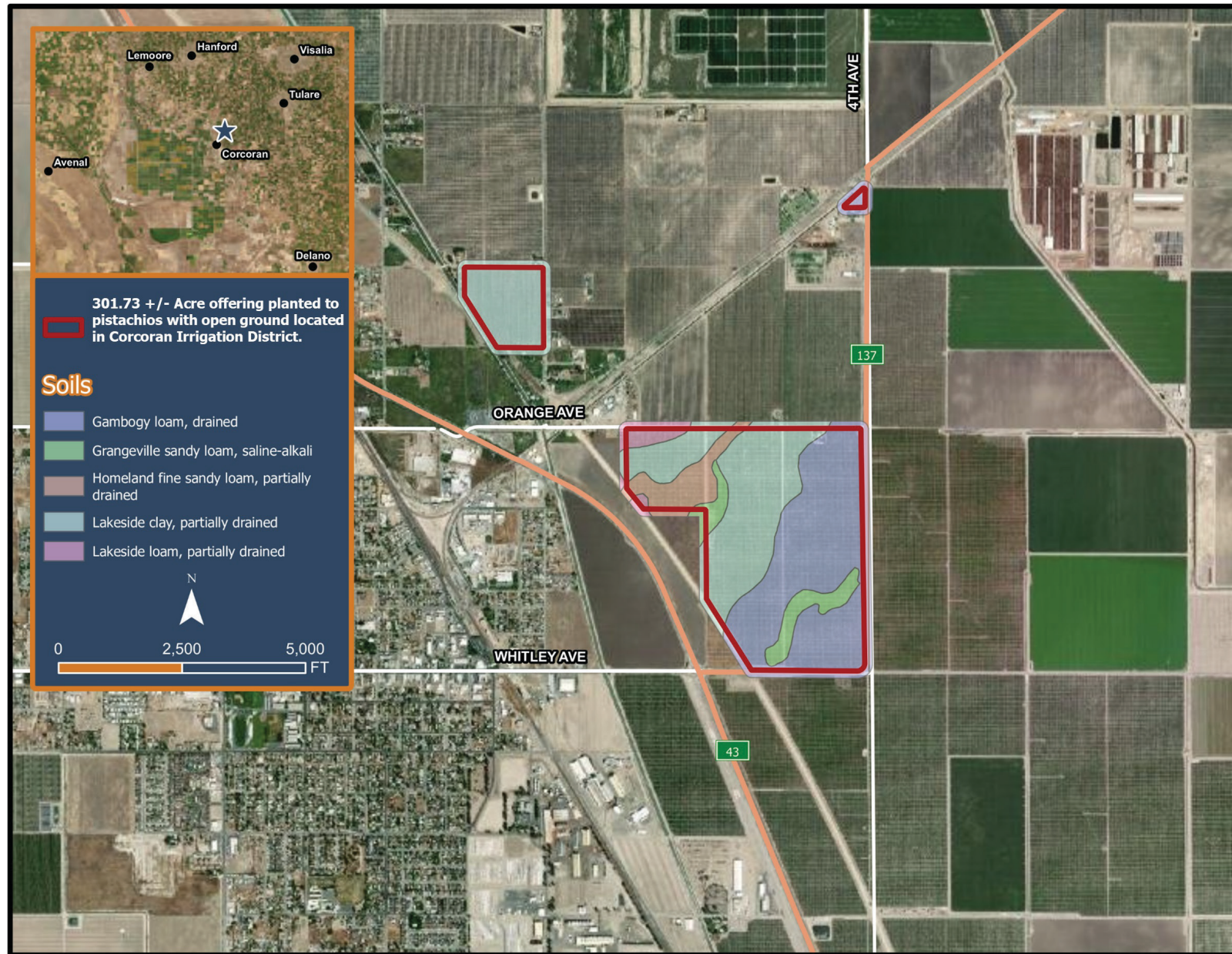


# SLOPE MAP





# NRCS SOIL MAP



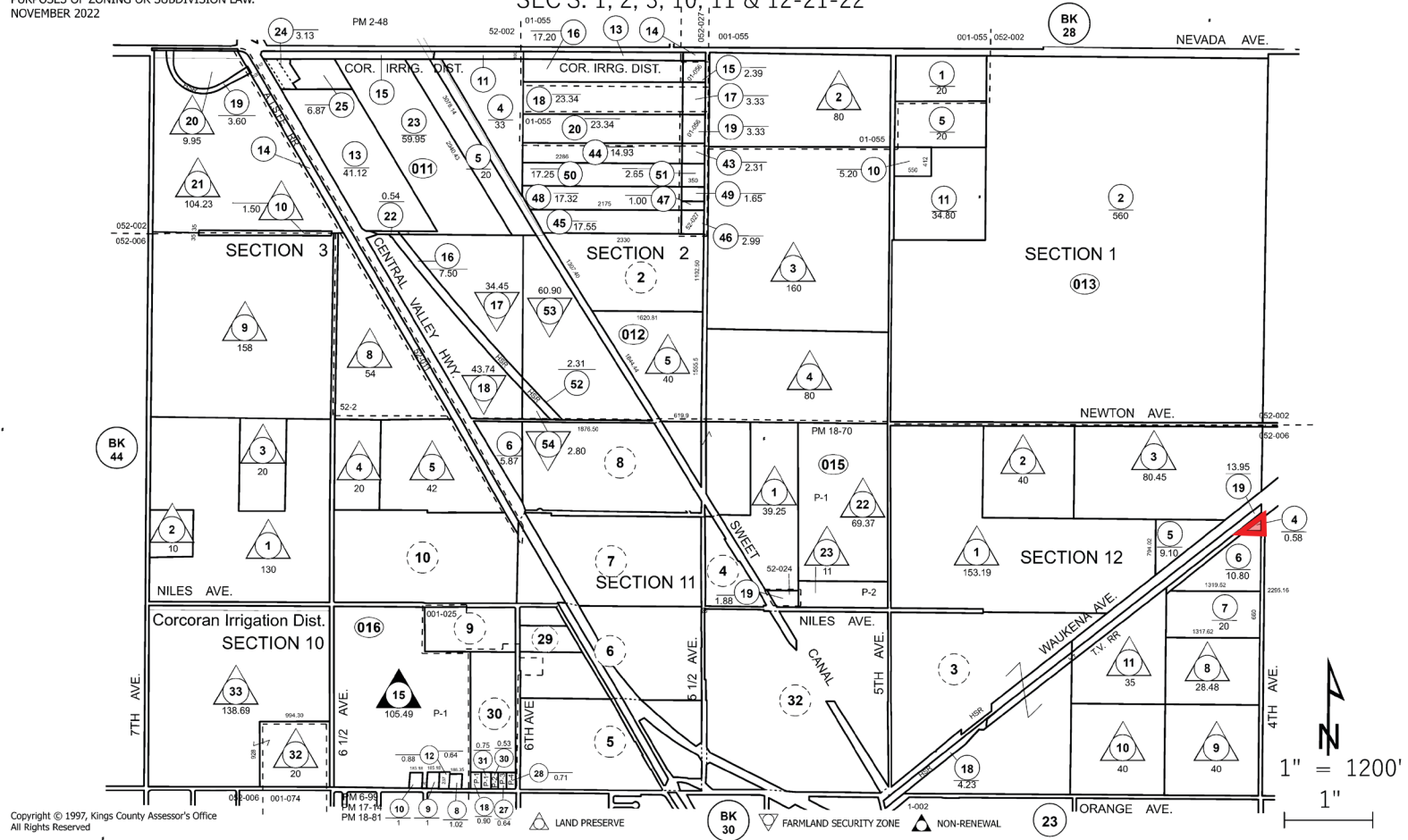


# ASSESSOR MAP (BLOCK 1)

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NOVEMBER 2022

## KINGS COUNTY ASSESSOR'S MAP SEC'S. 1, 2, 3, 10, 11 & 12-21-22

34-01



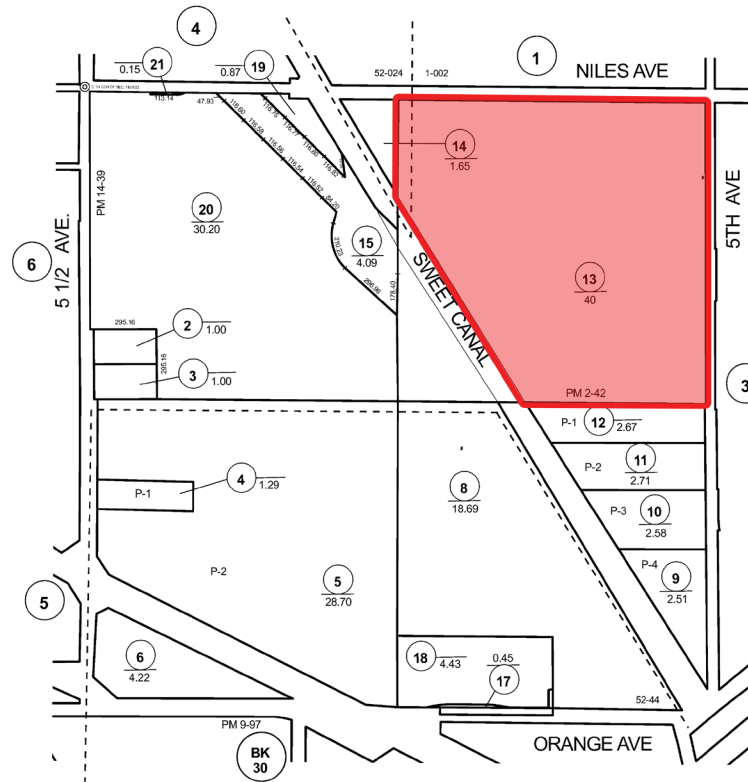


# ASSESSOR MAP (BLOCK 2)

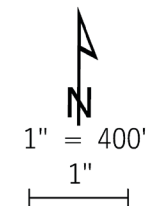
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JUNE 2022

## KINGS COUNTY ASSESSOR'S MAP SE 1/4 SEC. 11-21-22

34-32



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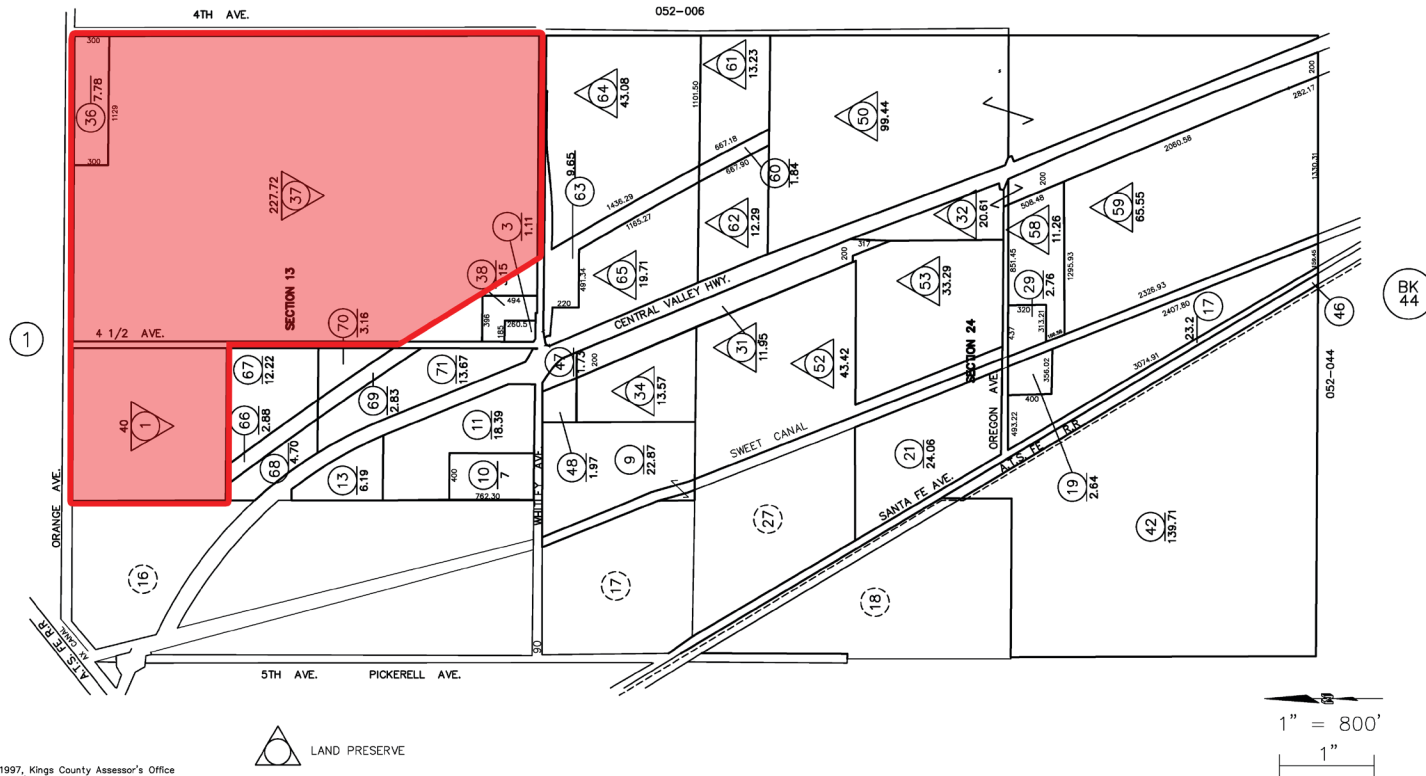


# ASSESSOR MAP (BLOCK 3)

## KINGS COUNTY ASSESSOR'S MAP SEC'S. 13 & 24-21-22

34-23

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DECEMBER 2017



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## PHOTOS





## PHOTOS

