



FERREIRA LAND CO., INC.

***320 +/- ACRES ~ Farm Ground including
120 Acres Pistachios ~ 4th Leaf***



Location: 320 contiguous acres located on the Northwest corner of 16th Avenue and Lacey Blvd., Lemoore, CA. APN 004-280-022

Improvements: 120 acres of 4th leaf Pistachio trees, 18' x 20' spacing, grafted in 2024; 1700 sq. ft., 3 bedroom, 2 bath home, office and small shop wired for 220 power and large storage barn.

Soils: Mostly Nord complex and Nord fine sandy loam with some Whitewolf course sandy loam.

Water: Located on Last Chance Canal and Lemoore Canal with turnouts; 3 wells (2016) 710 ft. well, bowls set at 510 ft. with National Gas Engine, pumps 2500 +/- GPM; (1990) 400 ft. well with 250 HP Cummins, pumps 1,000 +/- GPM and 400 ft., 60 HP well. All pipelined with 20" pipe. Trees are supported by single line drip, 2 per tree.



Maps: Property (one parcel) outline with location of wells. THESE SKETCHES ARE PROVIDED TO ASSIST THE READER IN VISUALIZING THE PROPERTY. PLACEMENT OF IMPROVEMENTS, WATER SOURCES, ROADS, PROPERTY LINES AND OTHER FEATURES ARE ESTIMATES ONLY. SELLER AND BROKER MAKE NO REPRESENTATION, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THESE SKETCHES.

\$4,500,000.00

Terms: All Cash Upon Close of Escrow

Water Disclosure: The Sustainable Ground Water 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/>

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.