



SCHUIL
AG REAL ESTATE



+/-1,114.16 Acres – Pistachios – Cantua Creek, CA

South Derrick Ave, Cantua Creek, California • 1114.16 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION :

The properties are located in Cantua Creek, California, within Fresno County, west of Interstate 5 and west of the Derrick Avenue/Coalinga-Mendota Road.

SIZE:

+/-1,114.16 Assessed Acres

PLANTINGS:

Property is planted to mature Kerman pistachios on PG1 rootstock, with approximately 50 acres planted to Atlantica pollinizers. The orchard was established in 1982 and 1983 and has benefited from decades of production history.

WATER:

Water is supplied through Westlands Water District, and the south ranch is supported by four deep agricultural wells ranging from approximately 1,800 to 2,000 feet in depth, with a combined production capacity of approximately 6,700 gallons per minute.

LEGAL :

Fresno County APNs:

- North Ranch: 045-090-23S and 045-090-25S
- South Ranch: 058-040-05S, 058-040-16S, 058-040-17S, 058-040-27S, 058-040-29S, 058-040-58S, 058-040-62S, 058-040-63S and 058-040-64S

SOIL :

See attached 'Soil Map and Description' for details.

GROUNDWATER
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

The ranch has a proven history of strong production and profitability, averaging 2,408 pounds per acre over the past 10 years, with multiple years exceeding 3,000 pounds per acre. Nut quality has remained strong, averaging 67.53% split in-shell. Based on historical performance, the ranch has generated average gross revenue of approximately \$6,197 per acre and average net income of approximately \$1,472 per acre, demonstrating consistent long-term returns. ***Current 2026 crop not included in purchase price.***

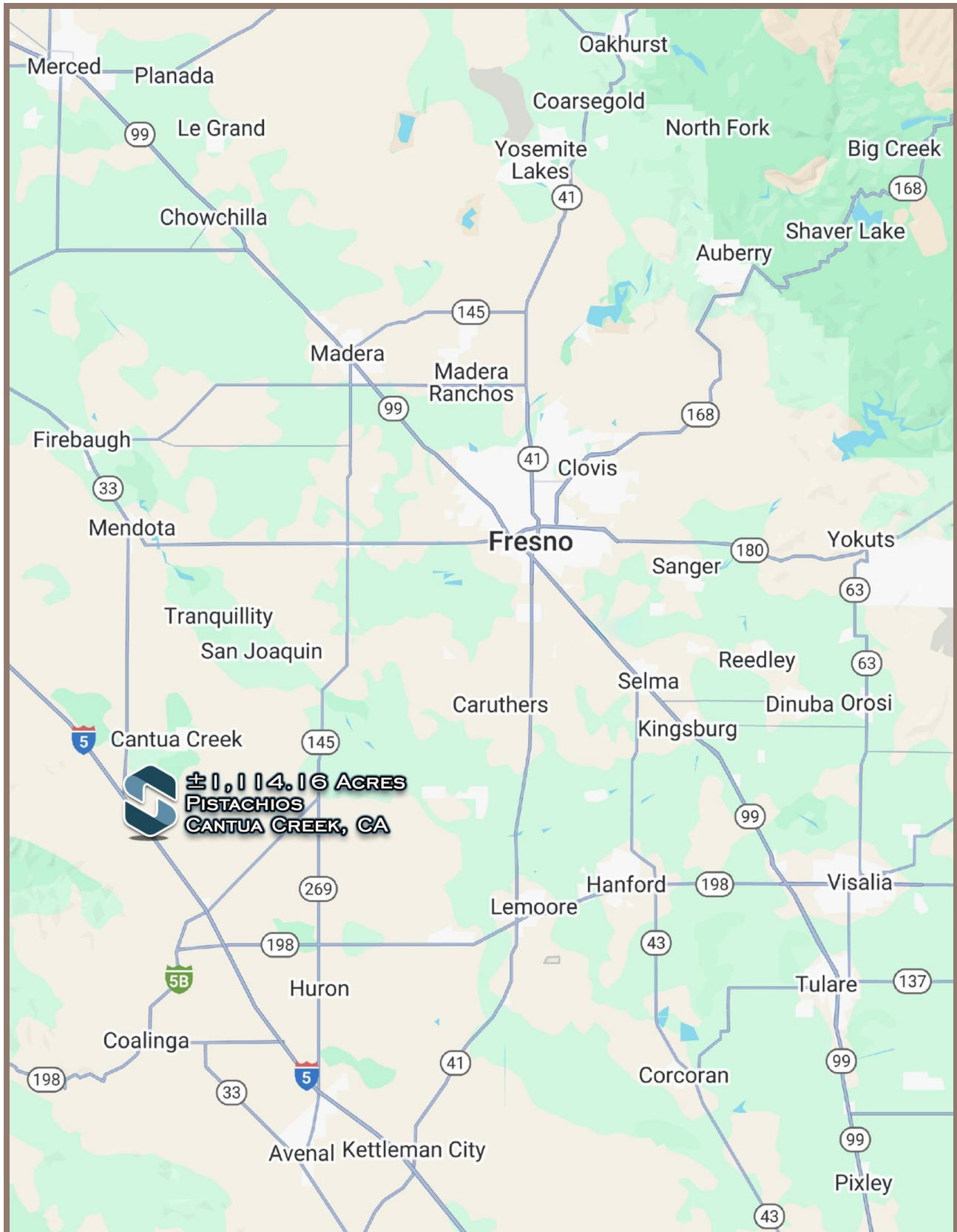
PRICE:

\$24,500,000

CONTACT:

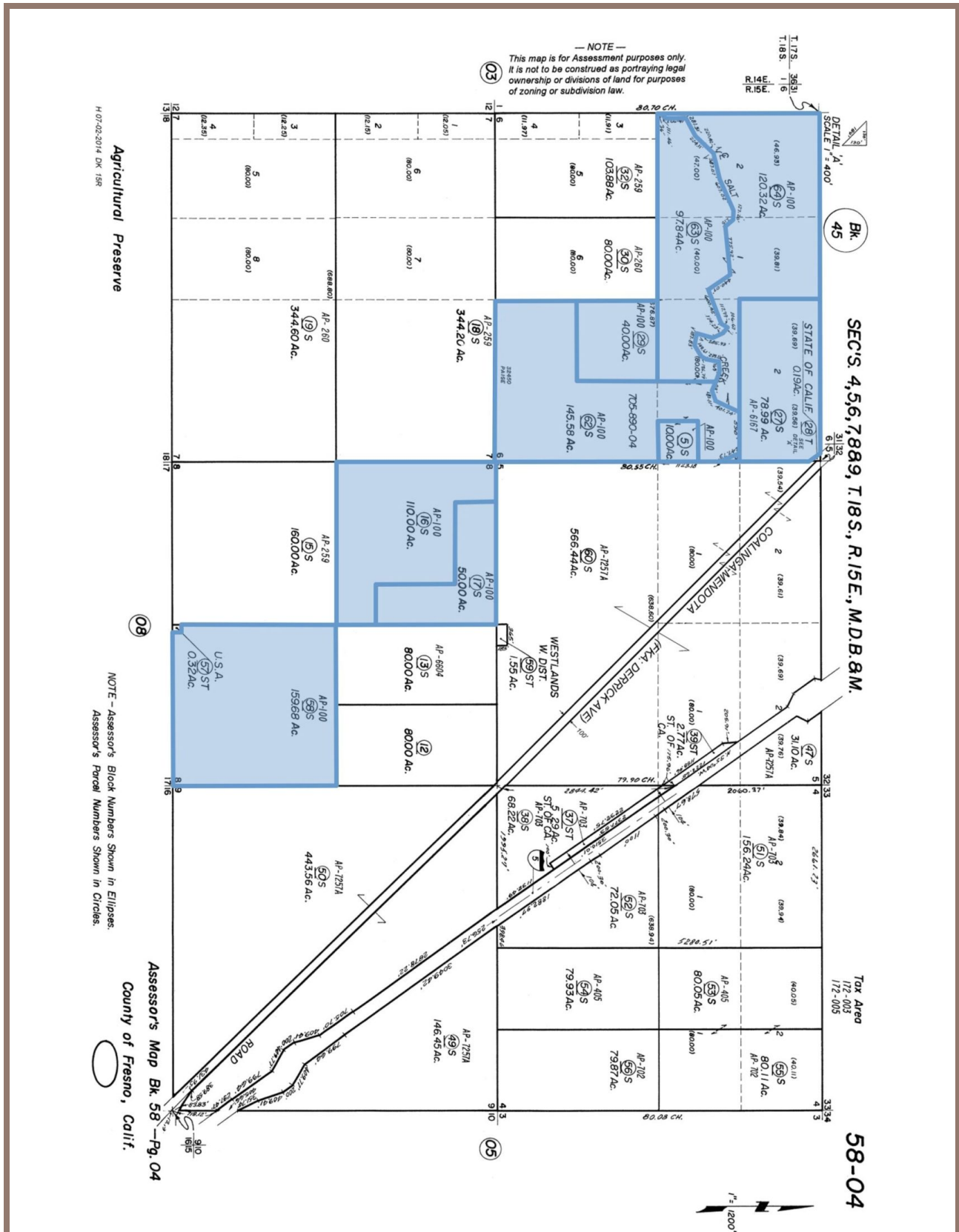
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Soils

Fresno County, CA

1,114.2 Acres, 11 Boundaries



○ 11/100 NCCPI

○ 80.1/100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
●	452	Milham sandy loam, 2 to 5 percent slopes	35.3%	398.5	7e	2e	77.795	11.4
●	445	Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17	17.0%	191.5	7c	1	87.429	10
●	405	Polvadero-Guijaral complex, 5 to 15 percent slopes	11.7%	131.6	7e	3e	68.732	8.8
●	436	Panoche loam, 0 to 2 percent slopes	11.5%	130.2	7c	1	97.143	13.6
●	437	Panoche sandy loam, 0 to 2 percent slopes	8.1%	91.5	7c	1	92.286	11.6

Elevation

Fresno County, CA

NaN Acres, 11 Boundaries

