

ELKHORN TREEFRUIT, VINEYARD & OPEN GROUND

959.54± ACRES
Fresno County, CA

\$22,075,000
(\$23,000 per acre)



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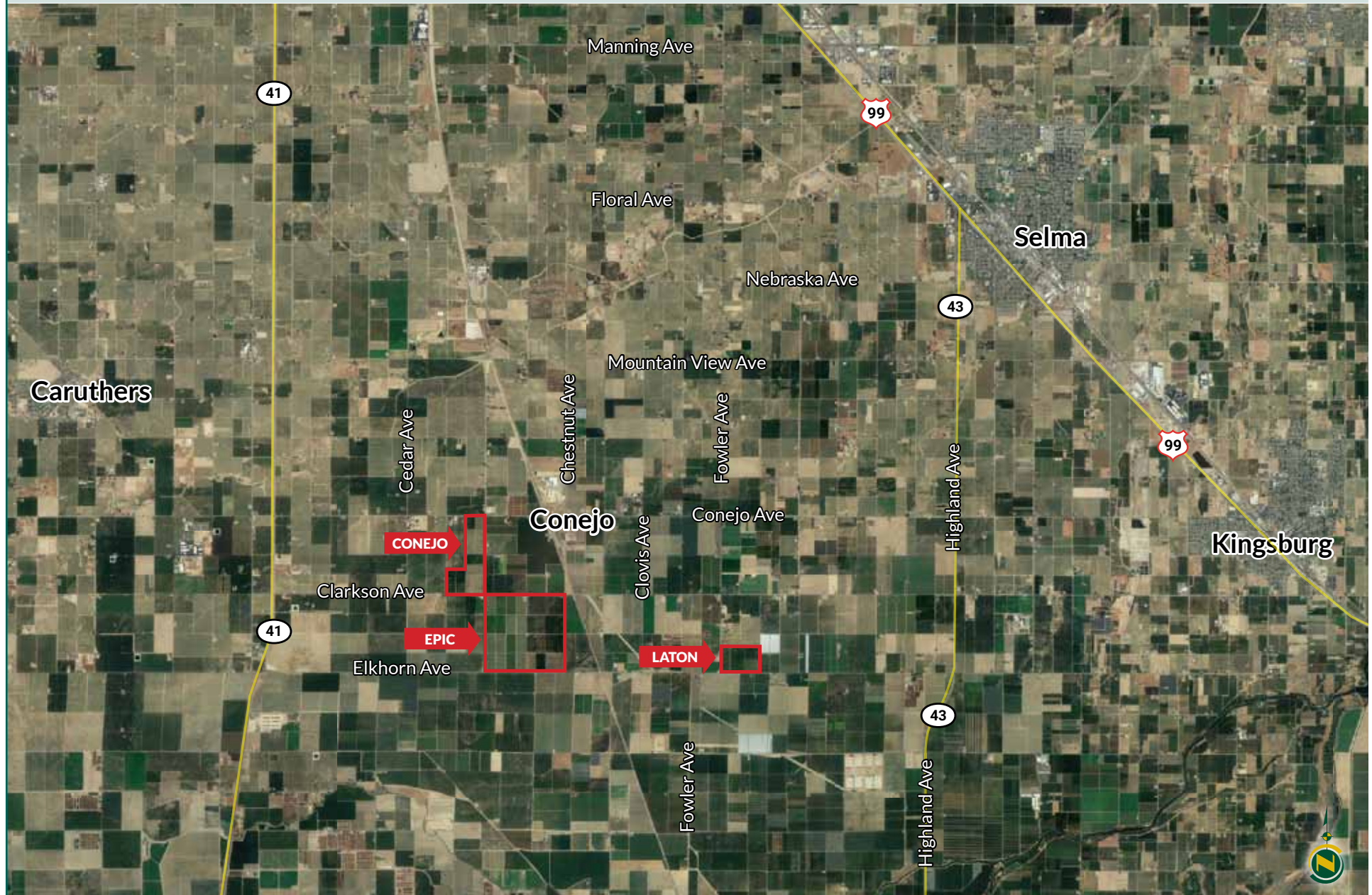
All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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Location Aerial



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Property Details

DESCRIPTION: A unique opportunity to acquire a large diversified farm situated in a desirable tree and vine growing region. The acreage consists of 3 separate blocks, all in close proximity. The plantings include numerous tree fruit varieties and vineyard farmed for raisins. The growing crops are included in the sale with reimbursement to Seller for cultural costs. The farm investment offers economies of scale, income and significant tax benefits.

LOCATION: There three individual ranches totaling 959.54± acres. The Epic Ranch is 653.08± acres and is located on the north side of Elkhorn Avenue, one mile west of Clovis Avenue; the Conejo Ranch is 203.02± acres and is located on the northwest corner of Clarkson and Chestnut Avenues; and the Laton Ranch is 103.44± acres and is located on the northeast corner of Fowler and Elkhorn Avenues, approximately 11± miles south of the City of Fresno, CA.

LEGAL: The southerly portion of the SW ¼ of Section 34, T16S, R21E; and a portion of the E ½ of Section 25, T16S, R20E; and Section 31, T16S, R21E, M.D.B.&M. Fresno County APN's: 042-042-30, 31, 32; 385-170-43s, 45s; and 385-180-52s.

ZONING: The property is AE-20 zoning (Agricultural Exclusive, 20 acre minimum parcel size). The property is subject to the Williamson Act.

PLANTINGS:

VARIETY	ACRES	PLANTED	RANCH
Thompson Seedless	212.62±	1979-1989	Epic
Crimson	29.22±	1999, 2003	Epic
Flame Seedless	56.41±	1979, 1980	Epic
Autumn Flame	18.12±	03/2001	Epic
Honey Punch/ Ebony Rose	18.91±	01/2017	Epic
July Flame	18.10±	2002	Epic
Henry II	18.10±	2002	Epic
Honey Lite	18.10±	01/2017	Epic
Owen T (plum)	32.16±	02/2006	Epic
Primetime	18.51±	01/2017*	Epic
Owen T	4.36±	2017	Epic
Spring Flame 22	18.16±	02/2005	Epic
Summer Flare 27	18.50±	2017*	Epic
Summer Flame 29	19.29±	02/2005	Epic
Summer Flame 34	19.37±	03/2009	Epic
Angelino	9.18±	1995	Conejo
August Fire	21.70±	02/2001	Conejo
Elegant Lady	18.12±	02/1999	Conejo
Thompson Seedless	133.04±	1960/1965	Conejo
Henry III	18.68±	01/2016	Conejo
Sierra Rich	13.00±	01/2016	Conejo
August Fire	18.97±	02/2001	Laton
August Flame	19.60±	02/1999	Laton
Ruby Diamond	19.00±	03/1998	Laton
September Bright	19.60±	03/2003	Laton

*Grafted

PRODUCTION: Available upon request.

WATER: The Epic and Conejo Ranches are located in Liberty Water District with no surface water delivery. All ranches are irrigated by six irrigation pumps and wells. Water is predominately distributed to each block by flood irrigation with some on drip irrigation.

SOILS: See following Maps

BUILDINGS: The Epic Ranch has multiple support buildings, including two pole sheds, various shop/storage buildings plus five employee houses.

The Conejo Ranch has one employee house.

PRICE/TERMS: \$22,075,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2020 crops.

GROUNDWATER SUSTAINABILITY AGENCY:

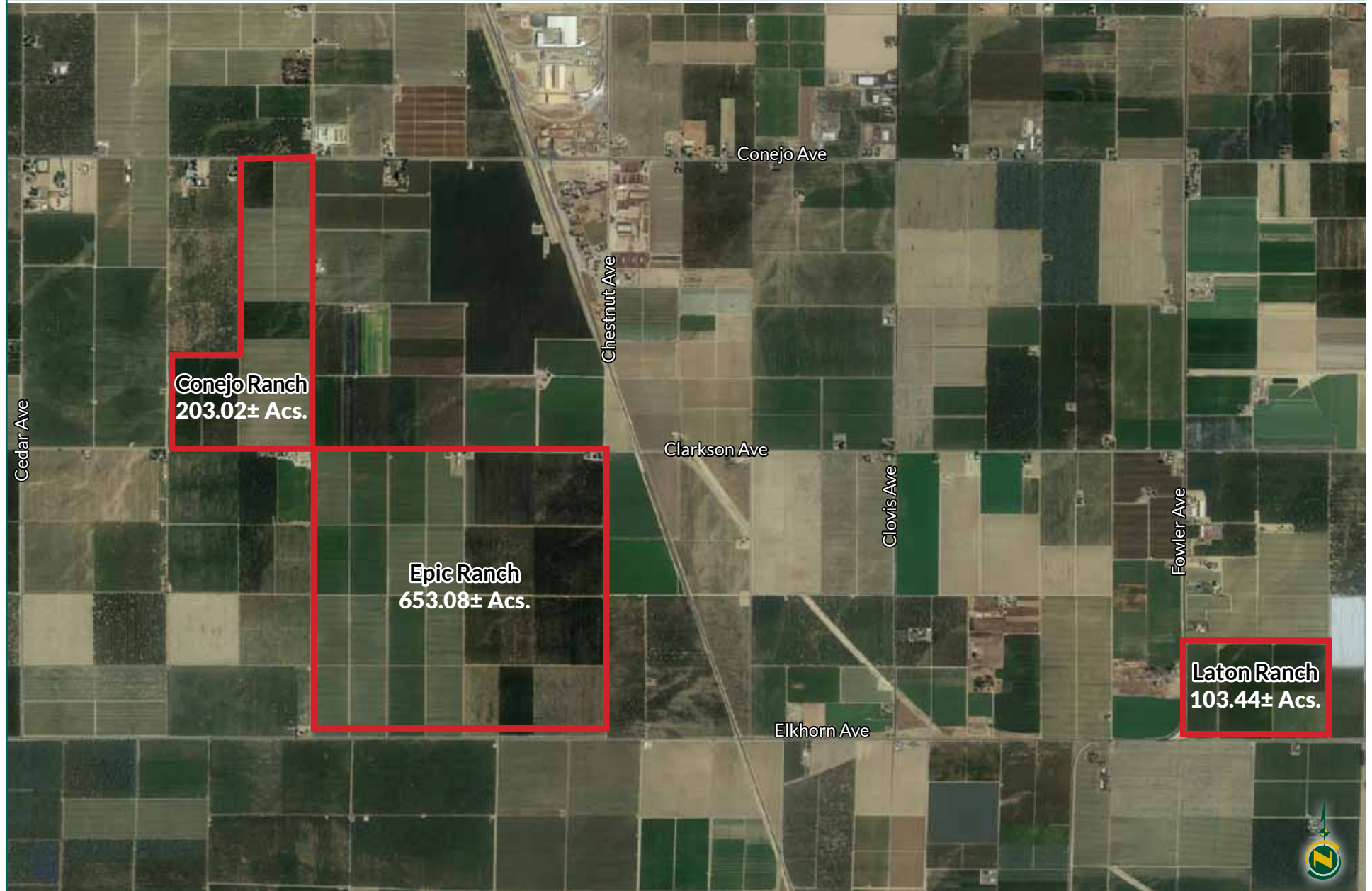
The property is located in the North Fork Kings GSA. Potential Buyers can contact Eric Osterling, the Program Administrator at (559) 237-5567 or by e-mail at eric@northforkkings.org. Groundwater sustainability plans are available to be reviewed on their website at: <http://www.northforkkings.org>.

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Property Overview

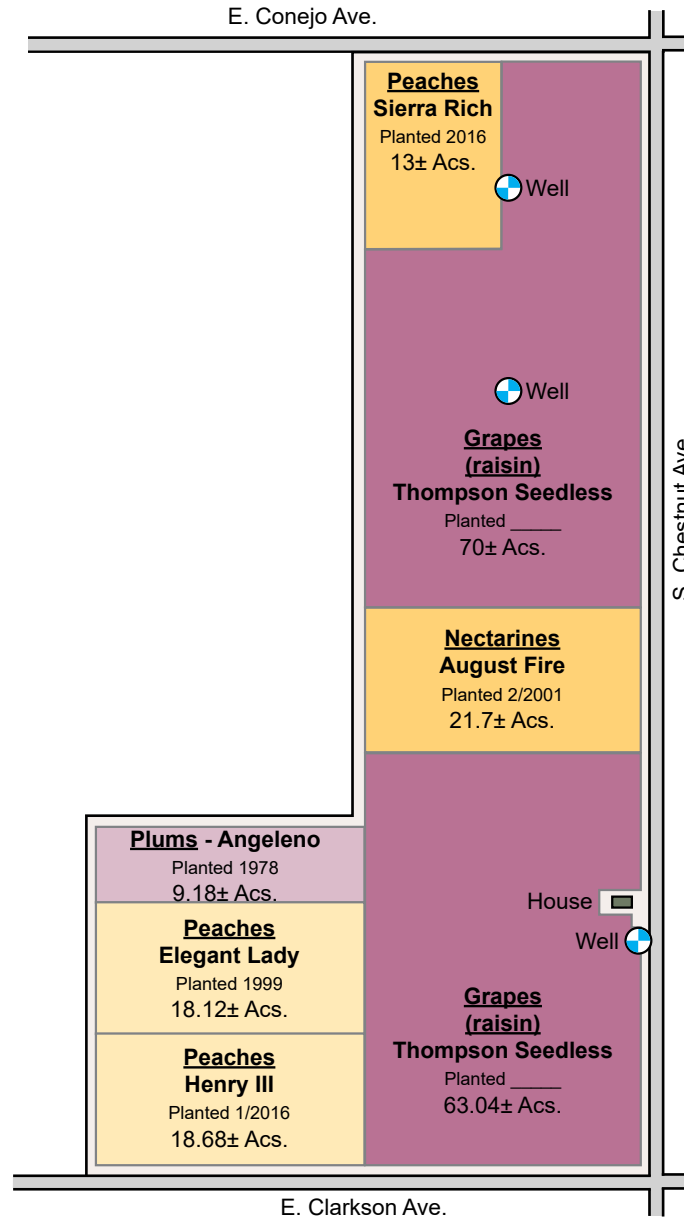


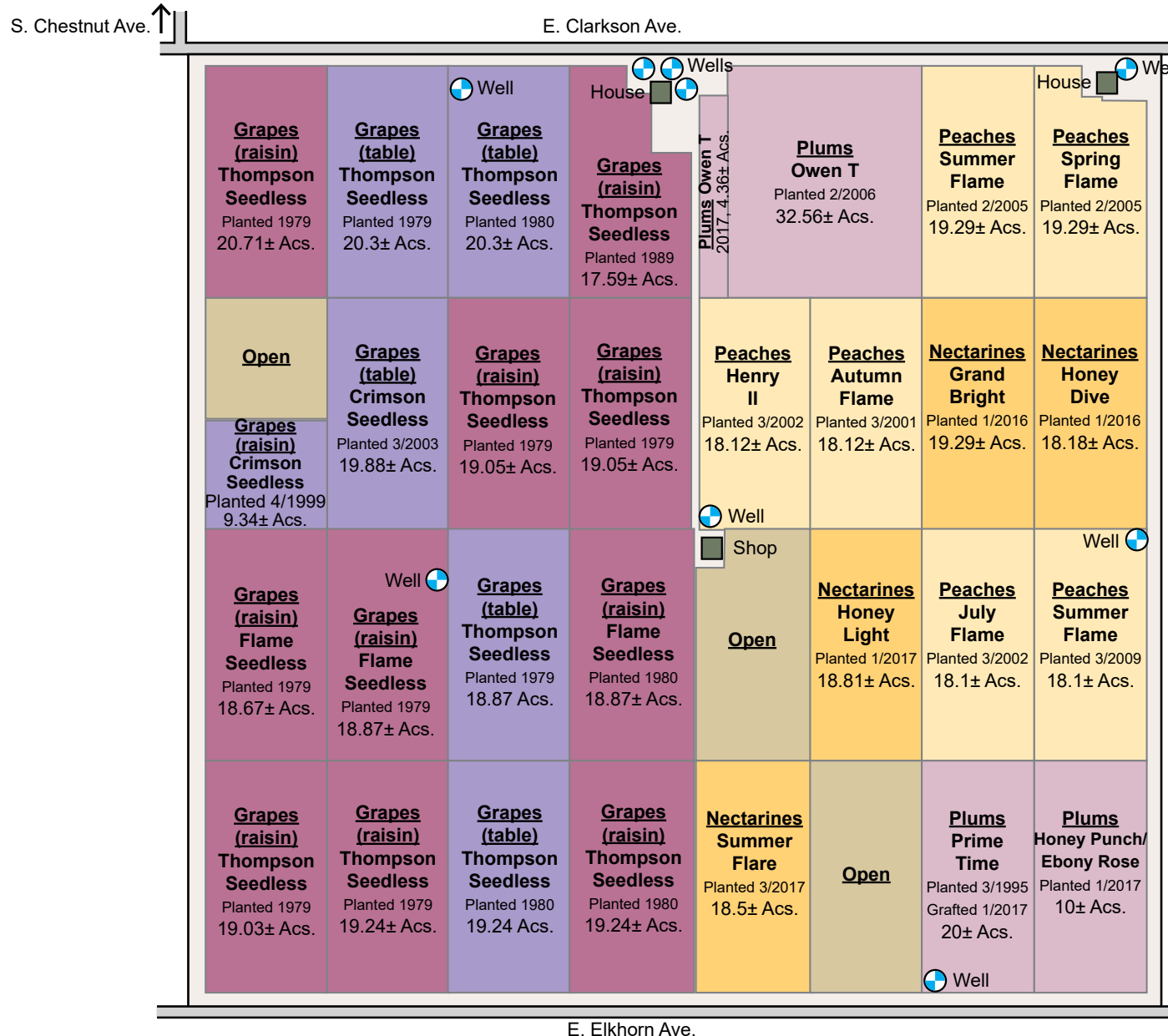
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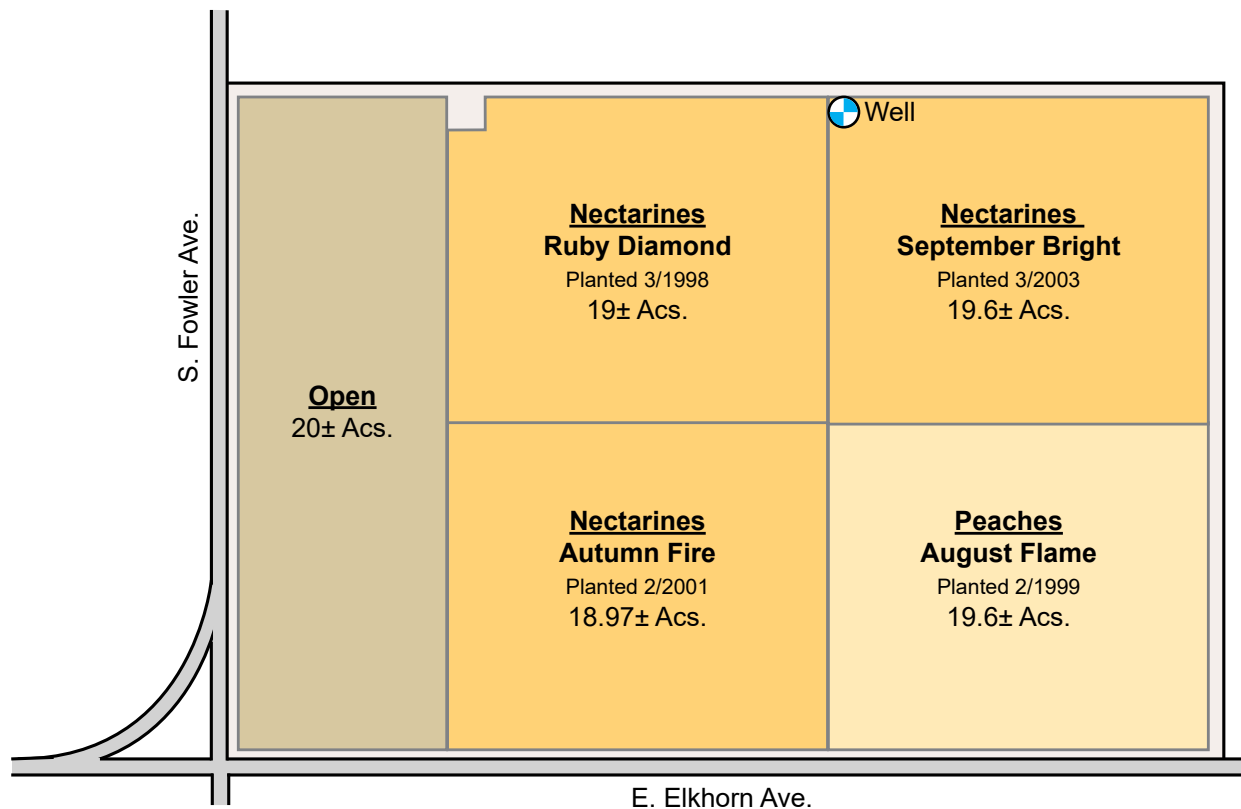


Planting & Irrigation Map - Conejo Ranch





Planting & Irrigation Map - Laton Ranch

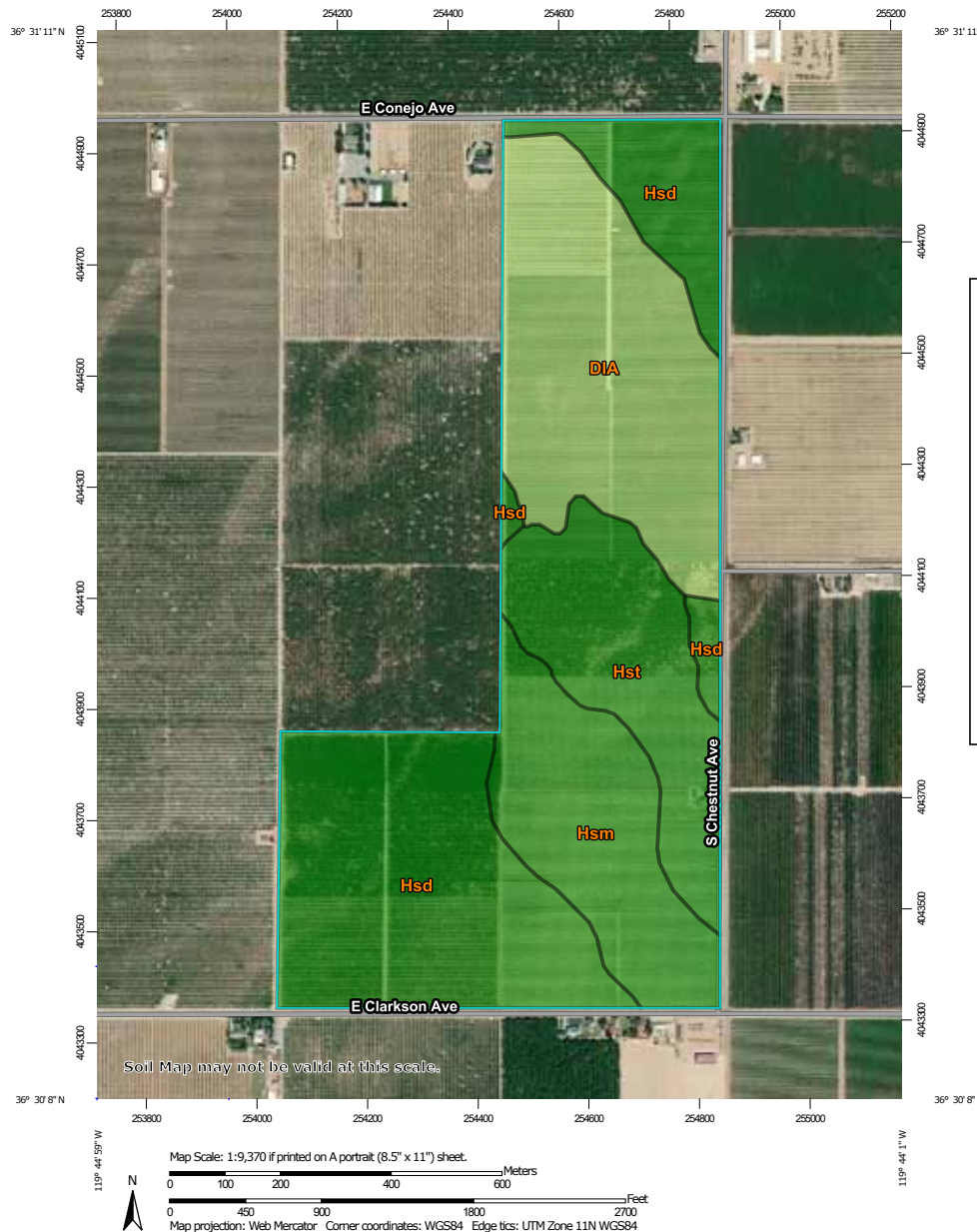


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Soils - Conejo Ranch



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
DIA	Delhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent

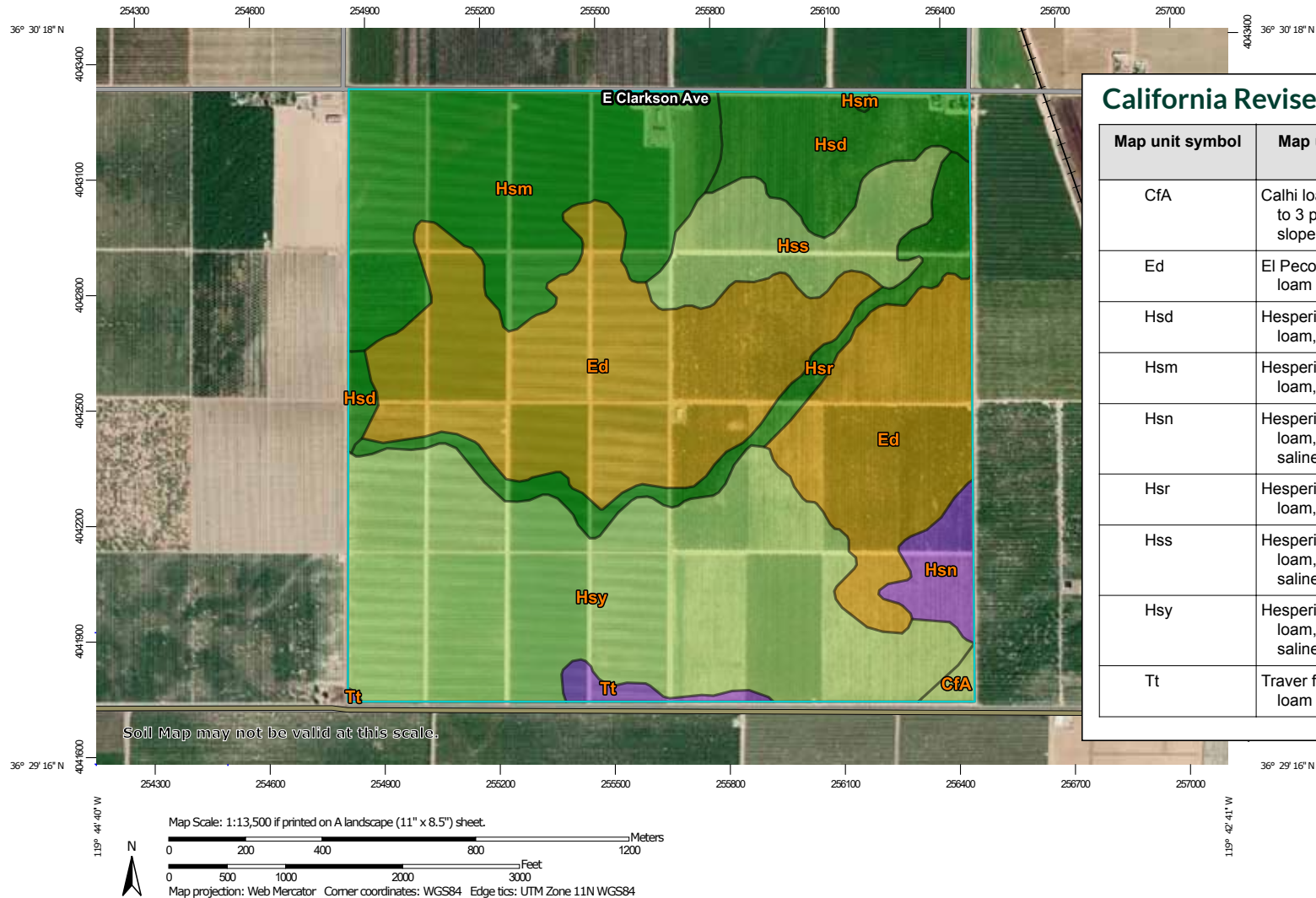


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Soils - Epic Ranch



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
Ed	El Peco fine sandy loam	Grade 4 - Poor
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
Hss	Hesperia fine sandy loam, very deep, saline-sodic	Grade 2 - Good
Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good
Tt	Traver fine sandy loam	Grade 3 - Fair

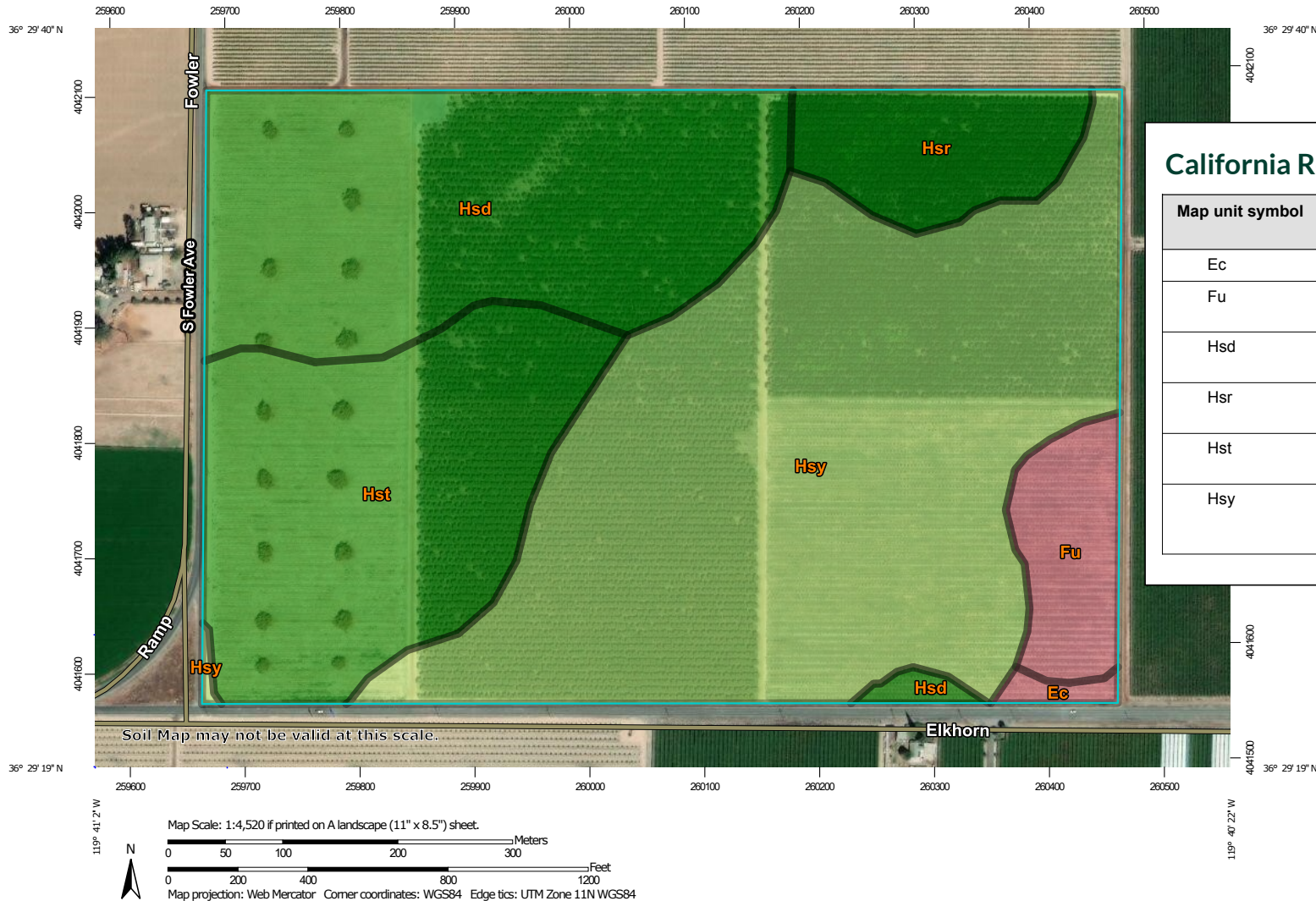


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Soils - Laton Ranch

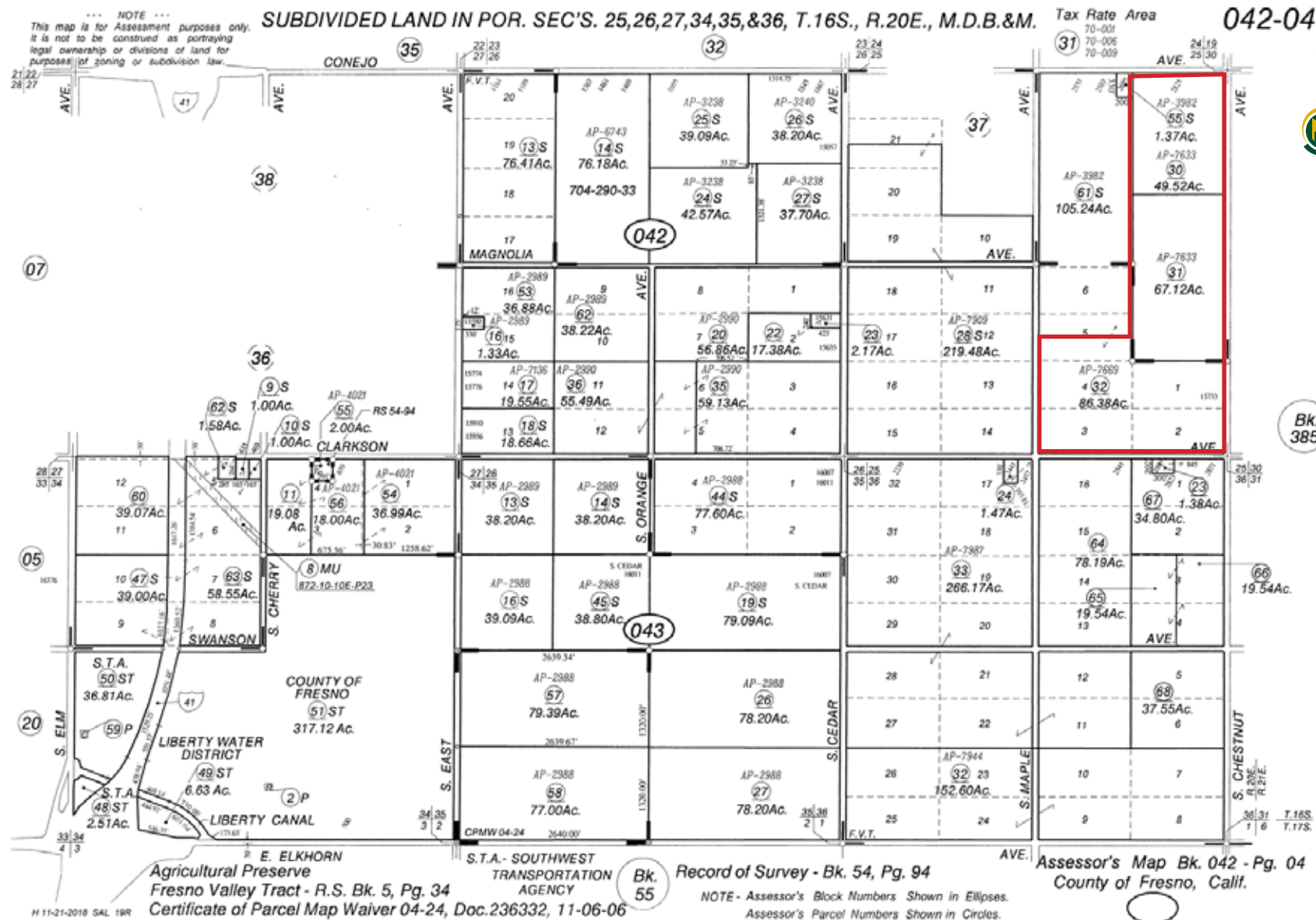


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Ec	El Peco sandy loam	Grade 5 - Very Poor
Fu	Fresno fine sandy loam	Grade 5 - Very Poor
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent
Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good



Parcel Map - Conejo Ranch (203.02± Assessed Acres)



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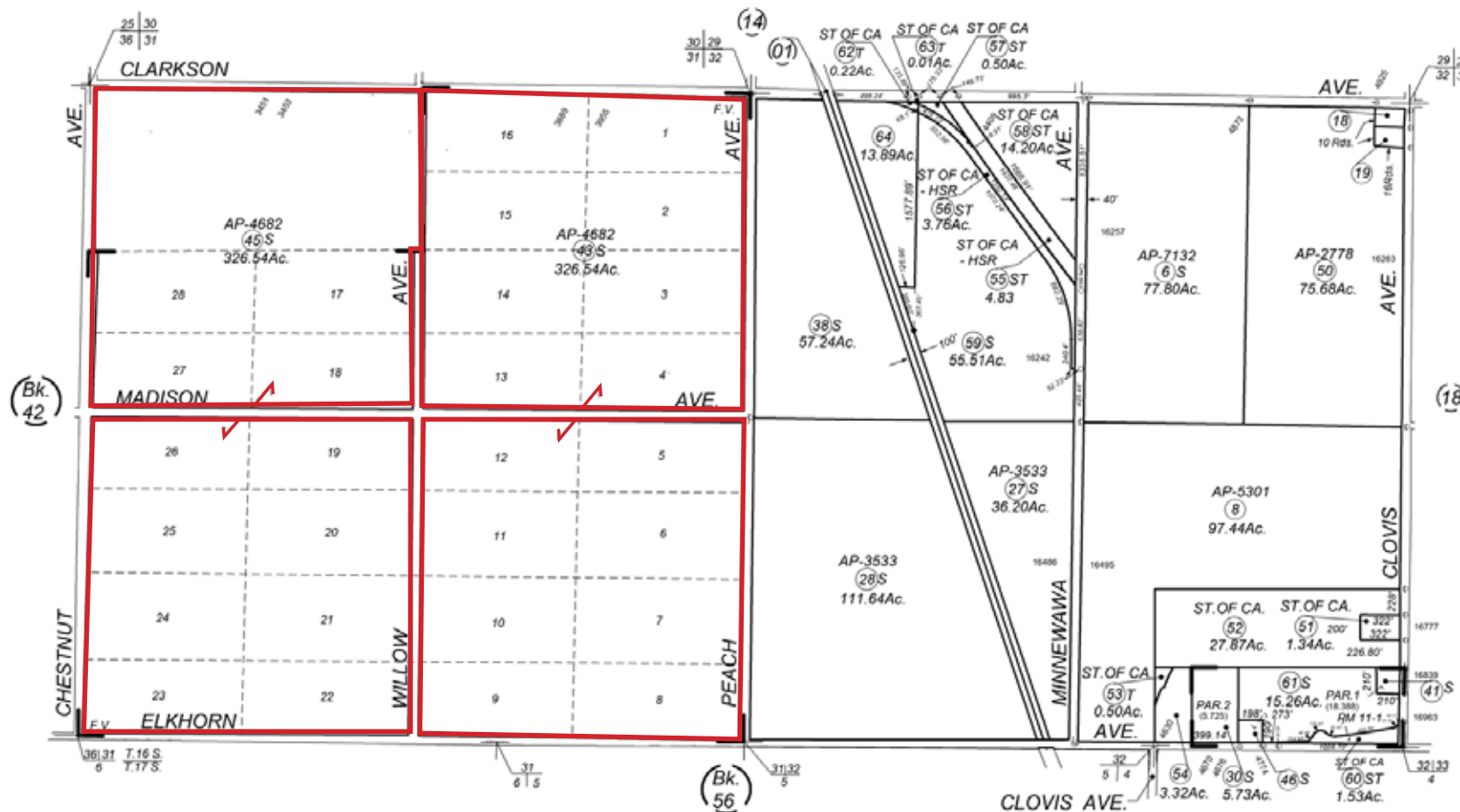
Parcel Map - Epic Ranch (653.08± Assessed Acres)

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 31 & 32, T.16S., R.21E., M.D.B.& M.

Tax Rate Area
125-008
125-012

385-17



Agricultural Preserve
Fresno Valley Tract - R.S. - Bk. 5, Pg. 34
Parcel Map No. 1853 - Bk. 11, Pg. 1

Assessor's Map Bk.385 - Pg. 17
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

7/10/2018

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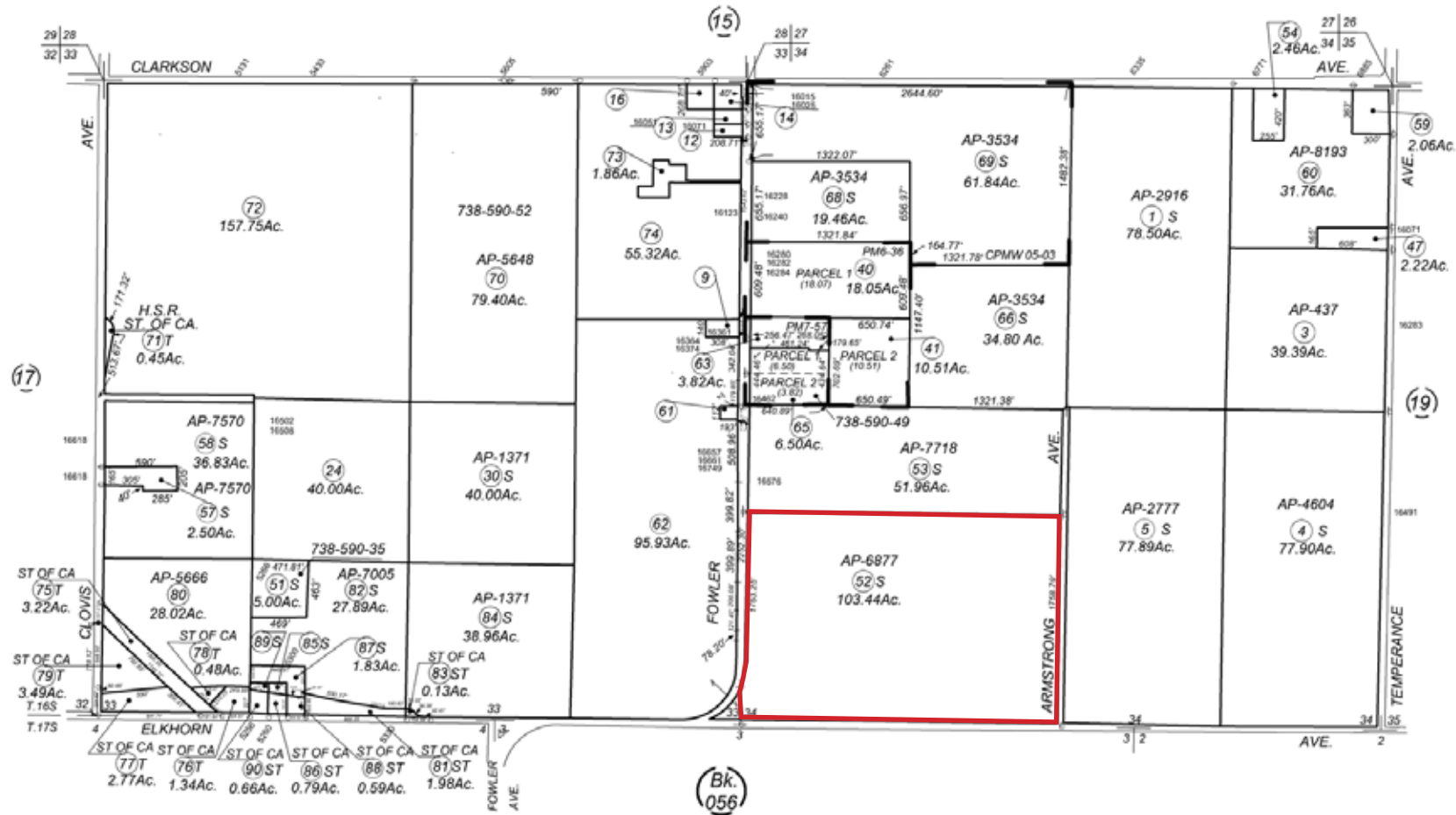
Parcel Map - Laton Ranch (103.44± Assessed Acres)

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of zoning or subdivision law.

SUBDIVIDED LAND IN SEC'S 33 & 34, T.16S., R.21E., M.D.B.&M.

Tax Rate Area
121-009
125-008

385-18



Agricultural Preserve
Parcel Map No. 1551 - Bk. 7, Pg. 57
Parcel Map No. 1247 - Bk. 6, Pg. 36
Certificate of Parcel Map Waiver No.05-03, Docu.#90014, 04-28-06

Assessor's Map Bk.385 - Pg.18
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

12/17/2018

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Photographs



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Photographs



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CA BRE# 00020875

WATER DISCLOSURE: The Sustainable Groundwater 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/> Telephone Number: (916) 653-5791

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