

# DIVERSIFIED ORCHARD PORTFOLIO

Fresno County, California

763.45± Acres

\$27,200,000

(\$35,628/Acre)



- Plantings: Pistachios, Almonds & Walnuts
- Well Maintained Orchard
- Consolidated ID
- Laguna ID
- Liberty ID
- Raisin City ID
- 7 Pumps & Wells



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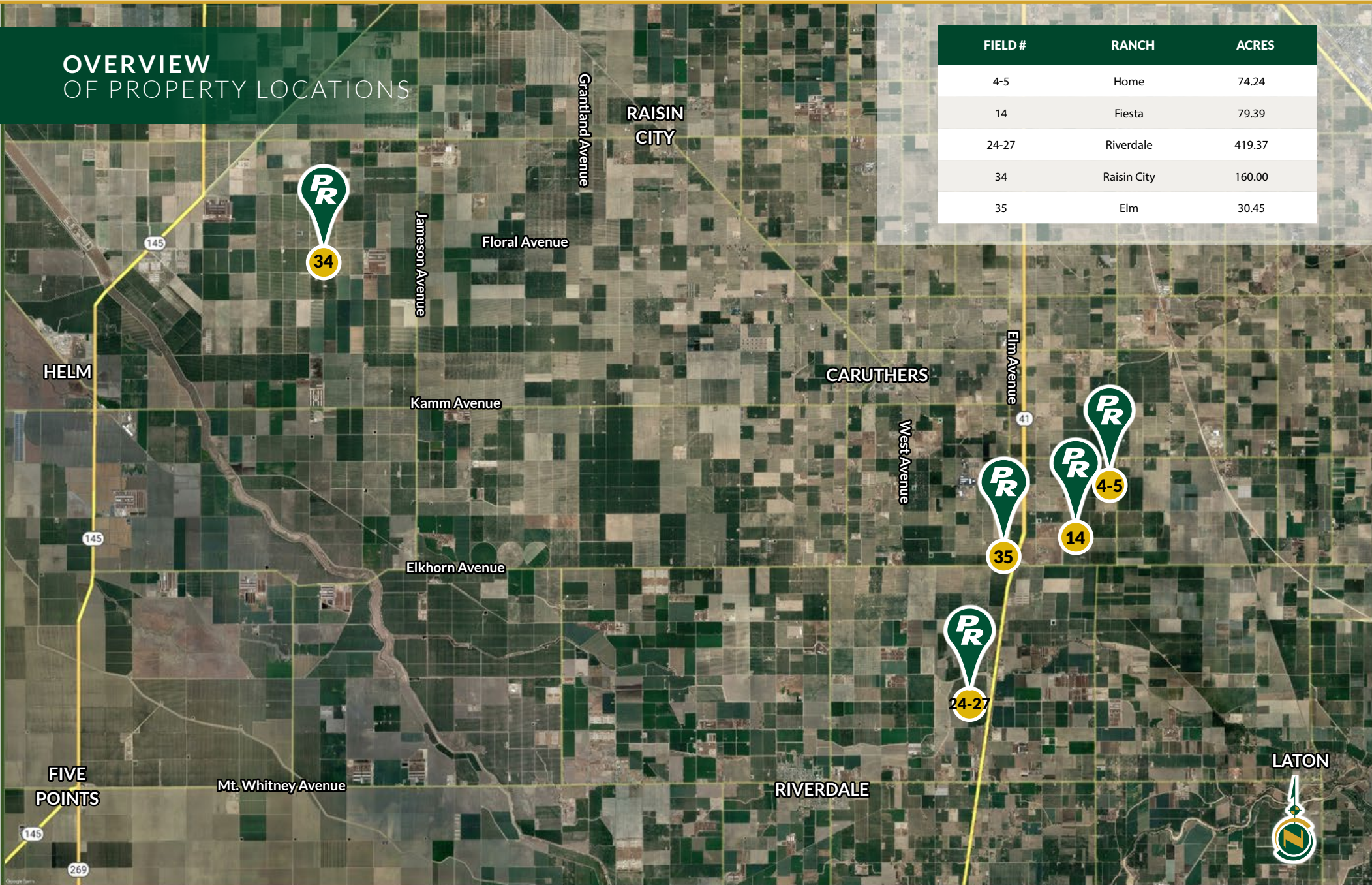
# DIVERSIFIED ORCHARD PORTFOLIO

763.45± Acres  
Fresno County, CA



## OVERVIEW OF PROPERTY LOCATIONS

FIELD #	RANCH	ACRES
4-5	Home	74.24
14	Fiesta	79.39
24-27	Riverdale	419.37
34	Raisin City	160.00
35	Elm	30.45



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## PROPERTY SUMMARY

FIELD ID	RANCH NAME	APN	ASSESSED ACRES	CROP	PLANTED ACREAGE	VARIETY ROOTSTOCK	YEAR PLANTED SPACING	WATER DISTRICT GSA SGMA BASIN	SURFACE WATER DELIVERY	PUMP/WELL DETAILS	BUILDINGS & ADDITIONAL IMPROVEMENTS
4	Home Ranch 74.24± ac.	042-042-20	56.86	Walnuts	72.50	Tulare	2004 26' x 26'	Consolidated ID Central Kings GSA San Joaquin Valley – Kings	Yes	2 Wells 402' depth 50 HP/643± GPM & a well with submersible pump	5,000 SF Shop w/Solar 1.75 ac. Yard
5		042-042-22	17.38								
14	Fiesta Ranch 79.39± ac.	042-043-57	79.39	Pistachios	76±	Golden Hills UCB1	2023	Liberty ID North Fork Kings GSA San Joaquin Valley – Kings	No	1 Well 396' depth 50 HP 762± GPM	
24 & 25		-		Almonds	250±	Independence	2015 21' X 16'				
26	Riverdale Ranch 419.37± ac.	055-220-63S	379.31	Almonds	80±	1/3 Nonpareil 1/3 Monterey 1/3 Wood Colony	2009 21' x 16'	Laguna ID North Fork Kings GSA San Joaquin Valley – Kings	Yes*	2 Wells 431' & 413' depth 75 & 200 HP 743± & 1,964± GPM	Solar
27		055-220-07S	40.06	Pistachios	80±	Golden Hills UCB1	2015 20' x 16'				
34	Raisin City Ranch 160± ac.	041-020-49S	160.00	Pistachios	160±	Golden Hills UCB1	2011 18' x 18'	Raisin City WD McMullin Area GSA San Joaquin Valley – Kings	No**	2 Wells New well drilled 3/20/17 606' & 423' depth 150 & 125 HP 1,196± & 984± GPM	Solar
35	Elm Ranch 30.45± ac.	042-200-36S 042-200-42S	25.49 4.96	Pistachios	30±	Golden Hills UCB1	2021 18' x 16'	Liberty ID North Fork Kings GSA San Joaquin Valley – Kings	No***	1 Well Well drilled 3/7/2011 500' depth 30 HP 330± GPM	

**TOTAL:** 763.45± Acres

\* 2023 District cost \$38/Ac. Two access points for distribution  
 \*\* Proposed pipeline expansion under development by District to provide water conveyance  
 \*\*\* Can be available if shares are purchased. None currently for sale now. Line runs through northern part of property.

**PRICE TERMS** \$27,200,000 Cash at the close of escrow.  
 Buyer to reimburse seller for cultural costs incurred toward the 2024 crop.



# HOME RANCH

74.24± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### LOCATION

The Home Ranch is located on the west side of S. Cedar Avenue, just north of E. Clarkson Avenue.

ASSESSED ACRES 74.24±

FRESNO CO. APN'S 042-042-20 – 56.86± acres  
042-042-22 – 17.38± acres

ZONING AE-20

WILLIAMSON ACT Yes

PLANTINGS **Field #4 & 5:** 72.5± planted acres  
Walnuts – Tulare variety  
2004 – year planted  
26' x 26' – spacing

### WATER & IRRIGATION

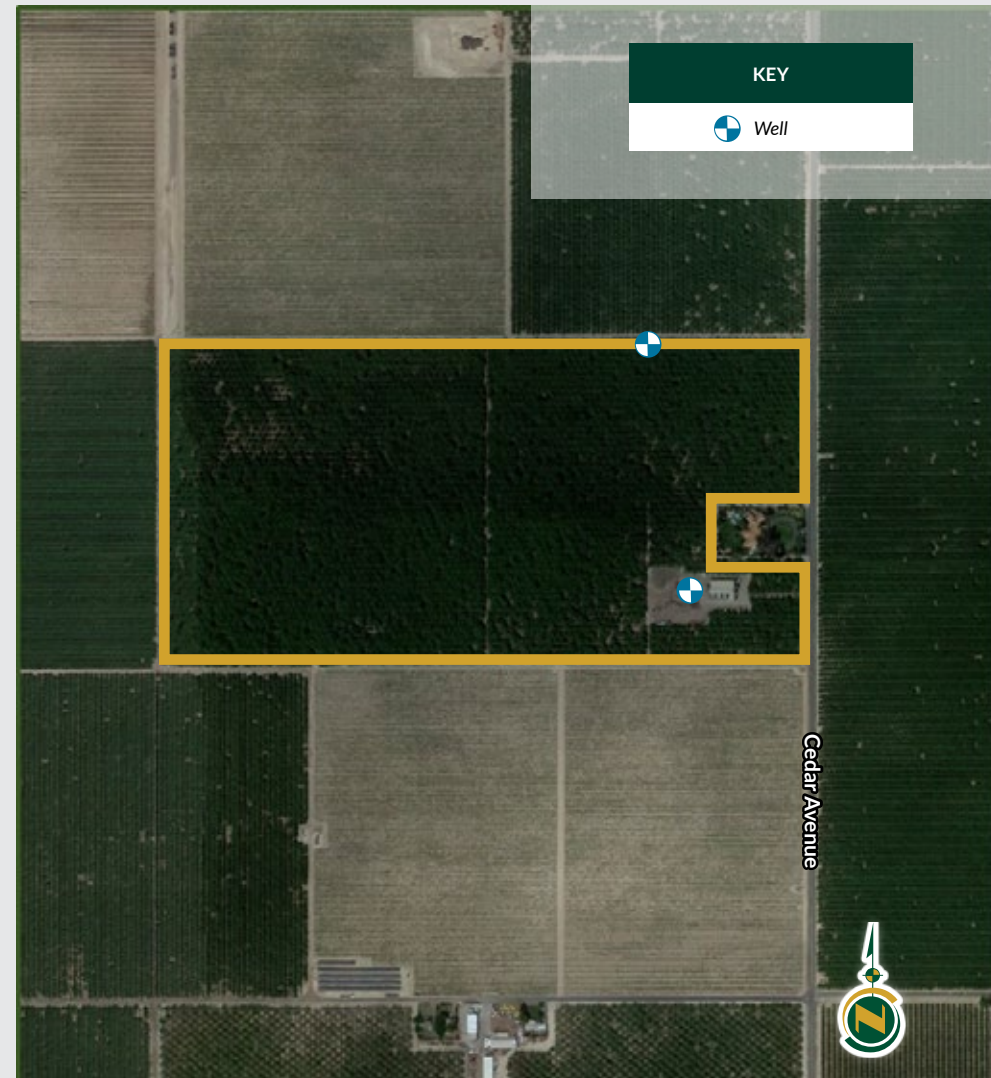
The parcels are located within the Consolidated Irrigation District and are entitled to receive surface water. There are also two (2) ag wells, one that is 402± feet deep with a 50 HP pump, producing 643± GPM per a recent pump test, and one that has a submersible pump, currently used for the shop and yard. The orchard is irrigated via micro-sprinklers.

### BUILDINGS/ADDITIONAL IMPROVEMENTS

5,000± SF metal shop with solar panels situated on a 1.75± yard.

## FIELD #4-5

HOME RANCH | 74.24± ACRES



# HOME RANCH

74.24± Acres  
Fresno County, CA



## SOILS MAP





# HOME RANCH

74.24± Acres  
Fresno County, CA



## PROPERTY PHOTOS





# HOME RANCH

74.24± Acres  
Fresno County, CA



## PROPERTY PHOTOS



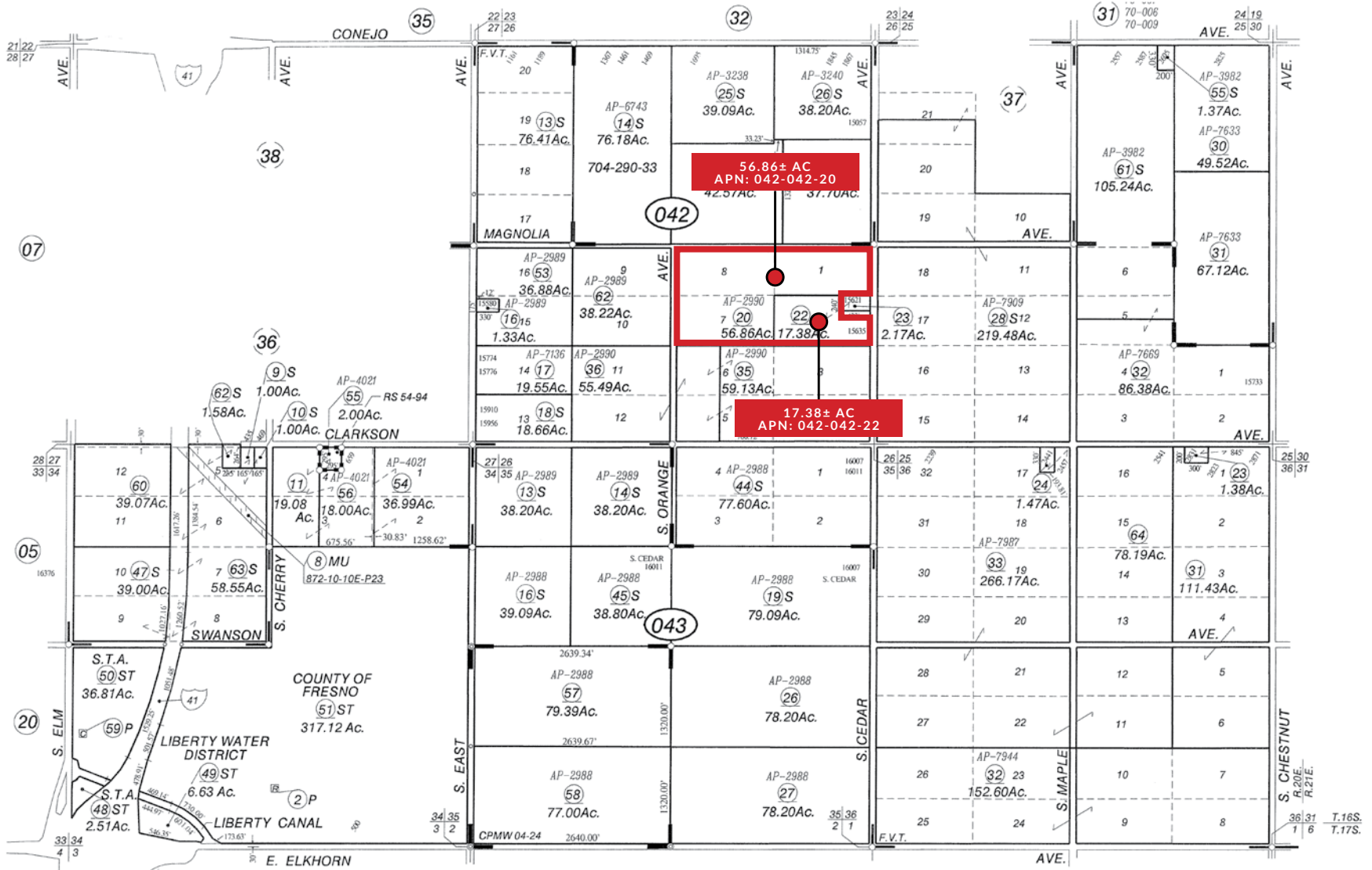


# HOME RANCH

74.24± Acres  
Fresno County, CA



## PARCEL MAP





# FIESTA RANCH

79.39± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### LOCATION

The Fiesta Ranch is located just north of E. Elkhorn Avenue and west of S. Cedar Avenue.

ASSESSED ACRES 79.39±

FRESNO CO. APN 042-043-57

ZONING AE-20

WILLIAMSON ACT Yes

PLANTINGS **Field #14:** 76± planted acres Pistachios  
Golden Hills – variety  
UCB1 – rootstock  
2023 – year planted

### WATER & IRRIGATION

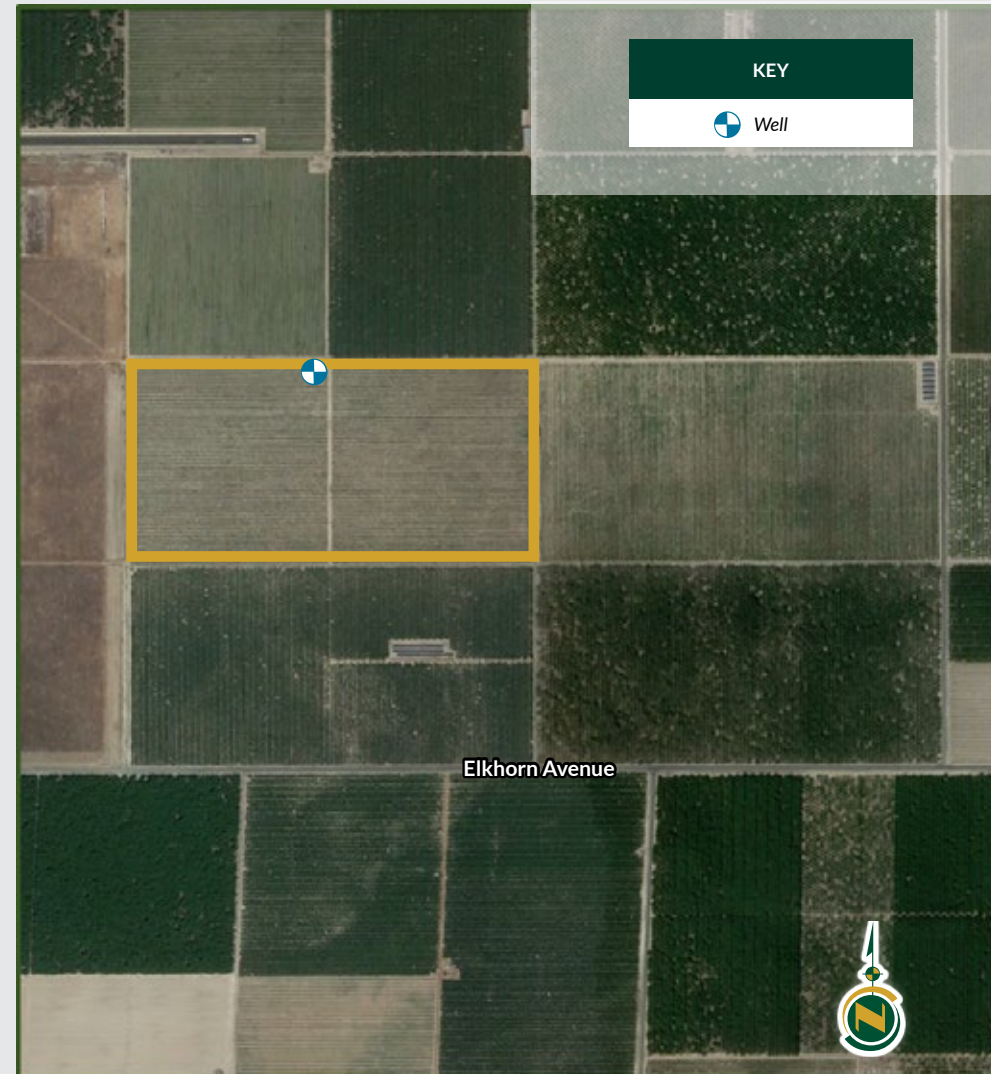
The parcel is located within the Liberty Water District; currently there is no surface water delivery. There is one (1) ag well that is 396± feet deep with a 50 HP pump, producing 762± GPM per a recent pump test. The orchard is irrigated via single-line drip system.

### BUILDINGS/ADDITIONAL IMPROVEMENTS

None.

## FIELD #14

FIESTA RANCH | 79.39± ACRES



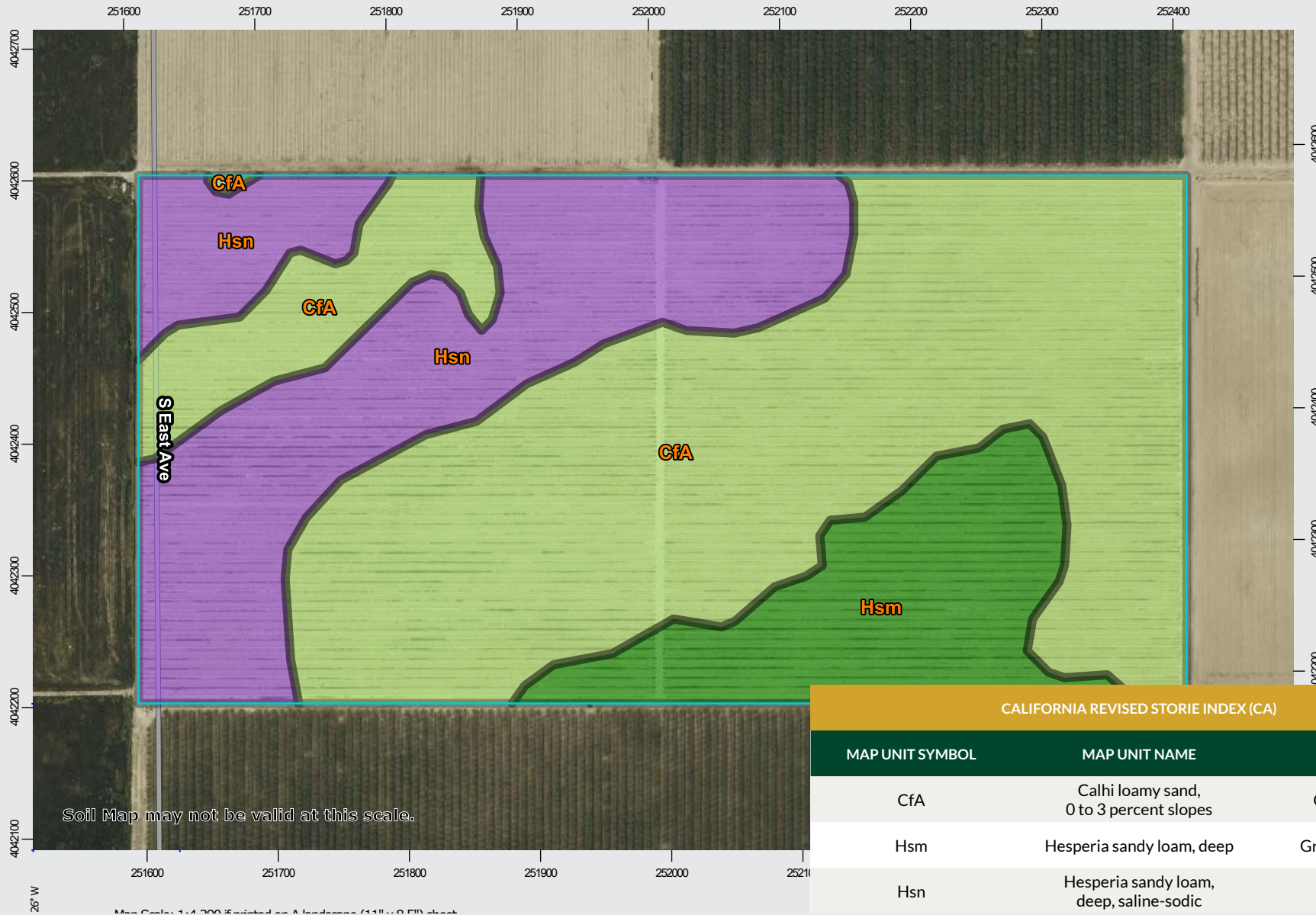


# FIESTA RANCH

79.39± Acres  
Fresno County, CA



## SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair



# FIESTA RANCH

79.39± Acres  
Fresno County, CA



## PROPERTY PHOTOS



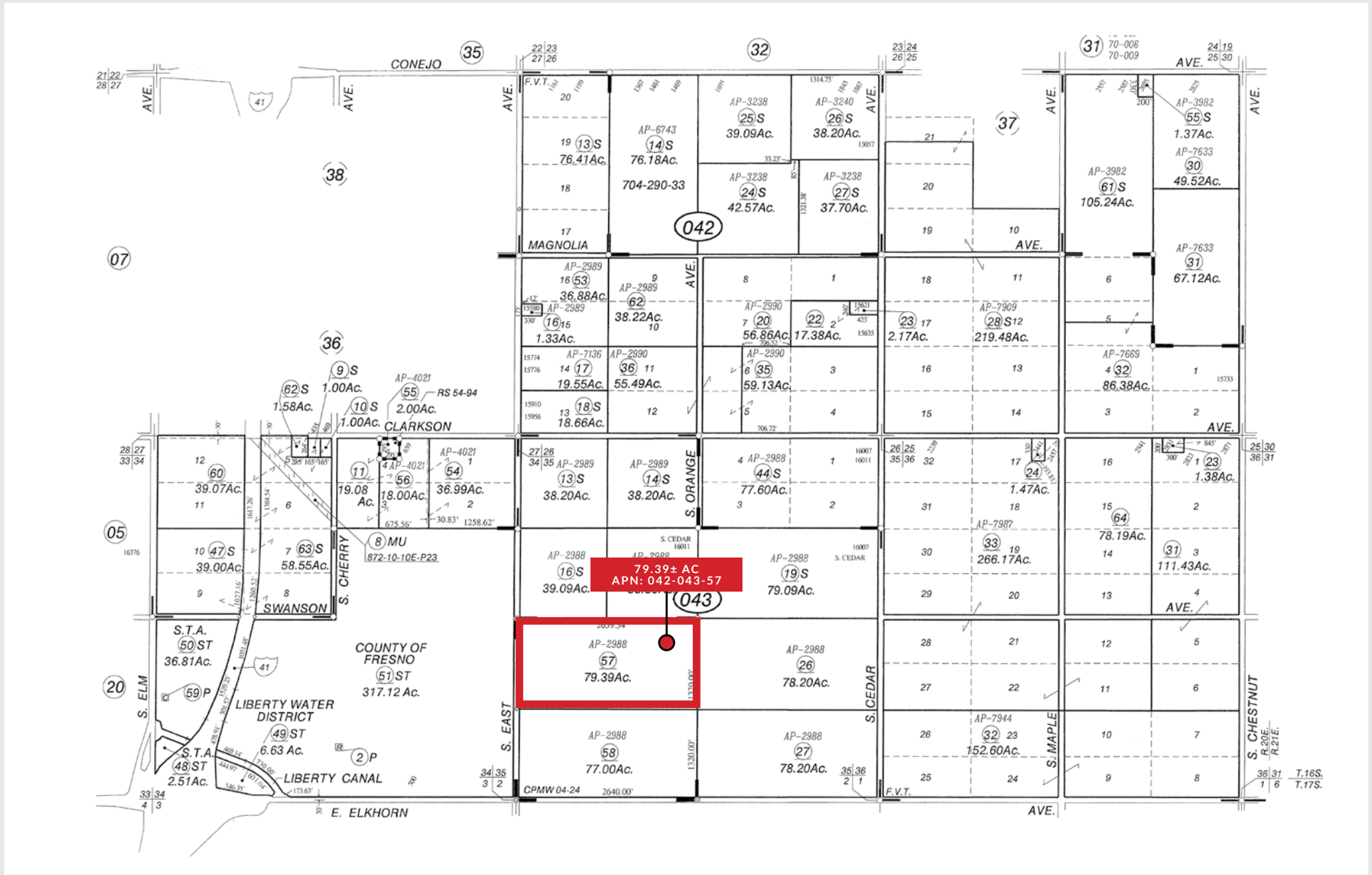


# FIESTA RANCH

79.39± Acres  
Fresno County, CA



## PARCEL MAP





# RIVERDALE RANCH

419.37± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### LOCATION

The Riverdale Ranch is located on the west side of S. Elm Avenue on the north side of W. Harlan Avenue.

ASSESSED ACRES 419.37±

FRESNO CO. APN'S 055-220-63s - 379.31± acres  
055-220-07s - 40.06± acres

ZONING AE-20 WILLIAMSON ACT Yes

### PLANTINGS

FIELD #	PLANTED ACRES	CROP	VARIETY ROOTSTOCK	YEAR PLANTED	SPACING
24 & 25	250±	Almonds	Independence	2015	21' X 16'
26	80±	Almonds	1/3 Nonpareil 1/3 Monterey 1/3 Wood Colony	2009	21' x 16'
27	80±	Pistachios	Golden Hills USB1	2015	20' x 16'

### WATER & IRRIGATION

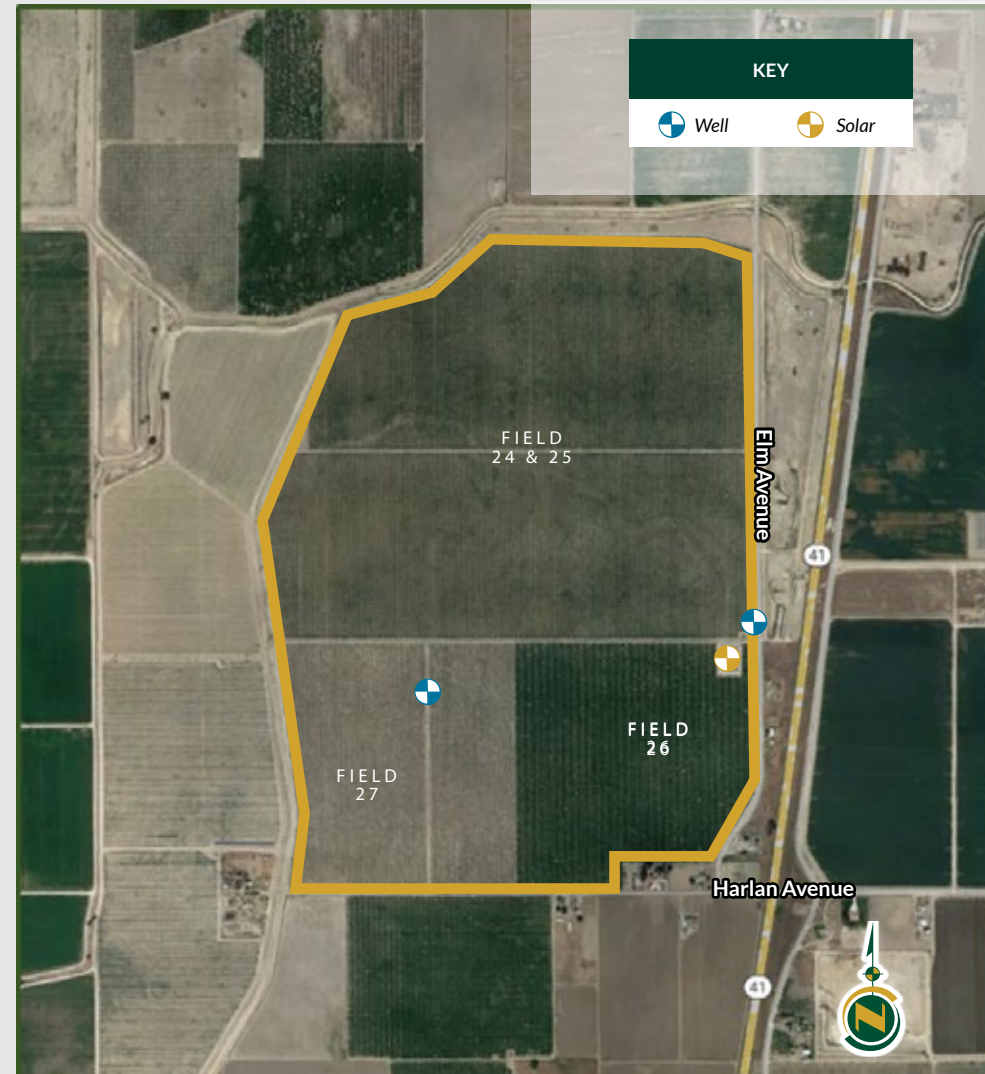
The parcels are located within the Laguna Irrigation District and are entitled to receive surface water. There are also two (2) ag wells, one that is 431± feet deep with a 75 HP pump, producing 743± GPM per a recent pump test, and one that is 413± feet deep with a 200 HP pump, producing 1,964± GPM per a recent pump test. The orchard is irrigated by a drip system with secondary flood irrigation.

### BUILDINGS/ADDITIONAL IMPROVEMENTS

Owned solar power system.

## FIELD #24-27

RIVERDALE RANCH | 419.37± ACRES



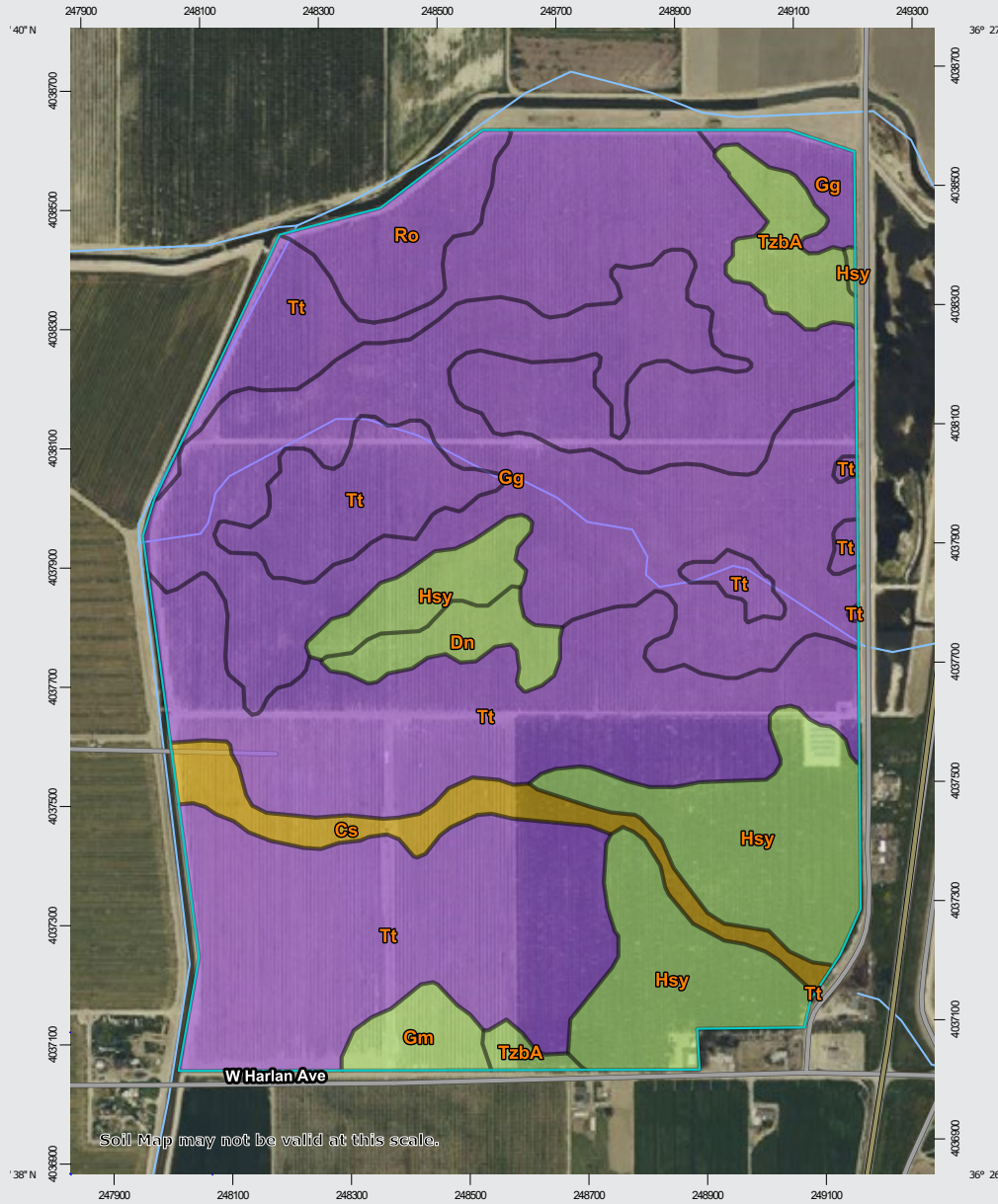


# RIVERDALE RANCH

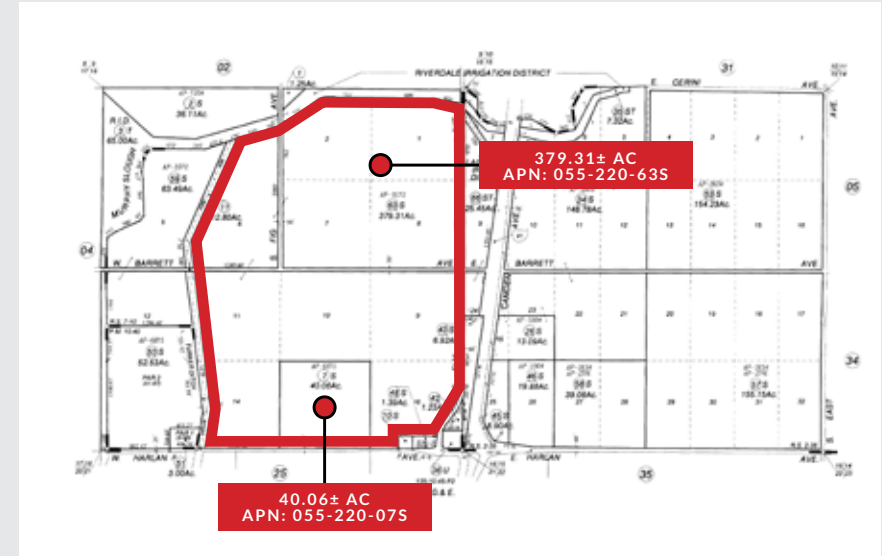
419.37± Acres  
Fresno County, CA



## SOILS MAP



## PARCEL MAP



CALIFORNIA REVISED STORIE INDEX (CA)		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
Cs	Chino loam, saline- alkali	Grade 4 - Poor
Dn	Dello sandy loam	Grade 2 - Good
Gg	Grangeville fine sandy loam, saline alkali	Grade 3 - Fair
Gm	Grangeville fine sandy loam, sandy substratum	Grade 2 - Good
Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good
Ro	Rossi fine sandy loam	Grade 3 - Fair
Tt	Traver fine sandy loam	Grade 3 - Fair
TzbA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good



# RIVERDALE RANCH

419.37± Acres  
Fresno County, CA



## PROPERTY PHOTOS





# RAISIN CITY RANCH

160.00± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### LOCATION

The Raisin City Ranch is located on the southeast corner of Floral and Howard Avenues.

ASSESSED ACRES 160±

FRESNO CO. APN'S 042-020-49s

ZONING AE-20

WILLIAMSON ACT Yes

PLANTINGS **Field #34:** 158± planted acres Pistachios  
Golden Hills – variety  
UCB1 – rootstock  
2011 – year planted  
18' x 18' – spacing

### WATER & IRRIGATION

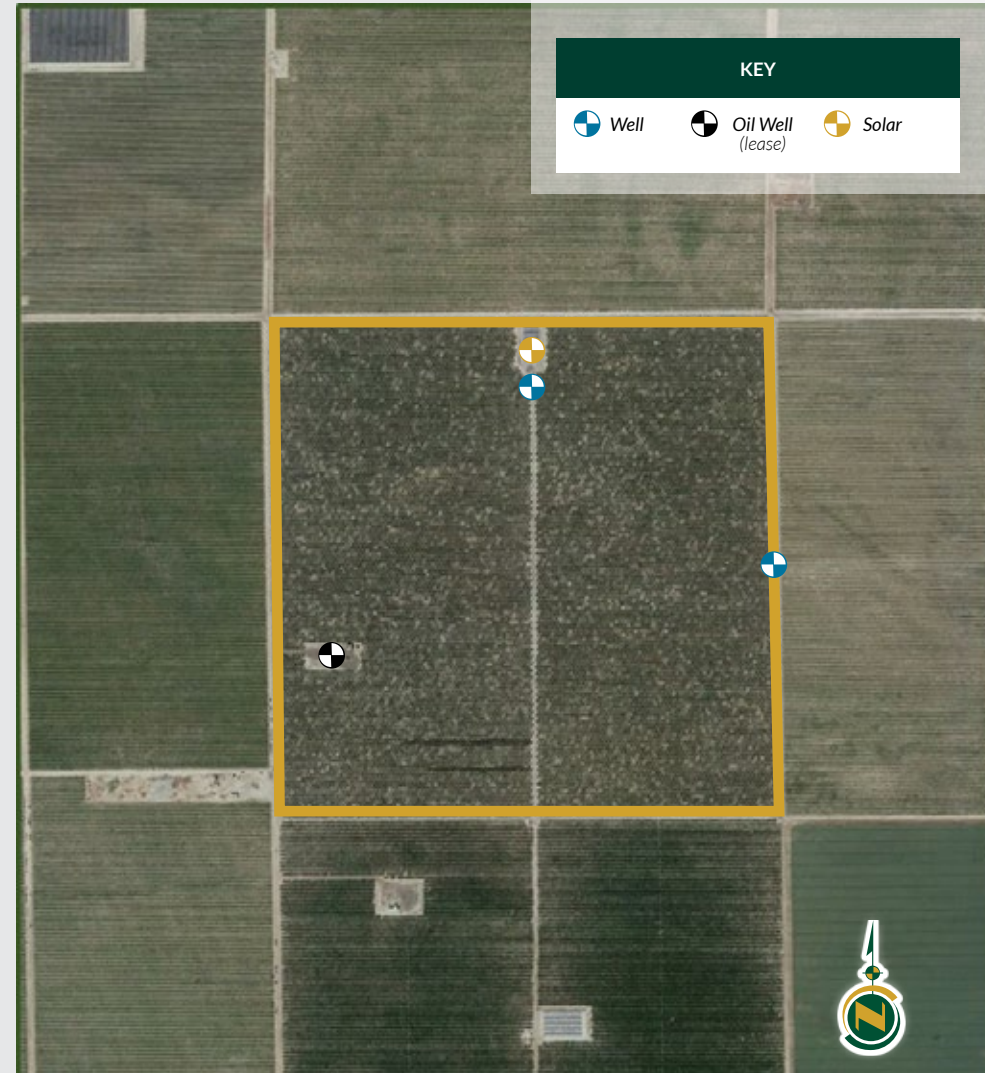
The parcel is located within the Raisin City Water District; currently there is no surface water delivery, there is a proposed pipeline expansion under development by the District that will provide surface water conveyance. The orchard is irrigated by two (2) ag wells. One is newer, drilled in 2017 that is 606'± feet deep with a 150 HP pump, producing 1,196± GPM per a recent pump test. The other well is 423'± deep with a 125 HP pump, producing 984± GPM per a recent pump test. The orchard is irrigated via dual line drip system.

### BUILDINGS/ADDITIONAL IMPROVEMENTS

Oil well lease. Owned solar power system.

## FIELD #34

RAISIN CITY RANCH | 160.00± ACRES



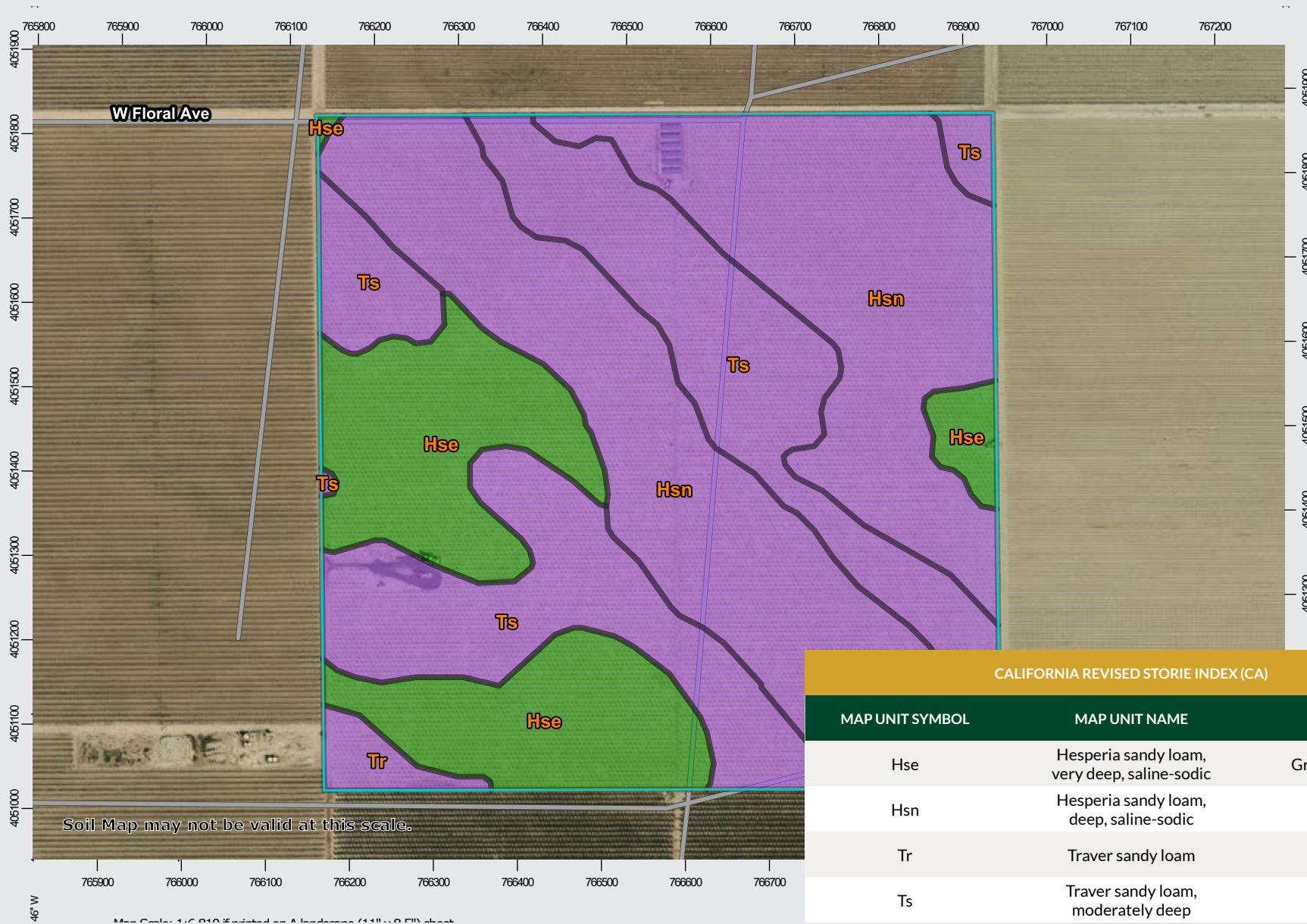


# RAISIN CITY RANCH

160.00± Acres  
Fresno County, CA



## SOILS MAP





# RAISIN CITY RANCH

160.00± Acres  
Fresno County, CA



## PROPERTY PHOTOS





# RAISIN CITY RANCH

160.00± Acres  
Fresno County, CA



## PROPERTY PHOTOS



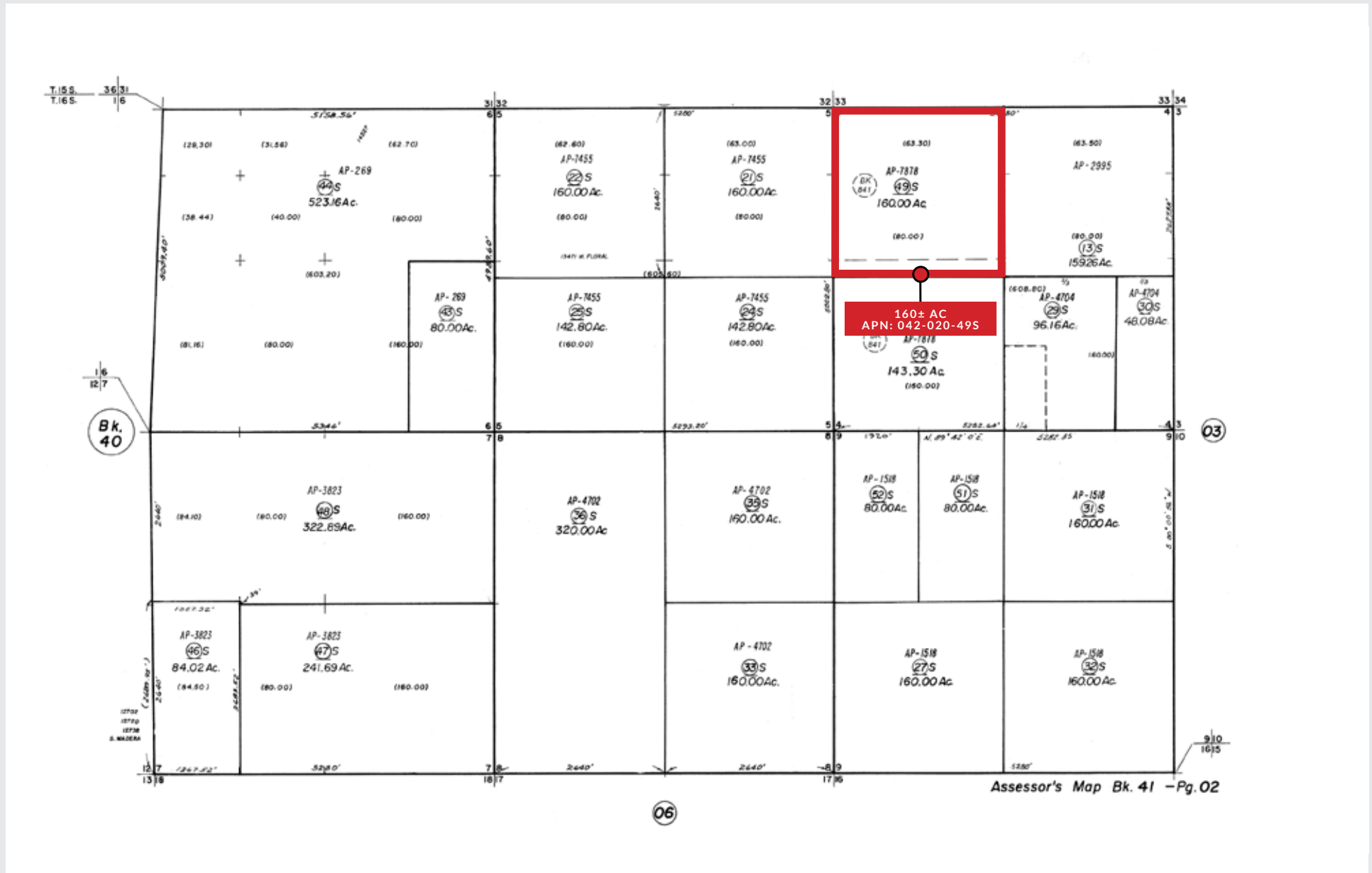


# RAISIN CITY RANCH

160.00± Acres  
Fresno County, CA



## PARCEL MAP





# ELM RANCH

30.45± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### LOCATION

The Elm Ranch is located on the northwest corner of Elkhorn and S. Elm Avenues.

ASSESSED ACRES 30.45±

FRESNO CO. APN'S 042-200-36s - 25.49± acres  
042-200-42s - 4.96± acres

ZONING AE-20

WILLIAMSON ACT No

PLANTINGS **Field #35:** 30± planted acres Pistachios  
Golden Hills - variety  
UC1B - rootstock  
2021 - year planted  
8' x 16' - spacing

### WATER & IRRIGATION

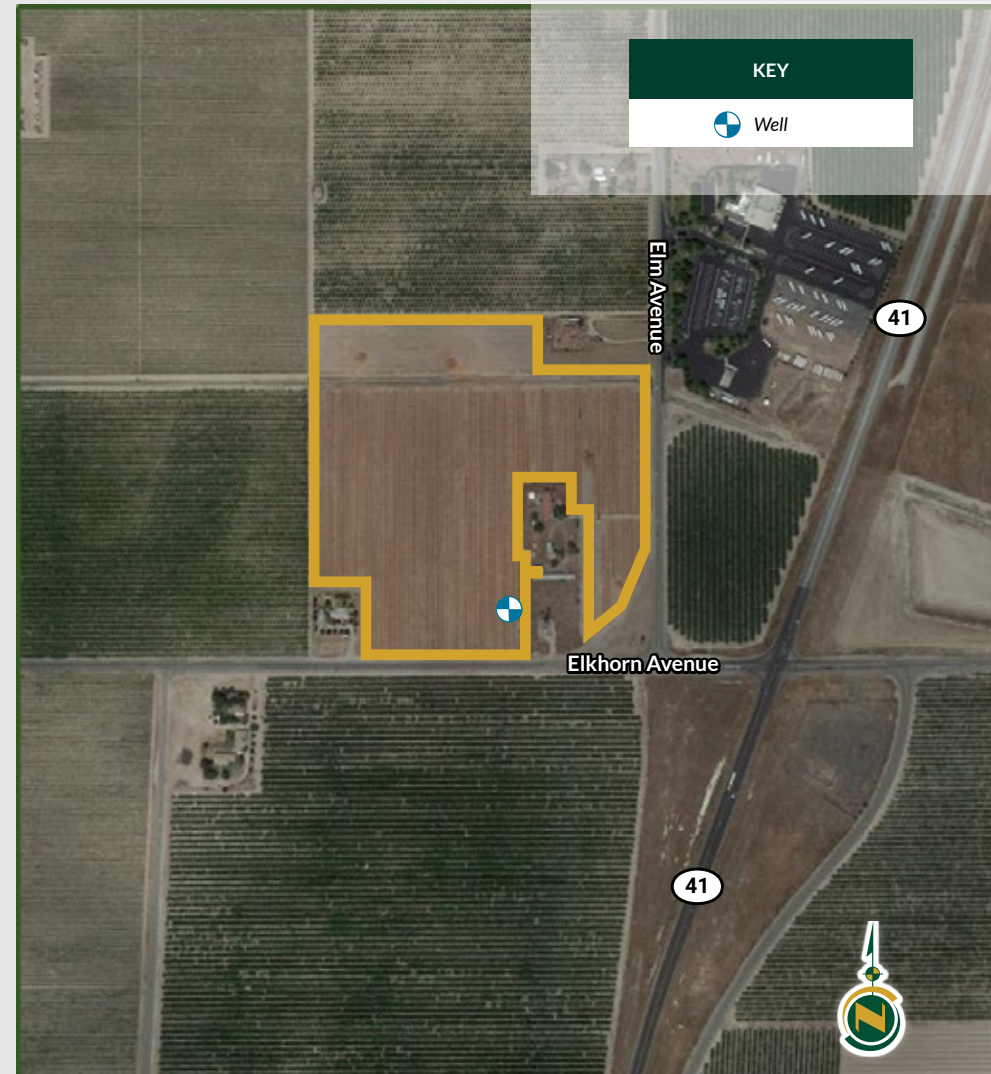
The parcels are located within the Liberty Irrigation District, currently there is no surface water delivery, however it can be available if shares are purchased and a pipeline runs through the northern part of the property. There is one (1) ag well drilled in 2011 that is 500'± feet deep with a 30 HP pump, producing 330± GPM per recent pump test. The orchard is irrigated dual-line drip system.

### BUILDINGS/ADDITIONAL IMPROVEMENTS

None.

## FIELD #35

ELM RANCH | 30.45± ACRES



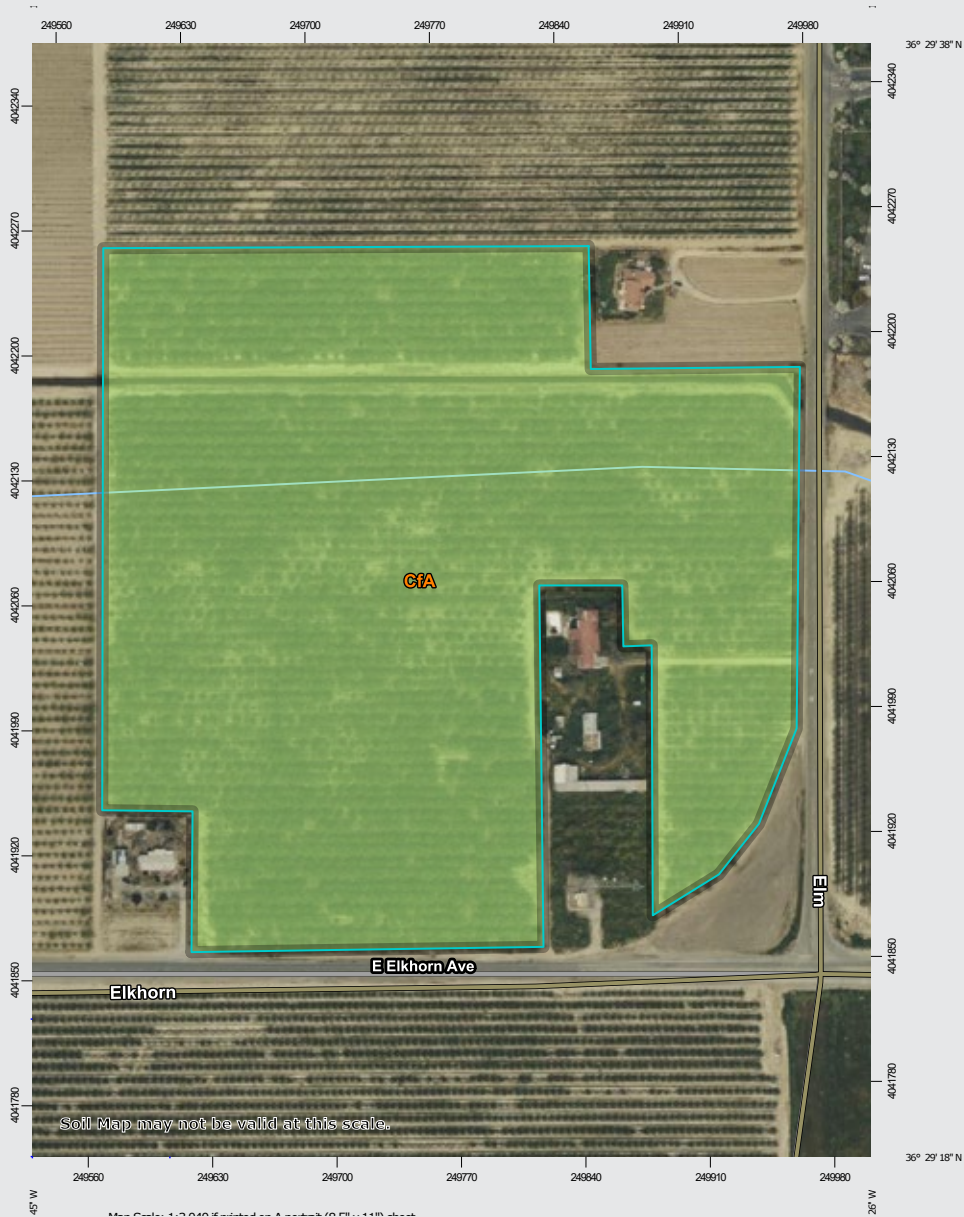


# ELM RANCH

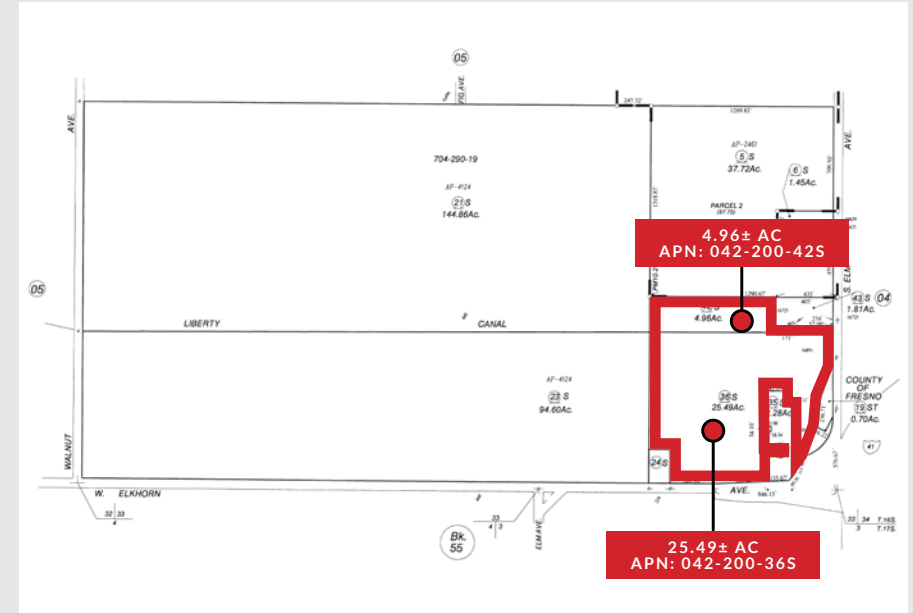
30.45± Acres  
Fresno County, CA



## SOILS MAP



## PARCEL MAP



CALIFORNIA REVISED STORIE INDEX (CA)		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good



# ELM RANCH

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## ELM RANCH PHOTO





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**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  
**Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**