

CHATEAU FRESNO FACILITY

HEADQUARTERS, OFFICE, DEHYDRATOR & FIG ORCHARD



38.33 ± acres
FRESNO COUNTY, CA

List Price: **\$2,762,500**

EXCLUSIVELY PRESENTED BY:



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PROPERTY DETAILS

DESCRIPTION:

38.33± acres divided into an L-shape with 26.33± acres of Mission figs and 3.33± acres of open land / equipment storage with Chateau Fresno frontage. The property also includes an 8.67± acre dehydrator and dried fruit processing plant/headquarters office facility and excess ponding basin. For the most part, the south and westerly lines of the property are perimeter fenced with 6' high chain link fencing with 3-strand barbed wire with several entry gate areas. Property is certified organic, "CCOF".

SOILS:

Es, Exeter sandy loam and ScA, San Joaquin sandy loam, 0-3% slopes.

WATER:

There is a primary pump and well system that provides water to the entire facility and all residential improvements. This is a 15 HP submersible pump with well approximately 300' deep. Irrigation of the figs is by pipeline and valves furrow irrigation from a north to south direction. F.I.D. water is available and a 15 HP ag deep well and pump on the northwest corner of the property.

PONDING BASIN:

There is a ponding basin located to the north of this canopy area used for excess runoff and acts as the ponding basin for plant waste water. There are several sump pumps on the property.

PLANTINGS:

26.33± acres of Mission figs located at the north and westerly sides of the dehydrator plant facility. The figs are approximately 56 years old, with many replants, and spacing is 20' x 22'.

PRODUCTION:

Year	Tons	Tons/Ac.
1994	34.95	1.17
1995	39.00	1.30
1996	61.50	2.05
1997	57.00	1.90
1998	31.50	1.05
1999	46.50	1.55

6 year average 1.50 tons/ac.

Year	Tons	Tons/Ac.
2011	48.80	1.63
2012	57.29	1.91
2013	42.68	1.42
2014	43.76	1.46
2015	50.27	1.68
2016	48.66	1.62

6 year average 1.62 tons/ac.

PRICE/TERMS:

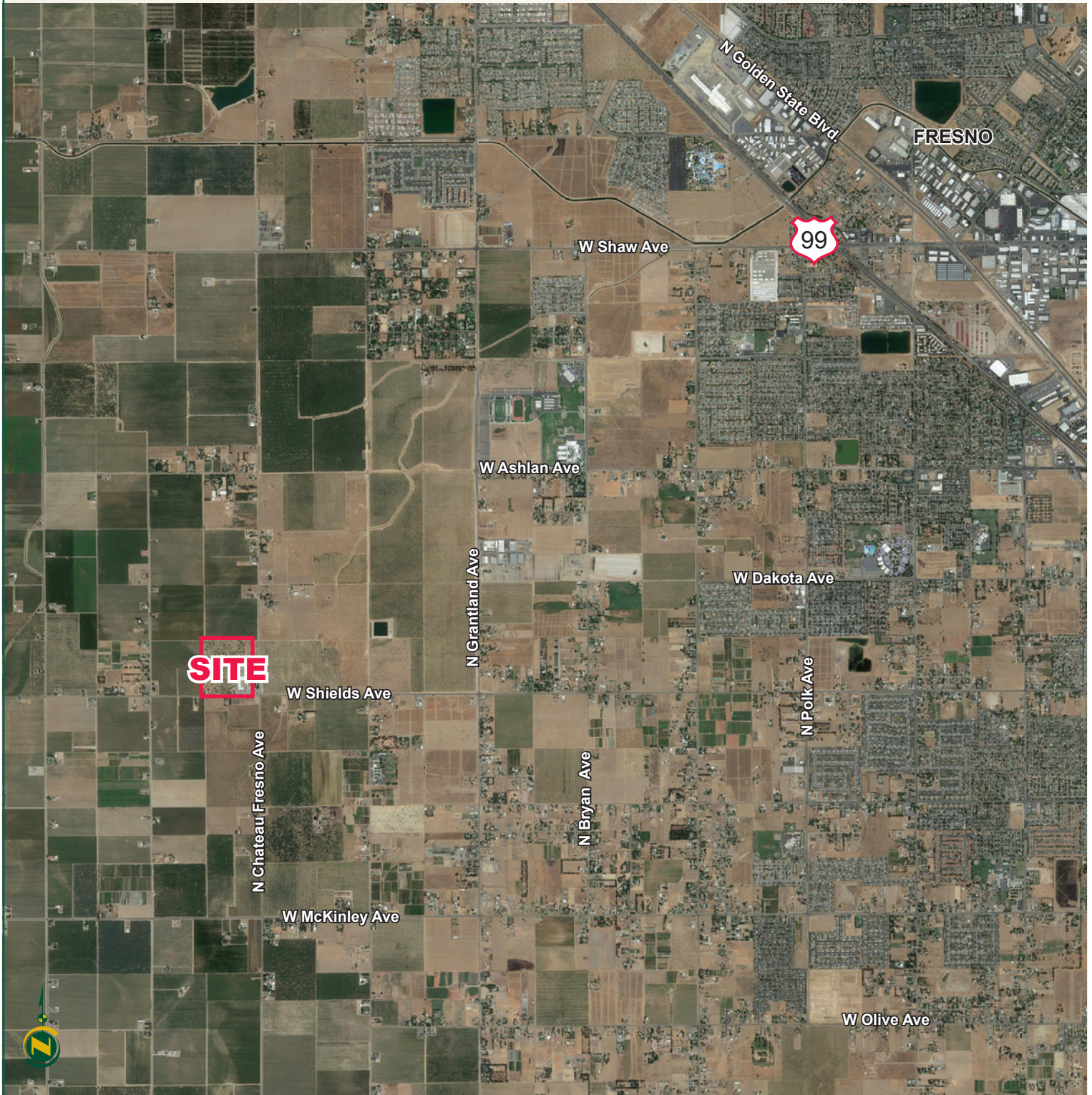
\$2,762,500 cash or terms acceptable to Sellers. Sellers may elect to participate in IRS 1031 Exchange.

PROPERTY SHOWN BY APPOINTMENT ONLY



LOCATION AERIAL

LOCATION: Property is located on the northwest corner of Chateau Fresno and W. Shields Avenue.
Address is 8008 W. Shields Avenue, Fresno, CA 93723.



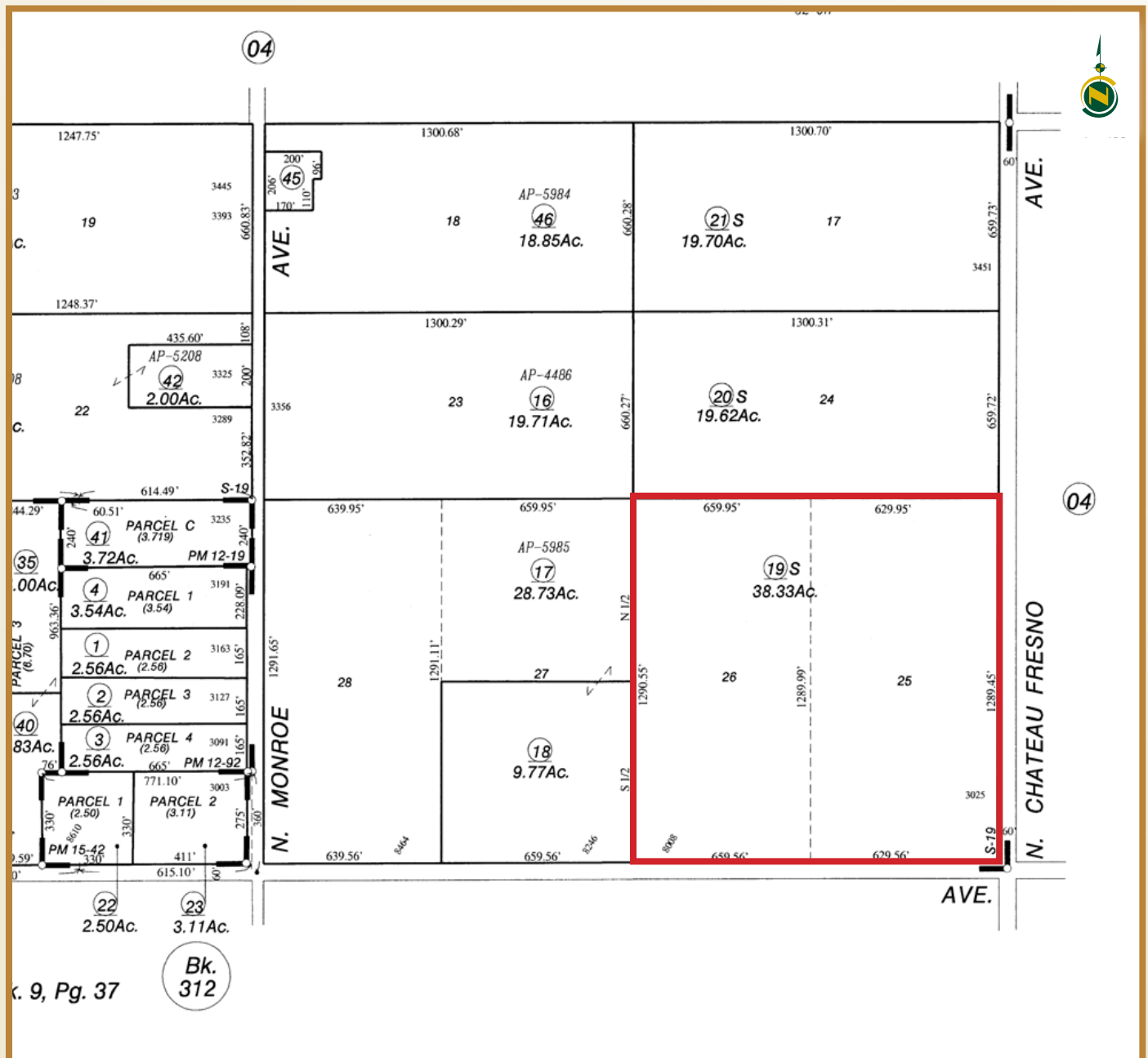
ASSESSOR'S PARCEL MAP / ZONING

LEGAL:

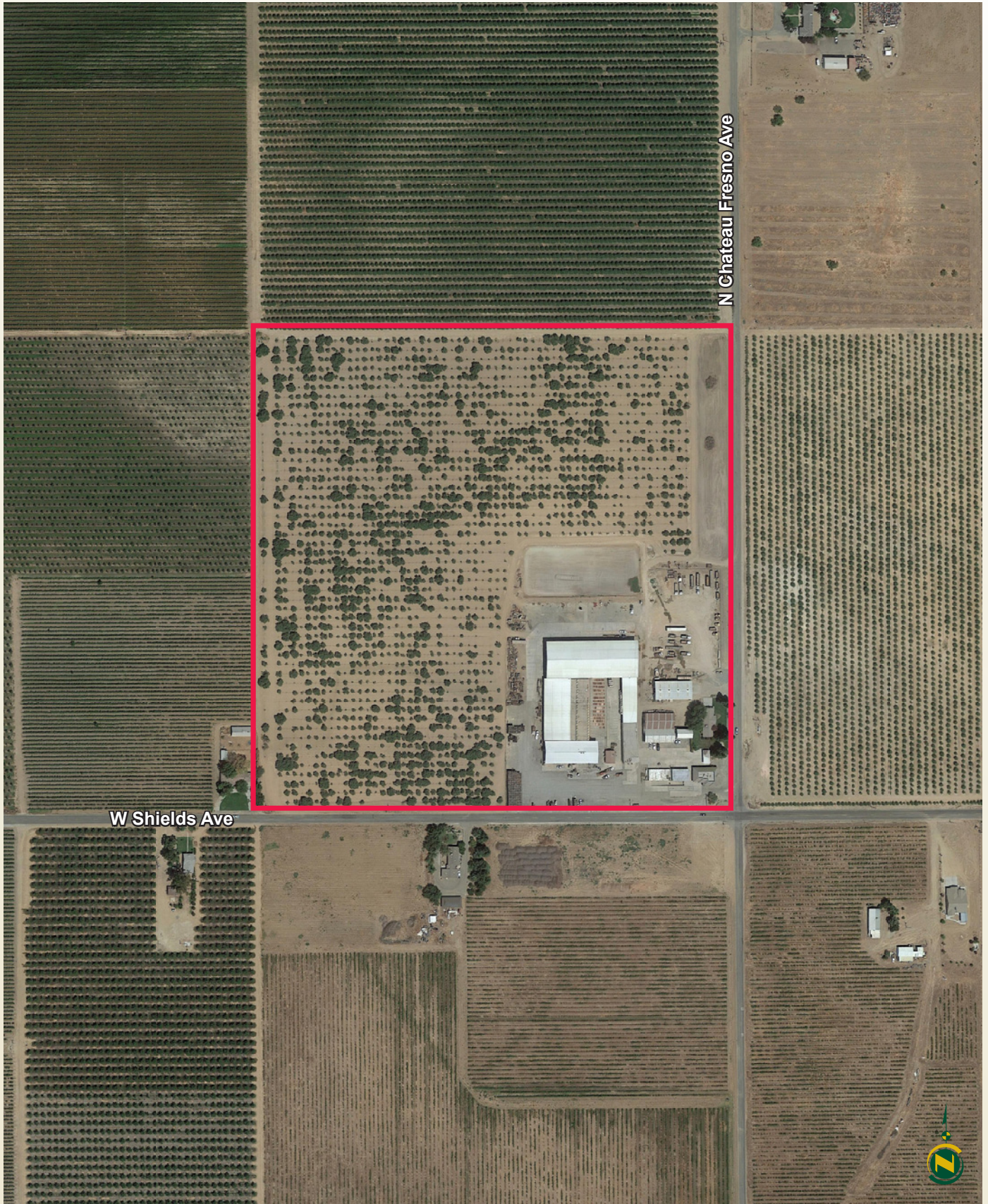
Fresno Co. APN: 512-120-19s. Located in a portion of Section 19, T13S, R19E.

ZONING:

Property is zoned AE-20 (Agricultural Exclusive, 20 ac. minimum parcel size).



PROPERTY AERIAL



FACILITY SITE AERIAL



BUILDINGS / STRUCTURES

OFFICE: The headquarters office building is comprised of 2,430± sq. ft. and was built in 1992. There are 4 offices, kitchen/lounge room with a full kitchen, common area rest-rooms, central coffee room and a main reception/secretarial area. Adjacent to the office is a detached three car covered carport.



RENTAL HOUSE: Includes a 1,592± sq. ft., 3 bedroom, 2 bath ranch style home that has been rented with a 400± sq. ft. two car garage with a single automatic door. The back yard has a covered patio of approximately 920± sq. ft.



WORKER'S LIVING QUARTERS: Older 1,760± sq. ft. 2-story building west of the rental home. The bottom level is a garage with the upstairs as a living area.

BUILDINGS/STRUCTURES (CONT.)



8 Metal Shop

METAL SHOP BUILDING: Shop is a detached metal building comprising approximately 5,000± sq. ft. There are two large roll-up freight doors on the east and west sides of the buildings. Also pictured, 15 HP submersible pump and pressure tank.



6 Packing Shed

PACKING SHED: The 6,460± sq. ft. packing shed buildings are of older metal style and design comprised of 2 separate but adjacent buildings. This former packing/processing area is currently used for storage of equipment.

COLD STORAGE BUILDING: Older 1,380± sq. ft. building, 30' x 46' in size. The building has various chiller fans throughout. There are several door entrances currently utilized.



3 Cold Storage

SULPHUR CHAMBER: This building is a former sulfur chamber for raisins. It is no longer in use and has been converted to storage.



4 Sulphur Chamber

BUILDINGS/STRUCTURES (CONT.)

LOADING RAMP: There is a recessed loading ramp approximately 13' wide with concrete block retainer walls. This provides access to the small cold storage building adjacent to it.



SCALE: There is a built-in electric vehicle/truck scale 10' wide by 70' in length.



FORMER GAS/FUMIGATION BUILDING:

This enclosed building is 38' wide by 107' long with insulated walls and ceilings approximately 6" to 8" thick.

STEEL PACKING CANOPY: The north end of this building is a roof covered processing/storage area. The building area is 38' wide by 123' long, or 4,674± sq. ft. Ceiling height is approximately 15 to 16 feet high.



BUILDINGS / STRUCTURES (CONT.)

DEHYDRATOR FACILITY: There are a total of 24 dehydrator tunnels, of which 8 were constructed in 1978 and the remaining 16 were constructed from 1984 to 1991. The tunnels are complete with second level gas heater units and large blower fans that have the ability to dry grapes, prunes, raisins or fruits on wooden trays. The canopied area measures 58' x 142', and totals 8,236± sq. ft. There are approximately 10,000 trays.



BUILDINGS/STRUCTURES (CONT.)



DEHYDRATOR TRACK SYSTEM: The facility has a full complement of rail line trackage providing access from adjacent reconditioning processing and equipment areas into the dehydrator tunnel units and then out of the dehydrator tunnel units to a covered canopy area on the west side of the tunnels. The total building area is 9,072± sq. ft.



COVERED CANOPIES (WEST & NORTH): The area is, 70' x 170', on the westerly side of the tunnels and is 11,900 sq. ft. There are various outdoor mercury vapor lights. All packing areas have mercury vapor lighting on the ceiling areas. The Northern canopy is a pole barn type warehouse area, 100' x 250', approximately 25,000 sq. ft. in size. This canopy area is used for temporary storage of raisins packed in crates/bins.



USDA LAB BUILDING: 660± sq. ft. building with restrooms, shop/parts and USDA lab building south of the tunnels.



CALIFORNIA LOCATION MAP



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