

R.A. SANO FARM

Fresno County, CA



3,779.60± Assessed Acres

- Pistachio Trees
- Almond Trees
- Irrigated Open Ground

EXCLUSIVELY PRESENTED BY:
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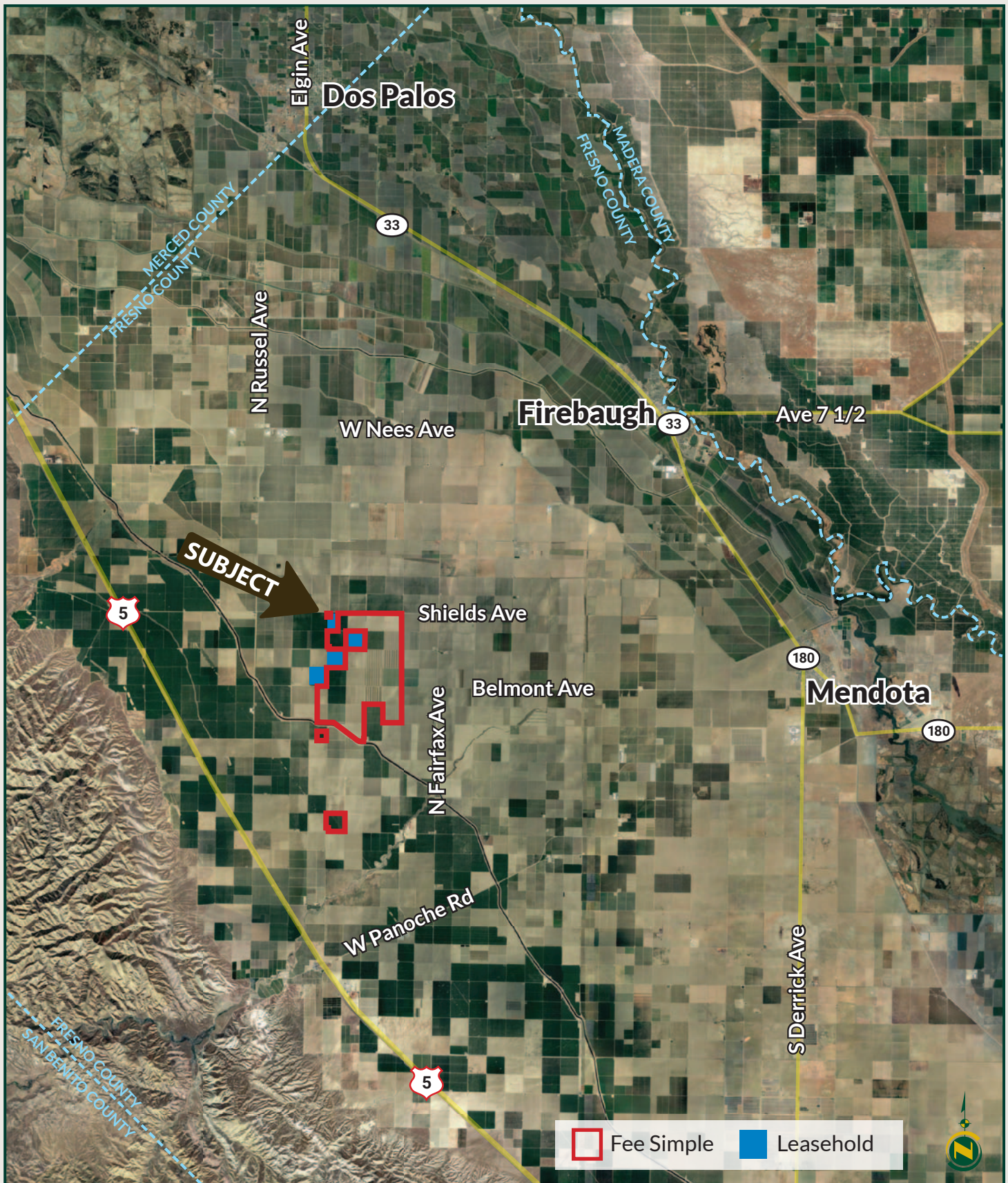
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DRE #00020875

PROPERTY LOCATION



PROPERTY DETAILS

DESCRIPTION: The subject property is an irregular shaped property consisting of 3,779.60± assessed acres located on the south side of Shields Avenue two miles east of the intersection of Shields Avenue and Russell Avenue. The property continues south three and one-half miles down West Brannon Avenue. There is a small 40.00± acre parcel south of the southwest corner of the main property on the south side of the California Aqueduct and a larger separate 157.18± acre parcel located one half mile west of the intersection of West Brannon Avenue and West North Avenue, approximately eleven miles west of Mendota, Fresno County, California.

LEGAL: Fresno County, CA Parcels

010-070-06S	160.00± Assessed Acres
010-070-21S	120.00± Assessed Acres
010-070-47	158.14± Assessed Acres
010-070-51	2.73± Assessed Acres
010-070-53	157.27± Assessed Acres
010-070-58S	40.00± Assessed Acres
010-070-59S	40.00± Assessed Acres
010-070-60S	25.00± Assessed Acres
010-070-78S	15.00± Assessed Acres
010-070-79S	40.00± Assessed Acres
010-070-80S	40.00± Assessed Acres
010-070-81	78.48± Assessed Acres
011-140-02	160.43± Assessed Acres
011-140-12S	158.18± Assessed Acres
011-140-13S	155.78± Assessed Acres
011-140-14S	157.91± Assessed Acres
011-170-07S	158.18± Assessed Acres
011-170-09S	160.36± Assessed Acres
011-170-10S	158.18 ± Assessed Acres
011-170-11S	160.12± Assessed Acres
017-041-01S	39.30± Assessed Acres
017-041-02	40.00± Assessed Acres
17-041-03S	79.30± Assessed Acres
017-041-04	155.30± Assessed Acres
017-041-05S	159.23± Assessed Acres
017-041-06S	158.98± Assessed Acres
017-041-07S	167.05± Assessed Acres
017-041-18S	40.00± Assessed Acres
017-041-74S	78.49± Assessed Acres
017-041-75S	78.49± Assessed Acres
017-060-69S	157.18± Assessed Acres
019-020-68S	160.00± Assessed Acres
019-020-69S	160.00± Assessed Acres
019-020-70S	160.52± Assessed Acres
TOTAL	3,779.60 ± Assessed Acres

ACCESS: Access to the property is considered good because the property has frontage on a paved, public road. On site access is by dirt roads.

ZONING: AE -20" – Exclusive Agriculture
According to the Fresno County Planning Department, the subject property is currently zoned AE-20, Exclusive Agriculture.

The subject is zoned for exclusive agricultural use with one dwelling unit permitted per parcel, and the minimum parcel size is 20 acres. In addition, 3,027.25± assessed acres of the subject property are under contract pursuant property are limited to agricultural uses.

WILLIAMSON ACT: According to the Fresno County Planning Department, there are 3,027.25± acres of the subject property that are under contract pursuant to the California Land Conservation Act of 1965 (Williamson Act).

WATER: The property has access to two sources of water through eight irrigation wells and surface water provided by the Westlands Water District.

The wells and the district turnouts are all connected, and water can be moved anywhere on the entire property.

IRRIGATION SYSTEM: There are eight irrigation wells, twenty-six booster pumps, and three sump return pumps on the property. The wells have total production of 18,710± gallons per minute.

The well water is pumped directly to the two manifolds that distribute the water throughout the entire ranch via underground pipeline. The purpose of the two manifolds is to deliver the water where needed, and blend the well water with the surface water.

The almond orchards are all irrigated with a double line drip irrigation system. The younger Block 7 Golden Hills pistachios are irrigated with a single line drip irrigation system and the older with a double line drip irrigation system.

SURFACE WATER DELIVERY: The subject is located in the Westlands Water District (WWD). The USBR classifies land as "non-excess" and "excess". The non-excess classification denotes that the property can receive surface water and can be sold at market without limitations. The property is classified as "non-excess."

PROPERTY DETAILS (CONTINUED)

WESTLANDS WATER DISTRICT: The subject property is classified as "non-excess."

It is entitled to receive district water and the water entitlement for 2017 is reported at 2.55 acre-feet per acre based on 100% allocations. The 2017 Westlands Water District costs include a land base charge of \$55.34 per acre and water delivery charges of \$160.18 per acre-foot.

SOILS: According to the Web Soil Survey of the United States Department of Agriculture's Natural Resources Conservation Service, the following soils are located on the subject property.

- 63% Cerini clay loam, 0 to 2 percent slopes
Capability class 1
- 31% Tranquillity-Tranquillity, wet, complex, saline-sodic,
0 to 2 percent slopes
Capability unit 3
- 4% Westhaven clay loam, 0 to 2 percent slopes
Capability class 1
- 2% Excelsior sandy loam, sandy substratum,
0 to 2 percent slopes
Capability unit 2

BUILDING IMPROVEMENTS:

Office - 2,100± Square Feet
Carport - 520± Square Feet
Dwelling - 2,392± Square Feet
Garage - 484± Square Feet
Shop Building - 7,500± Square Feet
Scale House - 1,680± Square Feet
Carport - 630± Square Feet
Labor Camp - 3,060± Square Feet
Equipment Storage - 12,000± Square Feet
Equipment Storage - 13,800± Square Feet
Equipment Storage - 2,500± Square Feet
Equipment Storage - 16,632± Square Feet
Equipment Storage - 15,000± Square Feet
Equipment Storage - 7,760± Square Feet
Equipment Storage - 2,216± Square Feet
Equipment Storage - 12,600± Square Feet

SOLAR: The property has three different solar facilities. The older facility was installed in 2014 and consists of a 1,152 kilowatt facility. The newer facility was installed in 2016 and consists of two 750 kilowatt newer facilities (2 were installed in 2016). All the facilities are leased for ten years and there is a purchase option for each facility at the end of ten years.

PLANTINGS: The subject property is planted to 313.69± net acres of pistachio orchards and 909.53± net acres of almond orchards. The details of the plantings are contained in the following chart.

PISTACHIOS				
BLOCK	VARIETY	ACRES ±	PLANT DATE	SPACING
7 *	Golden Hills	155.78±	2015	22' x 18'
8 **	Lost Hills	157.91±	2010	22' x 18'

TOTAL: 313.69±

*Planted on Pete rootstock and grafted to Golden Hills.

**Planted on Pete rootstock and grafted to Lost Hills.

ALMONDS				
BLOCK	VARIETY	ACRES ±	PLANT DATE	SPACING
6	½ Nonpareil ¼ Carmel ¼ Monterey	160.43±	2012	22' x 16'
14	½ Nonpareil ¼ Carmel ¼ Aldrich	155.30±	1996	20'9" x 20'
16	½ Nonpareil ¼ Carmel ¼ Monterey	160.00±	2005	22' x 14'
20	½ Nonpareil ¼ Carmel ¼ Monterey	158.14±	2003	22' x 16'
22	½ Nonpareil ¼ Carmel ¼ Monterey	78.48±	1997	20'9" x 20'
27	½ Nonpareil ¼ Carmel ¼ Monterey	157.18±	2003	22' x 18'
28	½ Nonpareil ¼ Carmel ¼ Aldrich	40.00±	2000	20'9" x 20'

TOTAL: 909.53±

PRICE/TERMS:

\$54,065,000 cash at close of escrow or terms acceptable to seller.

LEASEHOLD INFORMATION

DESCRIPTION: R. A. Sano Farms leasehold property consists of 555.76 assessed acres of almond orchard and irrigated row crop farmland located in Fresno County, California

The subject "leasehold" property is four separate properties totaling 555.76 assessed acres. The property is planted to 74± acres of almond orchard planted in 1997, 152± acres of almond orchard planted in 2007, 146± acres of almond orchard planted in 2017, and 160.00± acres of irrigated row crop farmland.

The property is leased by R. A. Sano Farms, who owns the adjoining 3,779.60± acres.

Irrigation water is provided by the Westlands Water District and wells on adjoining property.

There are irrigation wells on the property owned by R. A. Sano Farms and the water provided by these wells can be moved to all of the Sano property and can be used on the leased acreage. Whoever buys the Sano property will also buy the leasehold interest in the subject property and will be able to use the water from the wells on the leased acreage.

LEASE TERMS: The term of the leases on all this property is for 22 years and the rental rate is \$150 per acre. The lease on all these properties terminates in 2027; however, the lease can be renewed for an additional 22 years contingent on the rental rates being renegotiated. The leases are triple net leases.

LEGAL: Fresno County, CA Parcels

010-070-12	160.00± Assessed Acres
010-070-14	160.00± Assessed Acres
010-070-34	160.00± Assessed Acres
010-070-82	75.76± Assessed Acres
TOTAL:	555.76 Assessed Acres

PLANTINGS:

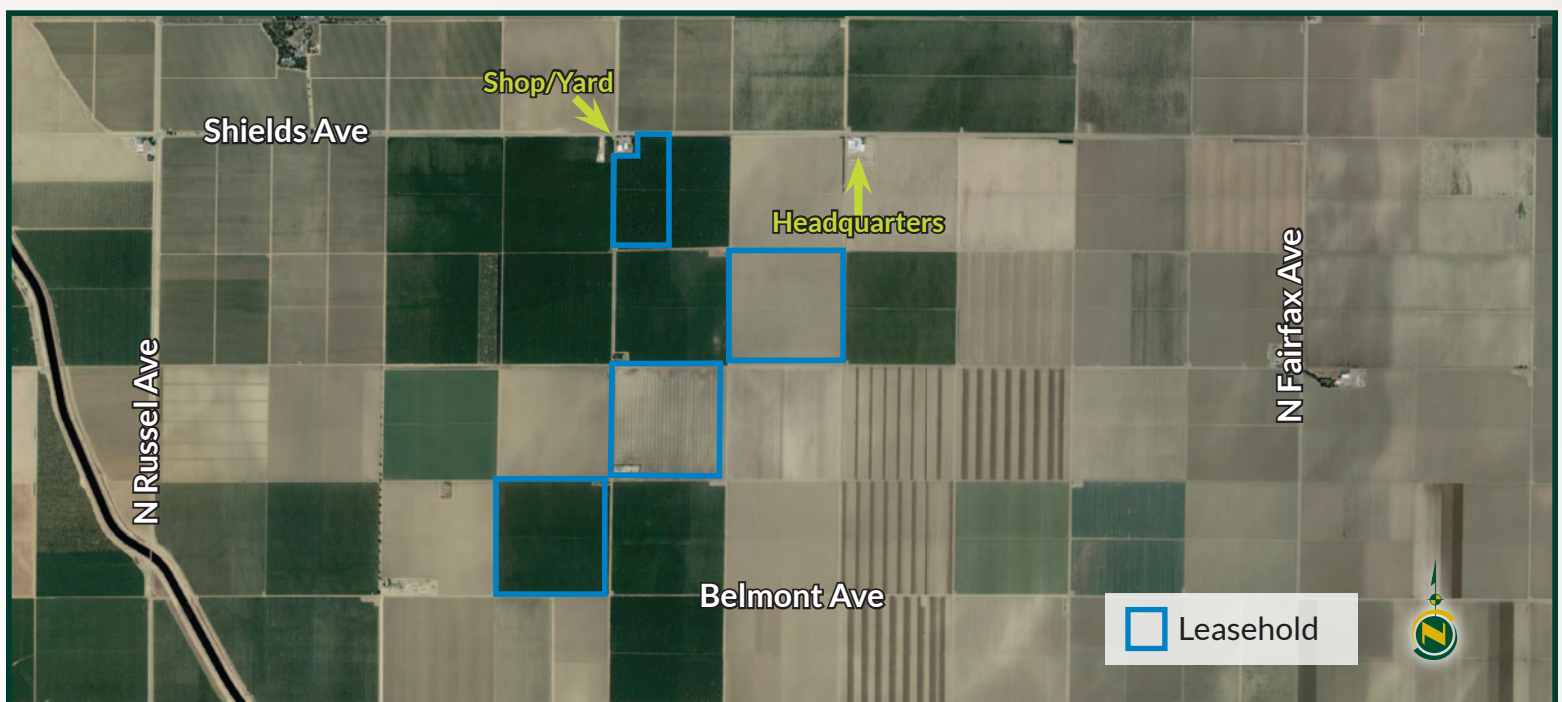
ALMONDS

BLOCK	VARIETY	ACRES ±	PLANT DATE	SPACING
17	½ Nonpareil ¼ Carmel ¼ Monterey	160.00±	2007	22' x 14'
18	½ Nonpareil ½ Monterey	160.00±	2017	24" x 14'
22	½ Nonpareil ¼ Carmel ¼ Monterey	75.76±	1997	20'9"x24'

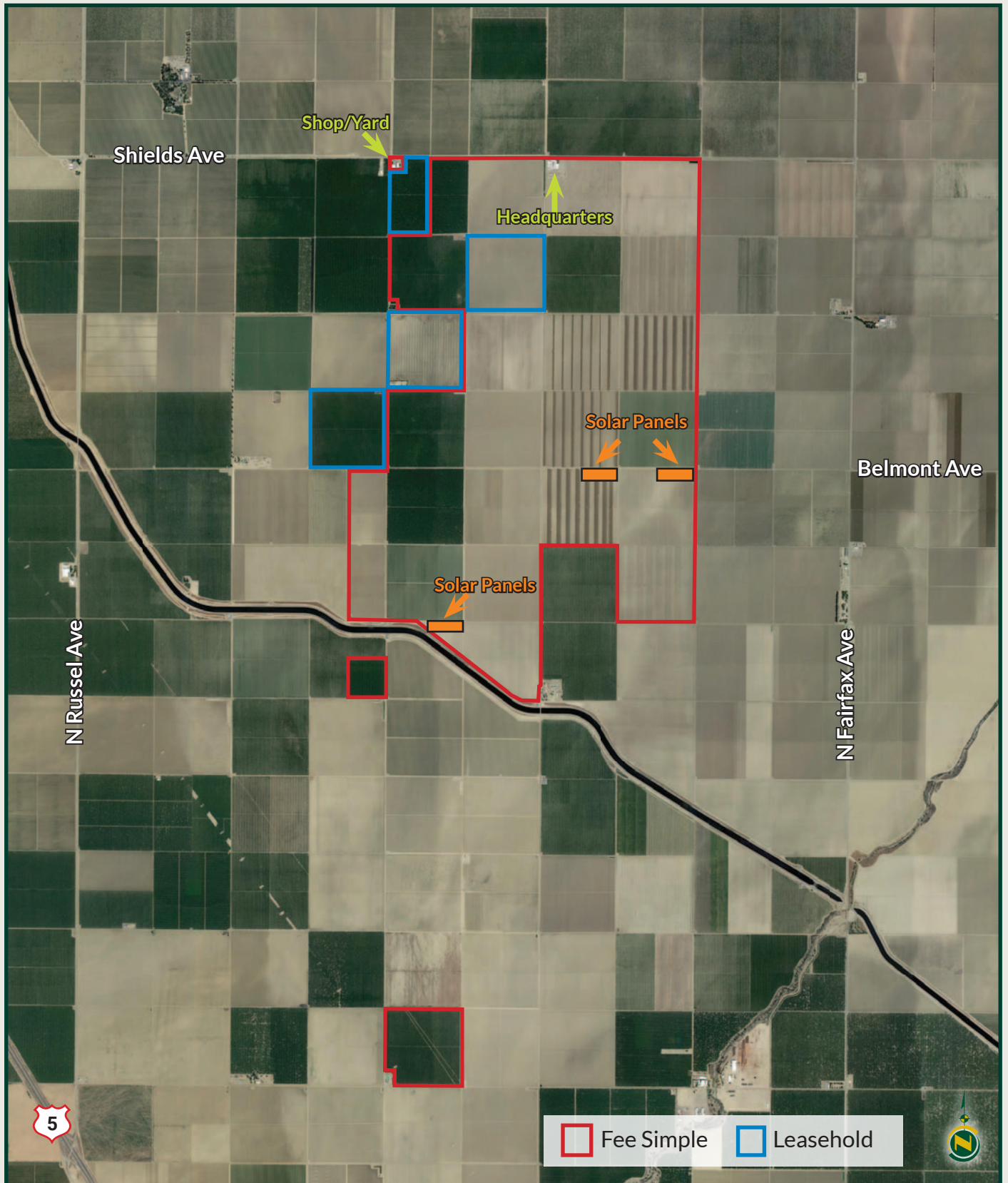
TOTAL: 395.76±

OPEN GROUND

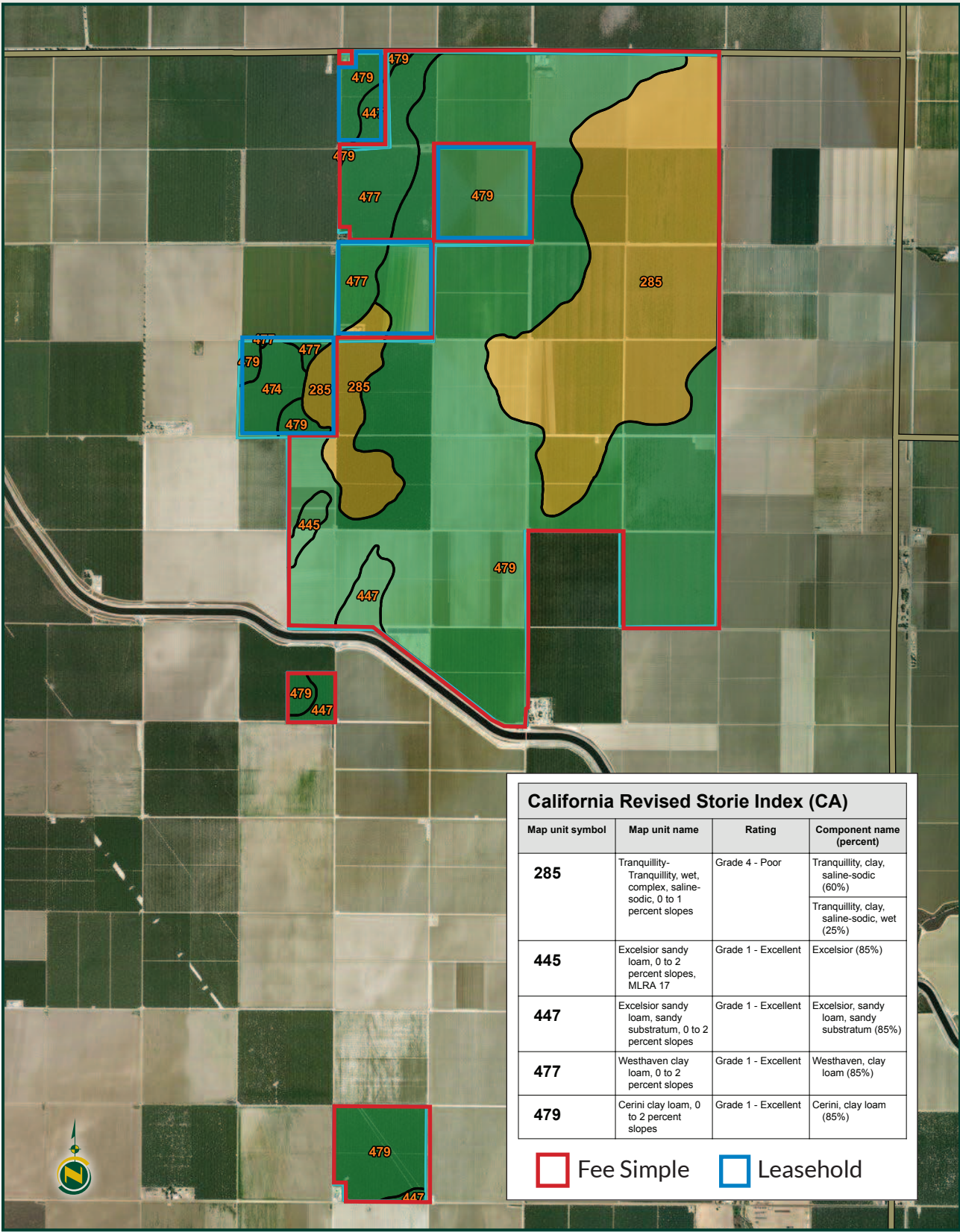
BLOCK	VARIETY	ACRES ±	PLANT DATE	SPACING
19	Open	160.00±	N/A	N/A



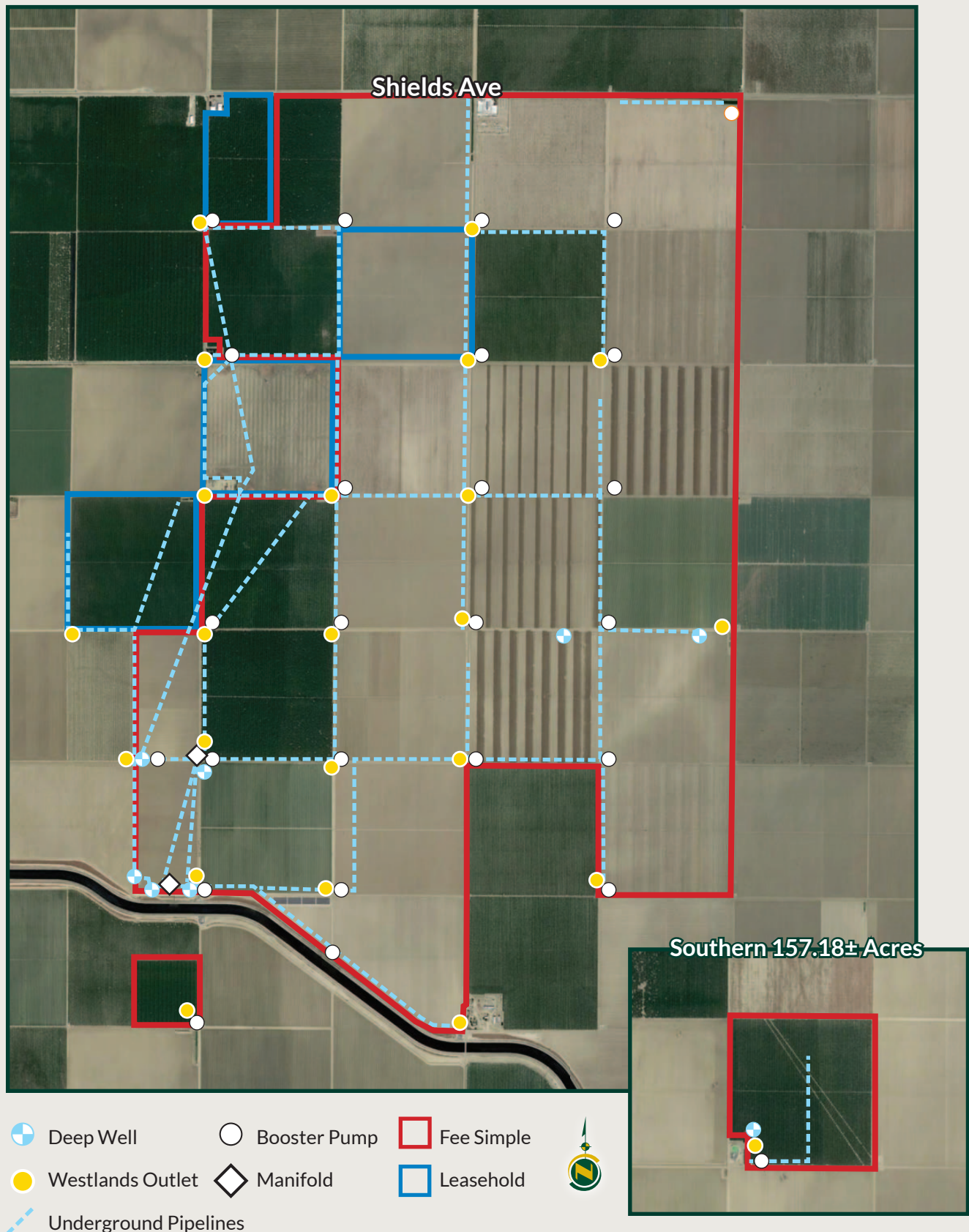
AERIAL MAP



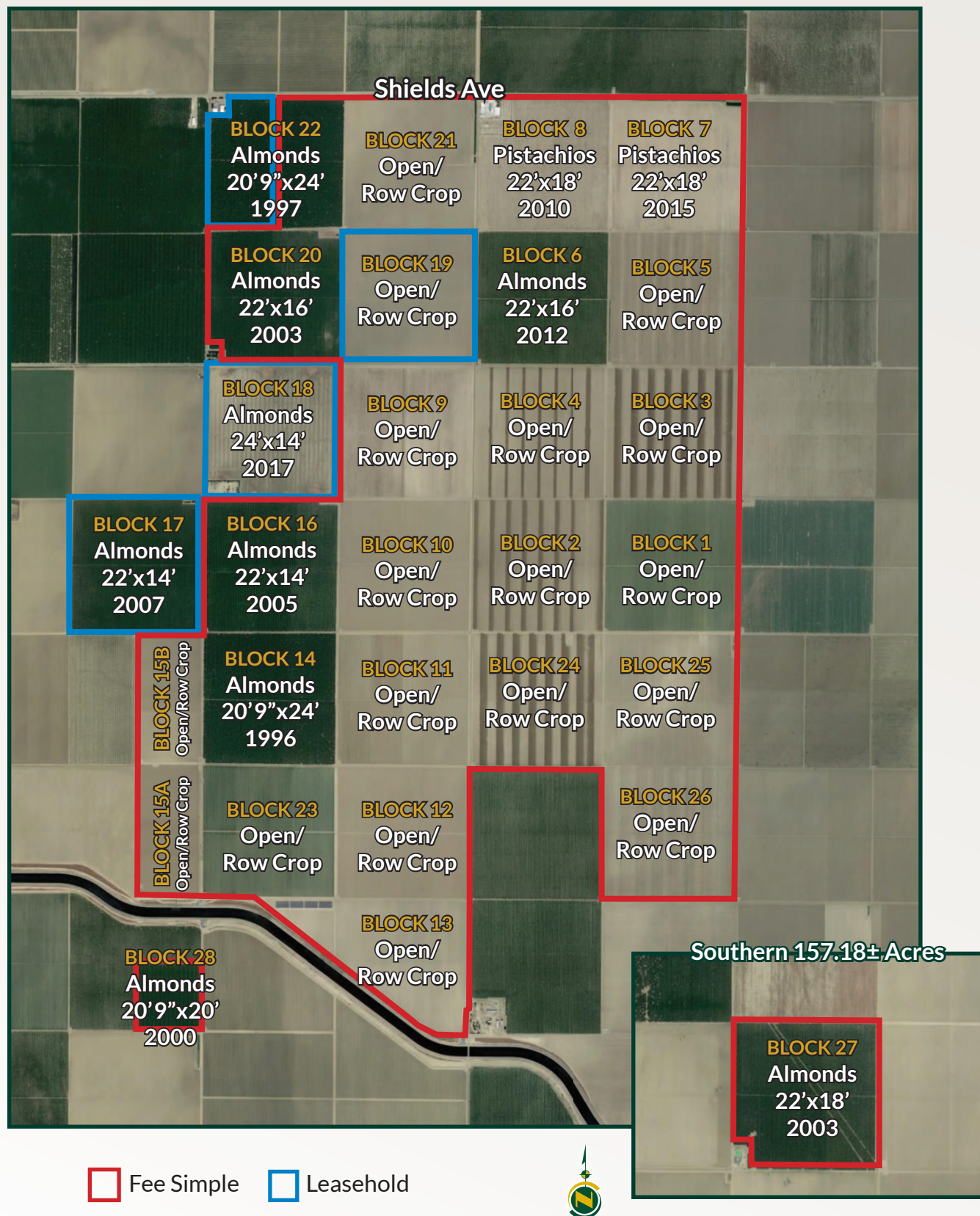
SOILS MAP



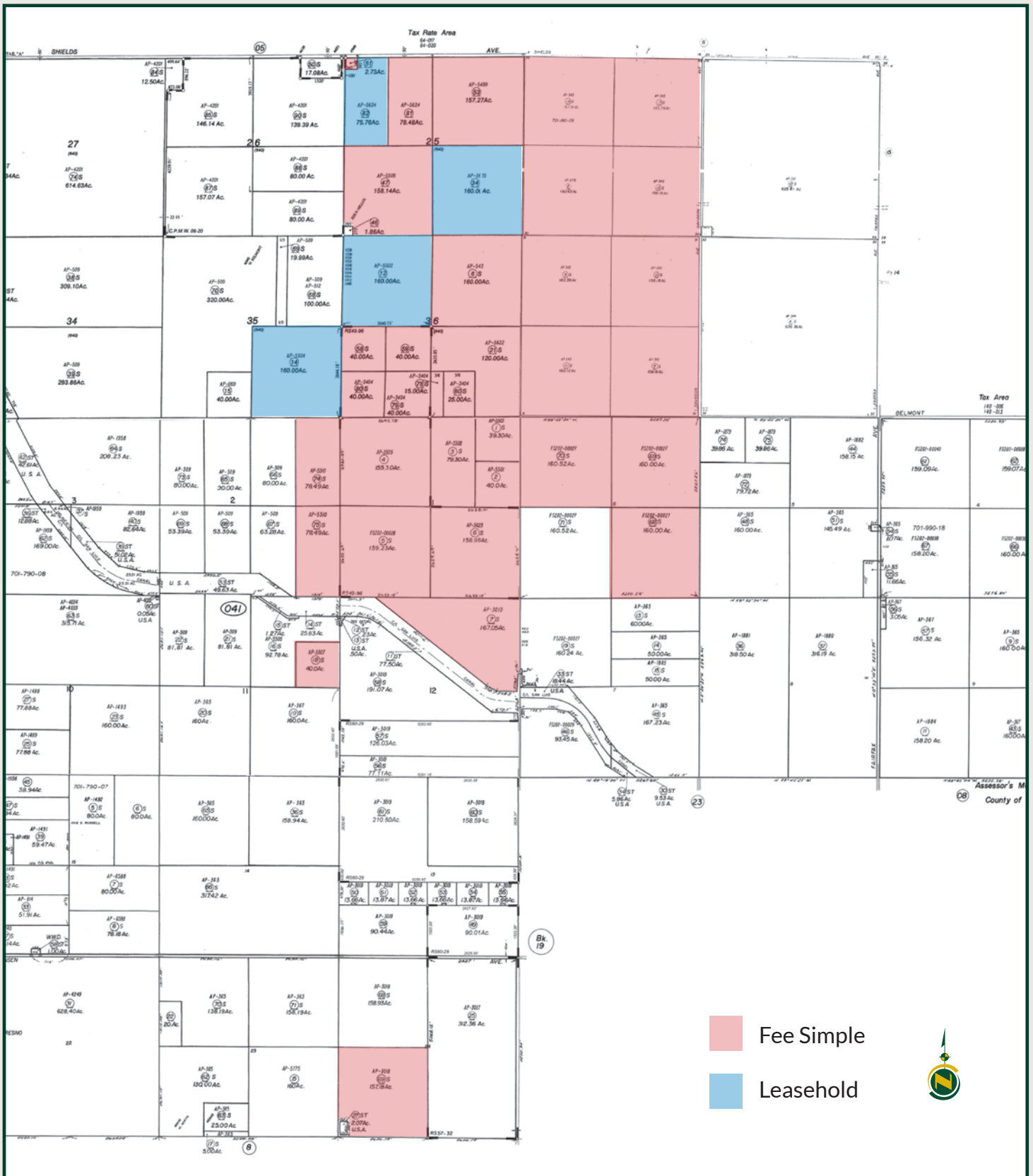
IRRIGATION SYSTEM



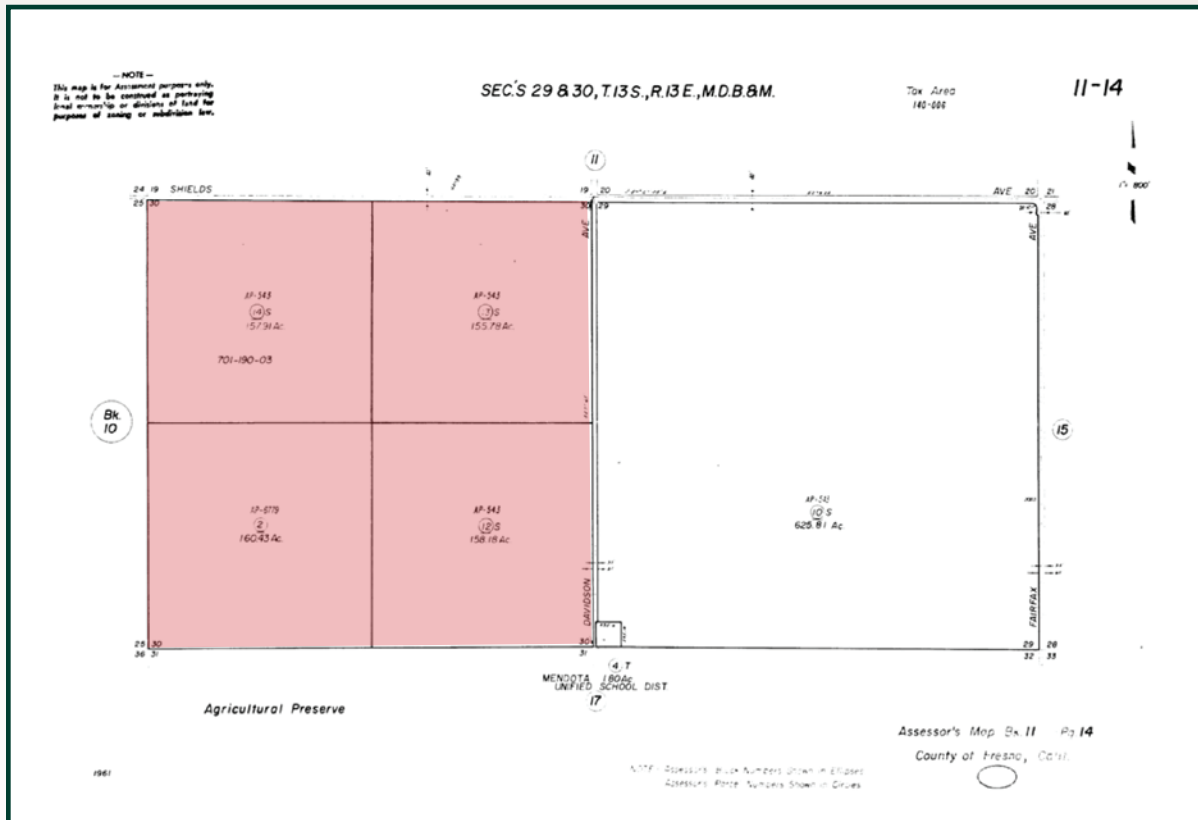
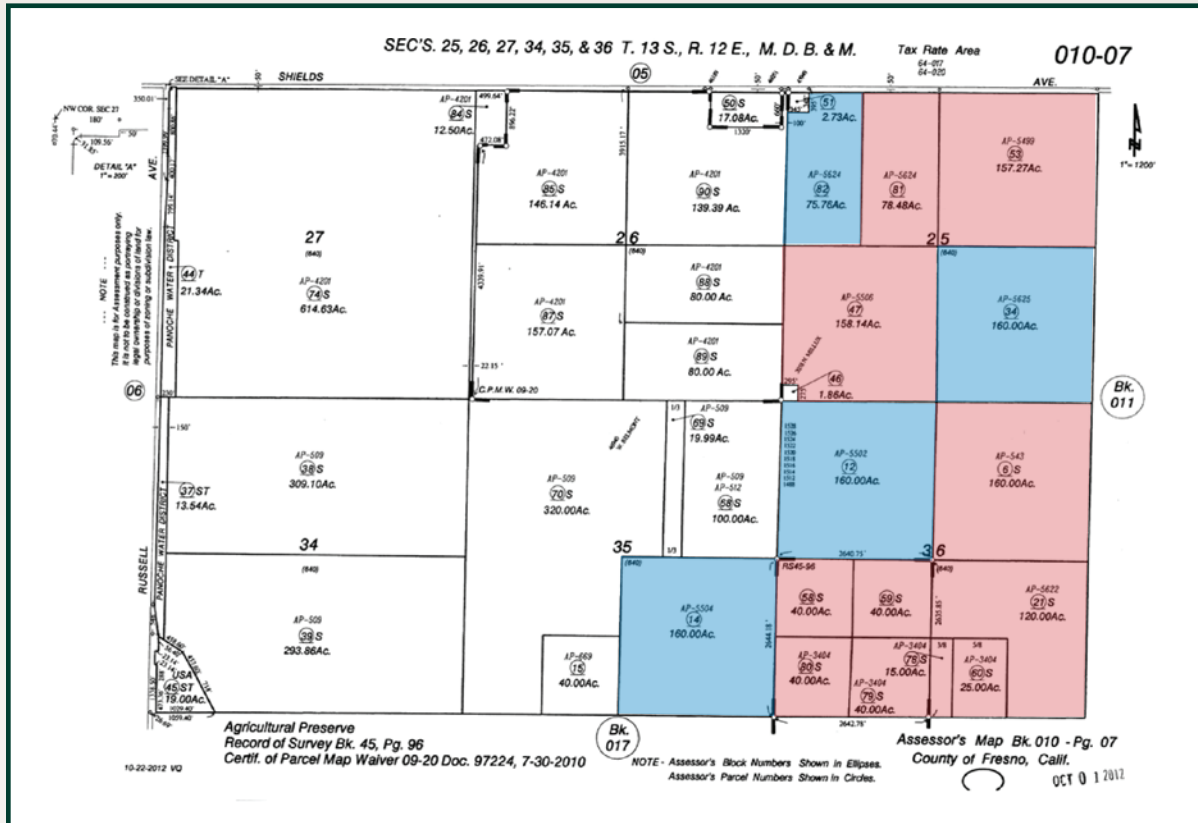
PLANTING MAP



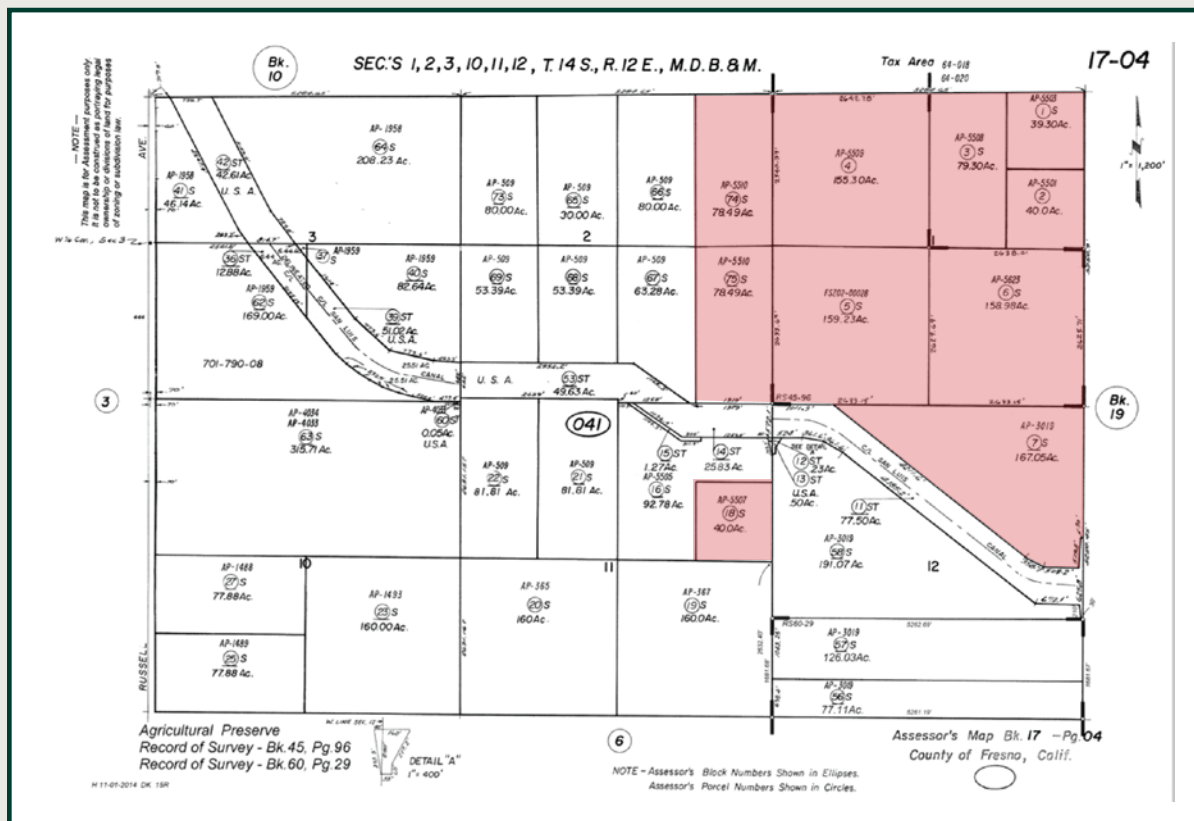
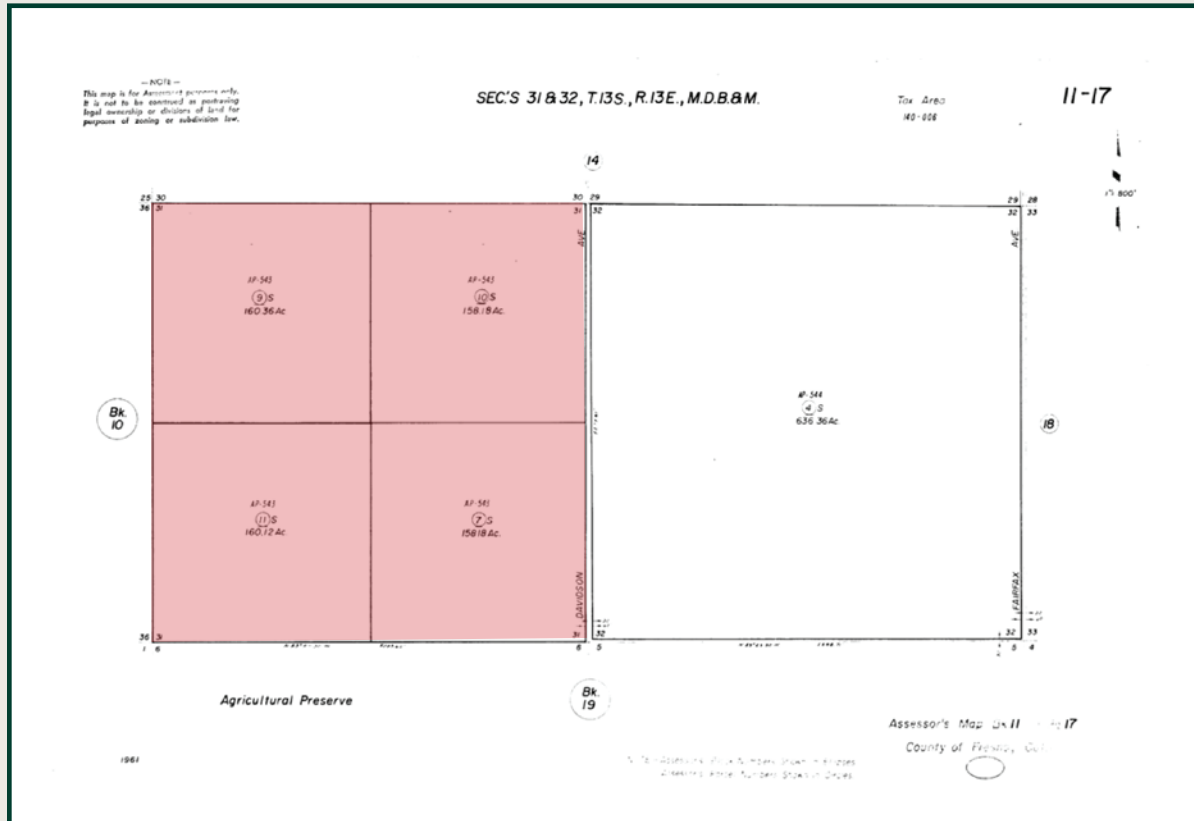
COMBINED ASSESSOR'S PARCEL MAP



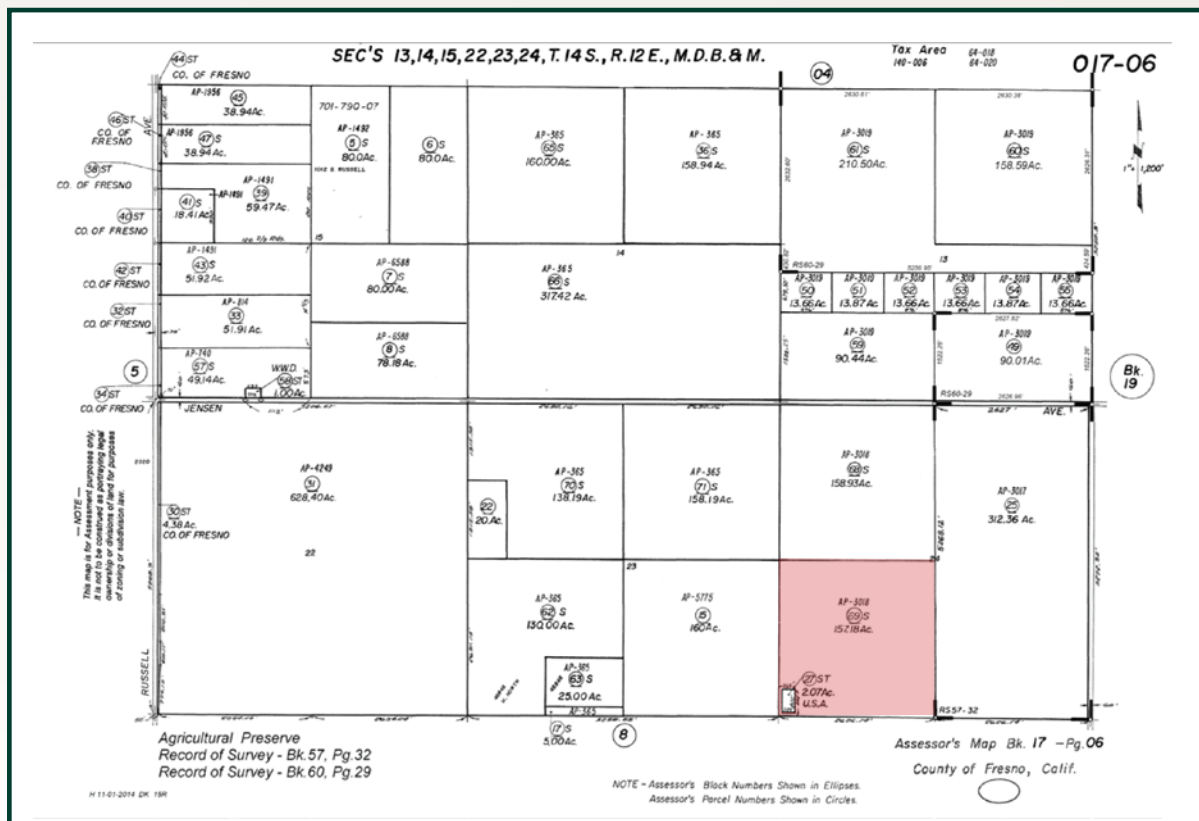
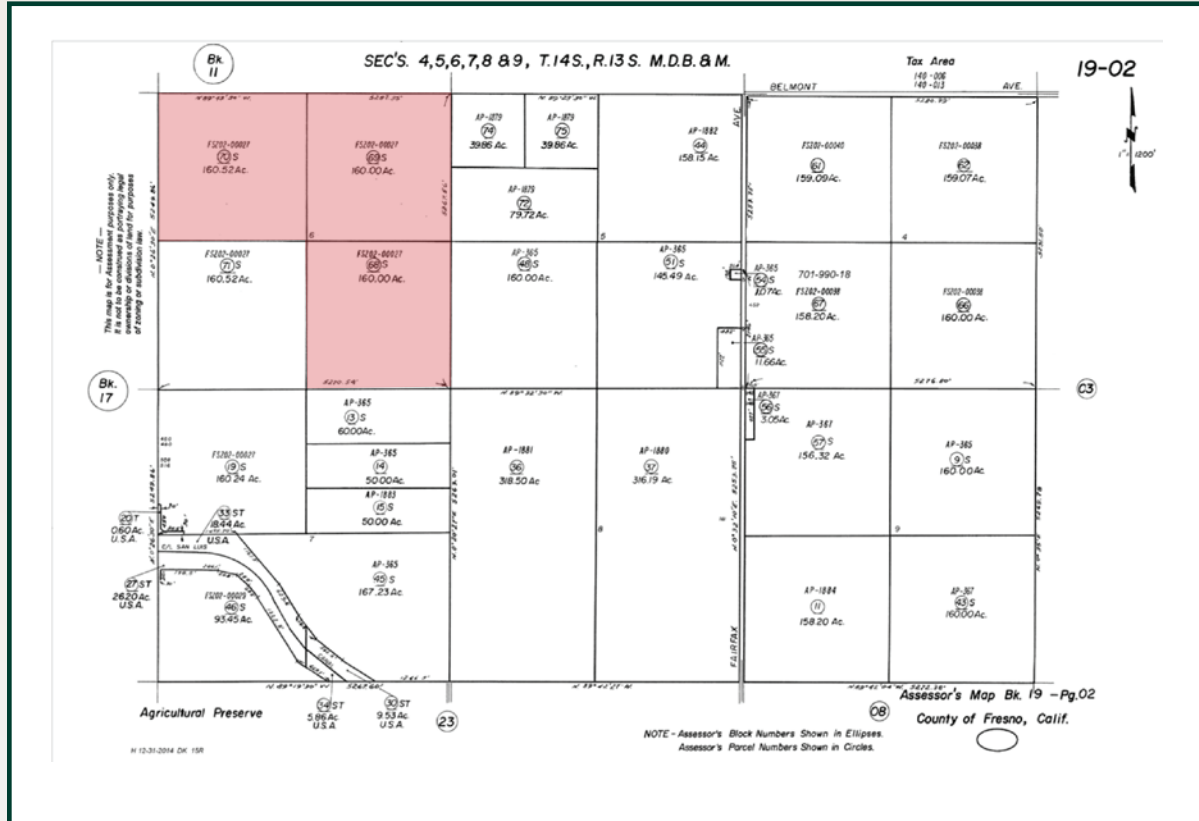
ASSESSOR'S PARCEL MAPS



ASSESSOR'S PARCEL MAPS



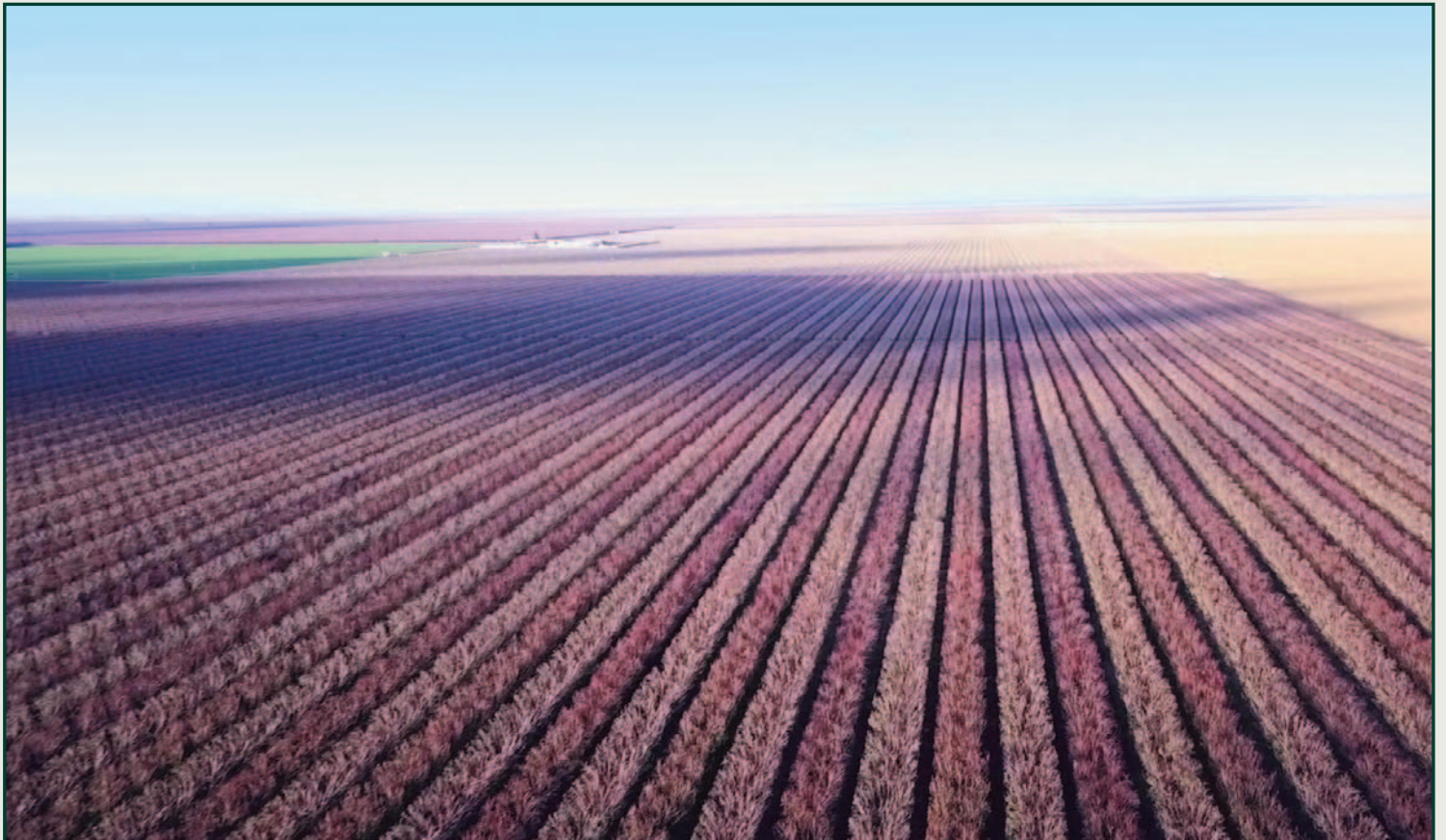
ASSESSOR'S PARCEL MAPS



PROPERTY PHOTOS



Headquarters



Almonds

PROPERTY PHOTOS



Manifold (1 of 2)



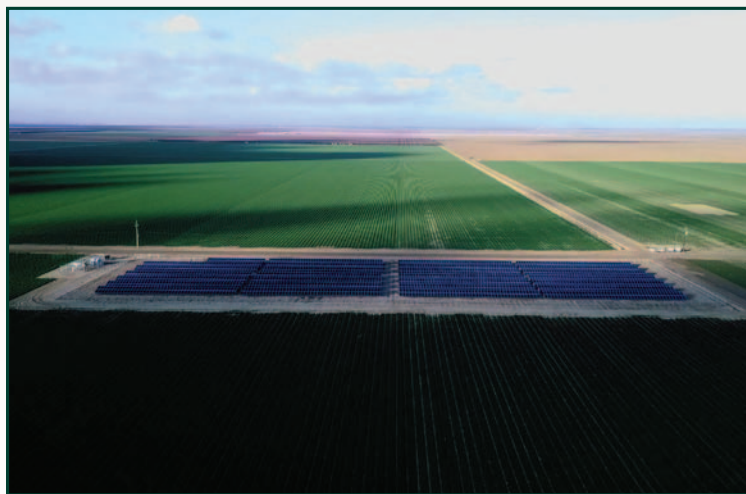
Well (1 of 8)



Filter System (1 for each block)



Solar (1 of 3)



Solar (2 of 3)



Solar (3 of 3)

PROPERTY PHOTOS



Almond orchard planted in 1996



Almond orchard planted in 1997



Almond orchard planted in 2000



Almond orchard planted in 2003



Almond orchard planted in 2003



Almond orchard planted in 2005

PROPERTY PHOTOS



Almond orchard planted in 2012



Pistachio orchard planted in 2015



Tomatoes



Pistachio orchard planted in 2010



Cantaloupe



Garlic

PROPERTY PHOTOS



Shop



Carport



Labor camp dwelling



Equipment storage building



Scale house



Equipment storage building



Equipment storage building

PROPERTY PHOTOS



Equipment storage building



Equipment storage building



Equipment storage building



Equipment storage building



Office building



Equipment storage building



Dwelling

STATE MAP

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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.

SUBJECT



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