

MC FARMS - ALMONDS

380.51± Assessed Acres

Fresno County, California

\$2,900,000

(\$7,621/Ac.)

NEW PRICE

• Fee Simple & Leasehold offering • Grade 1 - Excellent soils • 1,200± ft. deep well w/variable speed turbine pump



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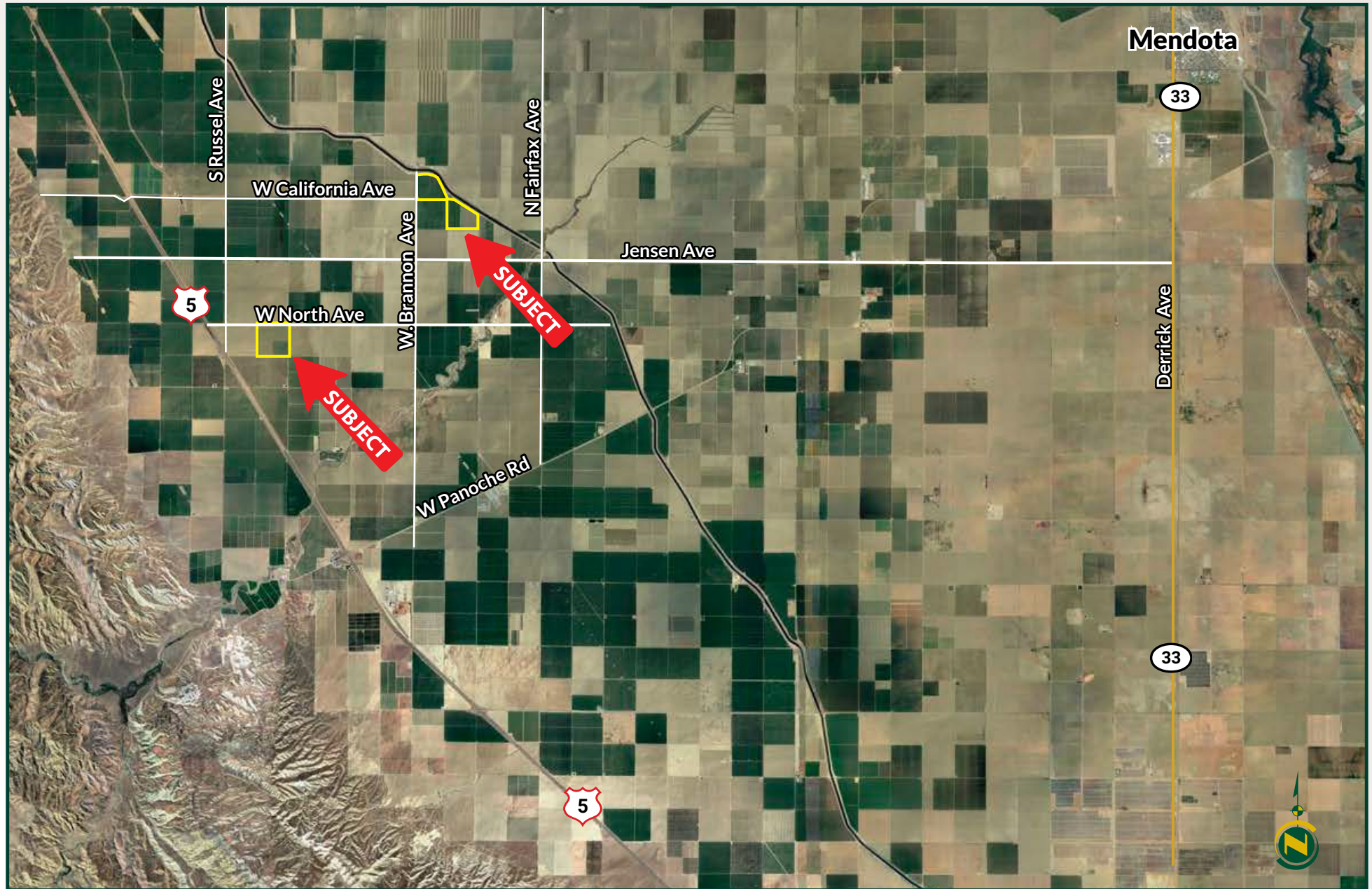


MC FARMS - ALMONDS

380.51± Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY DETAILS

DESCRIPTION:

This MC Farms almond offering includes 260.51± acres of fee simple property and a 120± acre leasehold interest. The northern block consists of approximately 210± acres planted to Nonpareil, Wood Colony, and Monterey varieties. The southern block consists of 160± acres with Nonpareil, Wood Colony, and Aldrich varieties, and of that 160± acres, 120± acres is a leasehold interest with 15 years remaining on the lease.

Lease Summary:

Premises: 120 acres; Fresno County APN: 017-080-74s.
Lease Term: 23 years from January 1, 2016 through December 31, 2038.
Annual Rent: \$60,000.00 (\$500/acre) due on January 15th of each year.
Option to Renew: At fair market value.
Expenses: Lessee shall be responsible for all expenses and maintenance: taxes, insurance, utilities, water costs, etc.
Assignment: Lessor's written consent is required for assignment of lease.

LOCATION:

The property consists of two blocks of almonds located 4± miles apart situated near Jenson Avenue east of I-5. The northern property is located on the east side of W. Brannon Avenue at W. California Avenue, adjacent to the California Aqueduct. The southern property is located on the south side of W. North Avenue just east of S. Russell Avenue and I-5.

LEGAL:

Fresno County parcels located in a portion of Section 7, 18 and 27, Township 14S, Range 12 and 13 E, M.D.B.&M.
Fee Simple APNs: 019-230-68s (127.06± ac.), 019-020-46s (93.45± ac.), 017-080-73 (40± ac.)
Leasehold Interest APN: 017-080-74s (120± ac.)

ZONING:

Parcels 019-020-46s, 019-230-68s - AE-20, Agricultural Exclusive - 20 acres.
Parcels 017-080-73 and 017-080-74s - AR-40, Agricultural Exclusive - 40 acres.

The parcels are within the Williamson Act Contract.

PLANTINGS:

Almond varieties include: Nonpareil, Wood Colony, Monterey, and Aldrich with 12' x 24' and 14' x 22' spacing.
See Planting Map for additional details.

WATER:

The parcels are located within the Westlands Water District and are entitled to receive surface water. There is one (1) pump and well located on the northern block. The 1,200' deep well was drilled in 2014, and it is equipped with 16" casing and a 400 HP variable speed turbine pump with the ability to blend district and groundwater.

SOILS:

Cerini clay loam, 0 to 2 percent slopes
Cerini clay loam, 2 to 5 percent slopes
Excelsior sandy loam, sandy substratum, 0 to 2 percent slopes

PRICE/TERMS:

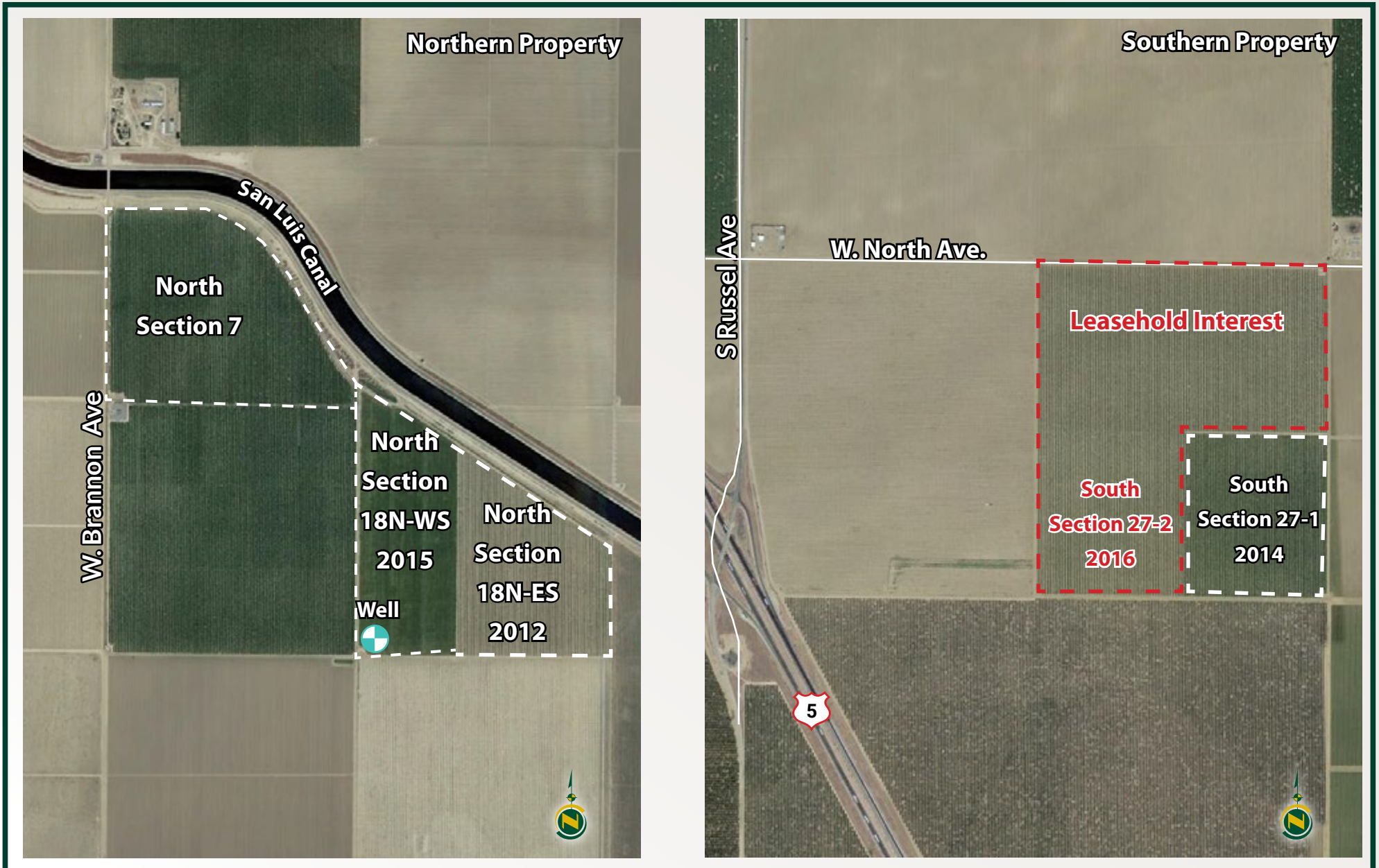
\$2,900,000 (\$7,621/acre) cash at the close of escrow. Seller will retain the 2023 crop. Buyer shall reimburse Seller for cultural cost incurred towards the 2024 almond crop. Sale and assignment of leasehold interest is subject to approval by Lessor.

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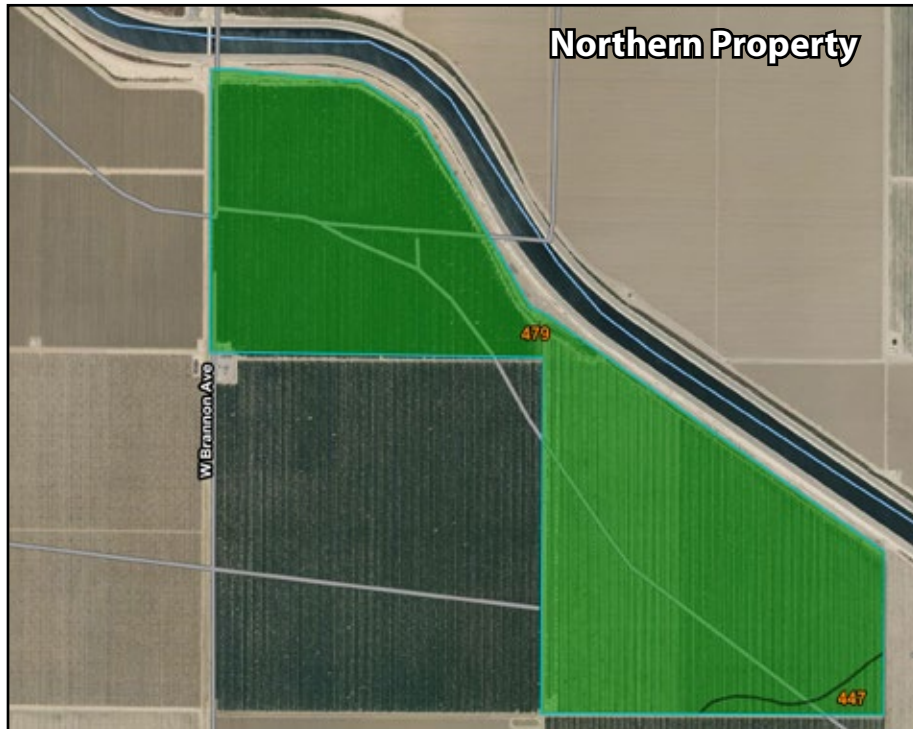
PLANTING MAP



PRODUCTION

2017 - 2022 Production Summary												
Field	Acres	Varieties	Year Planted	Spacing	2017	2018	2019	2020	2021	2022	6-Year Average	6-Year Field Average
					lbs	lbs	lbs	lbs	lbs	lbs		
North Sect 7	31	Nonpareil	2005	12' x 24'	3,107	2,487	3,906	2,149	1,218	1,062	2,322	2,319
	31	Wood Colony	2005	12' x 24'	1,964	3,009	3,440	3,116	1,103	1,344	2,329	
	31	Monterey	2005	12' x 24'	2,267	3,187	3,285	2,252	1,223	1,626	2,307	
North Sect 18N-WS	18	Nonpareil	2015	12' x 24'		301	1,711	2,316	1,130	1,927	1,477	1,650
	18	Wood Colony	2015	12' x 24'		399	1,197	2,619	1,520	2,143	1,521	
	18	Monterey	2015	12' x 24'		600	2,103	2,803	1,108	3,142	1,951	
North Sect 18N-ES	21	Nonpareil	2012	12' x 24'	2,040	1,731	3,545	2,145	958	1,938	2,060	2,299
	21	Wood Colony	2012	12' x 24'	2,221	1,816	3,505	3,092	1,087	1,877	2,266	
	21	Monterey	2012	12' x 24'	2,875	2,633	3,279	2,464	1,426	2,741	2,570	
South Sect 27-1	20	Nonpareil	2014	14' x 22'	907	1,078	2,740	2,514	1,032	1,996	1,711	1,802
	10	Wood Colony	2014	14' x 22'	1,171	1,594	1,959	1,857	1,240	2,467	1,715	
	10	Aldrich	2014	14' x 22'	1,002	1,259	2,717	3,495	804	2,608	1,981	
South Sect 27-2 (Leasehold)	60	Nonpareil	2016	14' x 22'			679	1,580	520	1,280	1,015	1,134
	30	Wood Colony	2016	14' x 22'			938	1,508	728	1,349	1,131	
	30	Aldrich	2016	14' x 22'			844	1,772	660	1,754	1,258	
370 ± planted acres												

SOILS MAPS



SOILS MAP LEGEND

**479 = Cerini clay loam, 0 to 2 percent slopes
Grade 1 - Excellent**

**447 = Excelsior sandy loam, sandy substratum
0 to 2 percent slopes
Grade 1 - Excellent**

SOILS MAP LEGEND

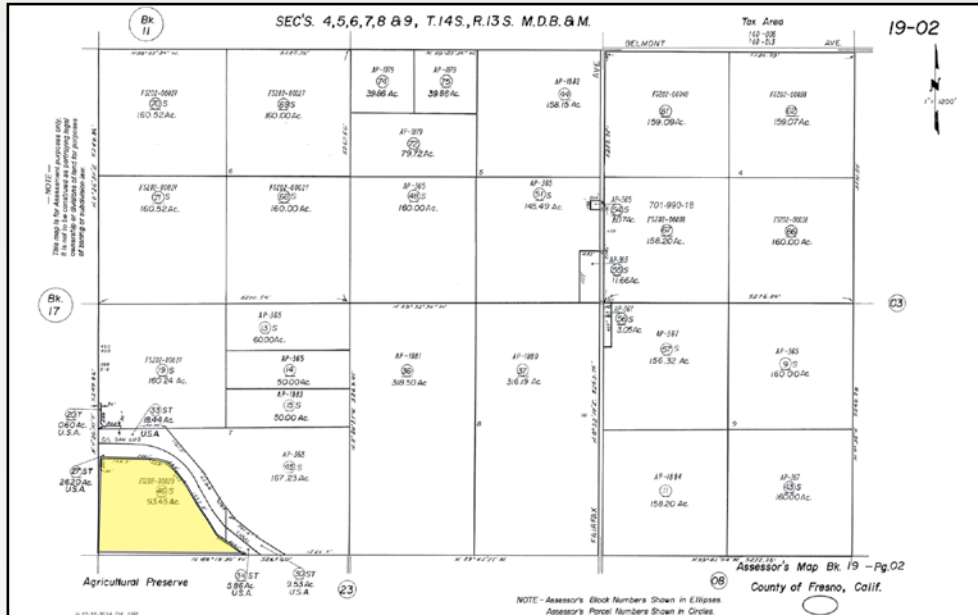
**481 = Cerini clay loam, 0 to 5 percent slopes
Grade 1 - Excellent**

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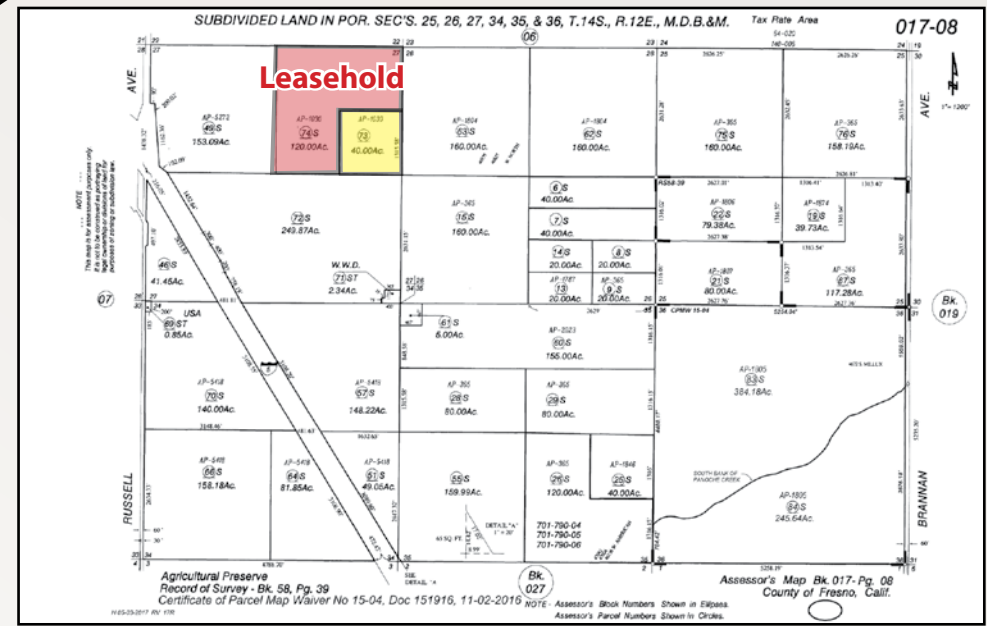
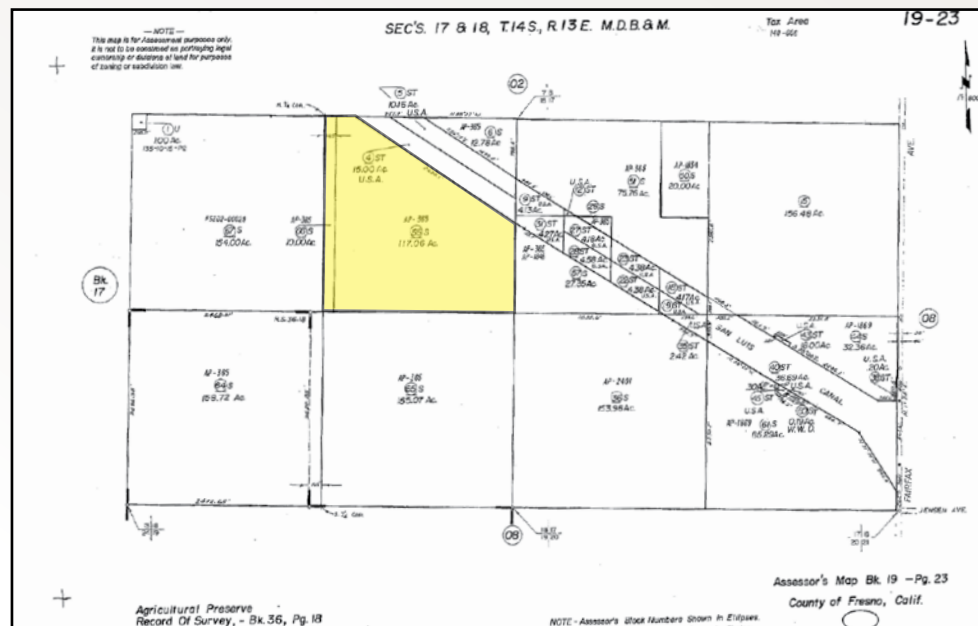


ASSESSOR'S PARCEL MAPS



Northern Parcels

Southern Parcels



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WESTLANDS WATER DISTRICT

Westlands Water District is the largest agricultural water district in the United States, made up of more than 1,000 square miles of prime farmland in western Fresno and Kings Counties.

CUSTOMERS: Westlands has 700± family farms in the District, which depend upon water for irrigation purposes. Westlands also provides limited quantities of untreated, non-potable Central Valley Project (CVP) water which is ultimately used for municipal and industrial (M&I) purposes in the District.

TEN-YEAR AVERAGE WATER ALLOCATION FROM CVP: 30%

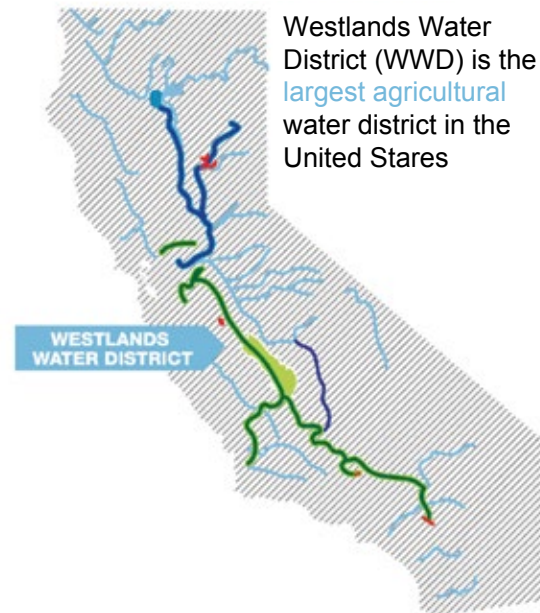
4-YEAR AVERAGE WATER ALLOCATION FROM CVP: 49%

WHERE DOES THE WATER COME FROM?

- Growers in the fertile Westlands district produce more than sixty high-quality food and fiber crops, including row crops like tomatoes, onions, melons, grapes and nut crops. Central Valley farmers grow products consumed by Californians but also support transportation and logistics jobs involved in transporting products to other states and more than 150 countries around the world.
- WWD farms produce more than 60 commercial food and fiber crops sold for the fresh, dry, canned, and frozen food markets.
- 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems.
- The Westland's distribution system is fully enclosed and metered system designed to eliminate losses from evaporation and leakage.
- Westlands growers produce an average of more than \$1 billion worth of food and fiber annually, generating approximately \$3.5 billion in farm related economic activities in local communities.

SERVICE AREA: 600,000+ acres
IRRIGATED SIZE: 399,000± acres

YEAR FORMED: 1952
MILES OF PIPE: 1,034±



Central Valley Project I Westlands receives its water allocation under a joint venture agreement between the federal government and the State of California as part of the San Luis Unit of the Central Valley Project (CVP), one of the largest public works projects in the country. Ground-breaking of the San Luis Unit of the Central Valley Project took place in 1962; the San Luis Canal was completed in 1968 and Westlands began receiving water deliveries thereafter. Deliveries from the CVP allow growers in the Westlands District to curtail their dependence on groundwater pumping, which can be associated with aquifer overdraft. Recognizing the value of a consistent and stable water supply to the region and the state, the farms within the Westlands Water District are extremely productive and water-efficient, largely due to the installation and maintenance of modern technological innovations and sustainability strategies. The Westlands water delivery system utilizes 1,034± miles of fully enclosed buried pipes and 3,300 water meters along the entirety of its system to ensure water is delivered with zero losses due to seepage, evaporation, or spills during transportation and delivery. About 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems, representing an investment of more than \$500 million.

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PROPERTY PHOTOS



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PROPERTY AERIAL



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PROPERTY PHOTOS



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SUBJECT

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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