

**1,247.72±**  
GROSS ASSESSED ACRES

**UNITED CALIFORNIA CITRUS**  
FRESNO COUNTY, CALIFORNIA

**SEALED BID**

EXCLUSIVELY PRESENTED BY



**FRESNO**

7480 N. Palm Avenue, Suite 101  
Fresno, CA 93711  
559.432.6200

**VISALIA**

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**

4900 California Avenue, Suite 210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA DRE #00020875

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.

## OFFERING SUMMARY

*Pearson Realty is proud to present an excellent opportunity to acquire a large, contiguous 1,247.72± acre citrus ranch located on the east side of California's Central San Joaquin Valley.*

The plantings include Navels, Valencias, lemons, mandarins, grapefruit, limes and some organic pomegranates. The property is located in the Fresno Irrigation District and has historically received both priority I and subordinate surface water. The irrigation system for the ranch consists of 16 irrigation pumps and wells, a 13± acre reservoir and a series of booster pumps with filter stations. There are three turnouts designated for the property to distribute the F.I.D. surface water to the orchards. Frost protection is provided by 15 wind machines. The support buildings include a shop, storage, office and employee house. The bid process is described on Page 6.

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.

**FRESNO**

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

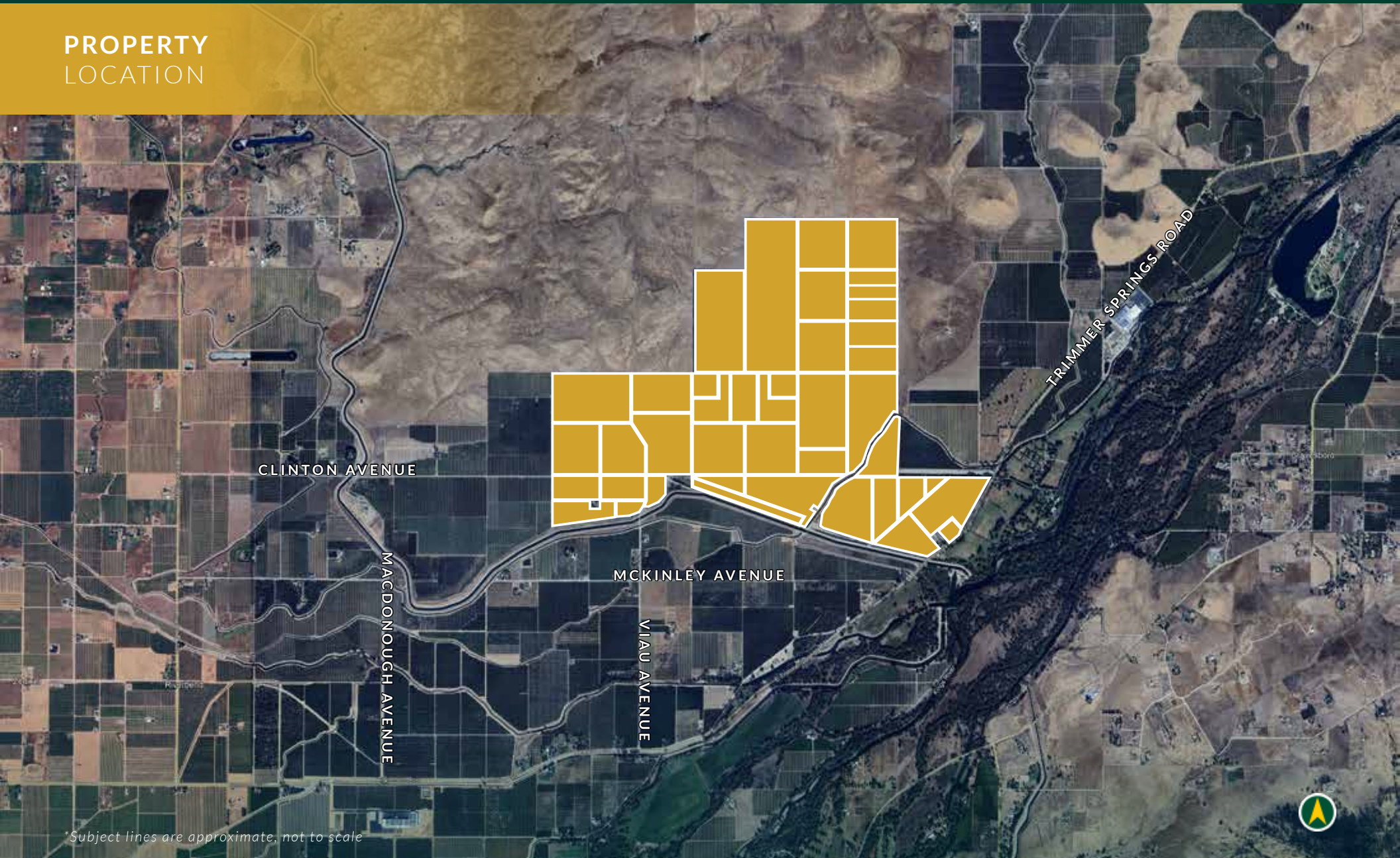
**VISALIA**

3447 S. Demaree St  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

PROPERTY  
LOCATION



*\*Subject lines are approximate, not to scale*

LOCATION

The west side of Trimmer Springs Road, lying on the north side of the Friant Kern Canal, approximately 1.8± miles east of Viau Avenue. 5.5± miles northeast of the City of Sanger. Address: 19716 E. Trimmer Springs Road, Sanger, CA 93657.

ACREAGE

1,247.72± gross assessed acres.

LEGAL DESCRIPTION

**Fresno County APN's:**

- 158-070-47 (440.00± acres)
- 158-140-37 (288.86± acres)
- 158-140-27 (342.68± acres)
- 158-140-48 (86.82± acres)
- 158-151-05 (75.59± acres)
- 158-140-25\* (13.77± acres – reservoir parcel)

\* Seller owns a 50% interest in the reservoir parcel)

PLANTING SUMMARY

ACRES	CROP
369.10±	Navels
292.90±	Valencias
261.20±	Lemons
129.10±	Mandarins
25.00±	Grapefruit
5.00±	Limes
36.00±	Pomegranates
60.87±	Open
13.77±	Reservoir Site
54.78±	Avenues, Farmstead



WATER/IRRIGATION

The UCC property provides water to the orchards by an elaborate irrigation system that includes a 50% interest in a 13± acre reservoir that is fed by multiple sources of water.

First, the property is situated in the Fresno Irrigation District with 162.41± acres within the original boundaries of the district and entitled to receive a priority allocation. The balance of 1,085.34± acres is located within the F.I.D. Annex and is entitled to receive subordinate water. There are three F.I.D. turnouts that divert water from the Gould Canal. The property has historically received annual surface water deliveries, even through the drought.

Secondly, the property has 16 ag pumps and wells that supplement the water supply for the orchards. Water is distributed to the trees through a combination of mini-sprinklers and a drip irrigation system that includes a series of booster pumps and filter stations. A portion of the acreage is flood irrigated.

Additional water utilized by the ranch includes seepage water from the Friant Kern Canal that is pumped from an interceptor ditch into the reservoir for distribution to the orchard.

ZONING/WILLIAMSON ACT

The zoning is AE-20 (*Agricultural exclusive with a 20-acre minimum parcel size*). The majority of the parcels are enrolled in the Williamson Act with the exception of APN: 158-140-25 (13.77± acres).

STRUCTURES/IMPROVEMENTS

A farmstead with various support buildings for the ag operation, including an office, shop and an older employee house.

PRODUCTION

The historical production is available upon request.

FROST PROTECTION

The ranch has 15 wind machines strategically located on various citrus blocks to help mitigate frost conditions. A list of wind machines is provided below.

NO.	WIND MACHINE	PURCHASED DATE	MODEL
A1	Orchard Rite	1989	Ford 460
A2	Orchard Rite	1989	Ford 460
A3	Orchard Rite	1989	Ford 460
C1	Orchard Rite	1975	Ford incline 6cyl diesel
C2	Orchard Rite	1975	Ford incline 6cyl diesel
E1	Orchard Rite	1989	Ford 460
E2	Orchard Rite	1989	Ford 460
E3	Orchard Rite	1989	Ford 460
E4	Orchard Rite	1989	Ford 460
M1	Orchard Rite	1989	Ford 460
M2	Orchard Rite	1989	Ford 460
M3	Orchard Rite	1989	Ford 460
M4	Orchard Rite	1989	Ford 460
M5	Orchard Rite	1989	Ford 460
M6	Orchard Rite	1989	Ford 460

PRICE/TERMS

There is no minimum bid price for the property, however, the suggested minimum bid is \$20,650,000 (\$16,550/ac). Seller may provide owner financing to a Buyer up to five years at a market interest rate after \$16,000,000 cash down payment. The 2025/26 growing crops are included in a sale with reimbursement to Seller for cultural costs incurred though the close of escrow. Seller reserves a 30 day period post-closing to auction the farm equipment and personal property located in the shop/office area.



## BID INSTRUCTIONS

- 1) Buyer's shall request a Bid Package from the listing Broker, which shall include a pre-approved PSA, the Bidding Information and Requirements.

**Listing Broker:**

Dan H. Kevorkian  
Pearson Realty  
7480 N. Palm Avenue, #101  
Fresno, CA 93711  
(559) 905-8073 Mobile  
dkevorkian@pearsonrealty.com

If represented by a licensed real estate broker, the broker must be identified in the Bidder Registration Agreement you will find in the Bid Package.

- 2) Once a fully executed copy of the Bidder Registration Agreement (located in the Bid Package) is returned to the listing Broker, the due diligence information will be provided to you via a link to access the DropBox.
- 3) Property showings can be arranged through the listing Broker. There is no minimum bid price for the property, however, the suggested minimum bid is \$20,650,000 (\$16,550/ac). Seller may provide owner financing to a Buyer up to five years at a market interest rate after \$16,000,000 cash down payment. The 2025/26 growing crops are included in a sale with reimbursement to Seller for cultural costs incurred through the close of escrow.
- 4) Submit your sealed bid in accordance with the instructions found in the Bid Package on November 21st, 2025 by 12:00 PM.
- 5) The Seller will select the bid that it deems to offer the best combination of price and terms, or reject all bids.

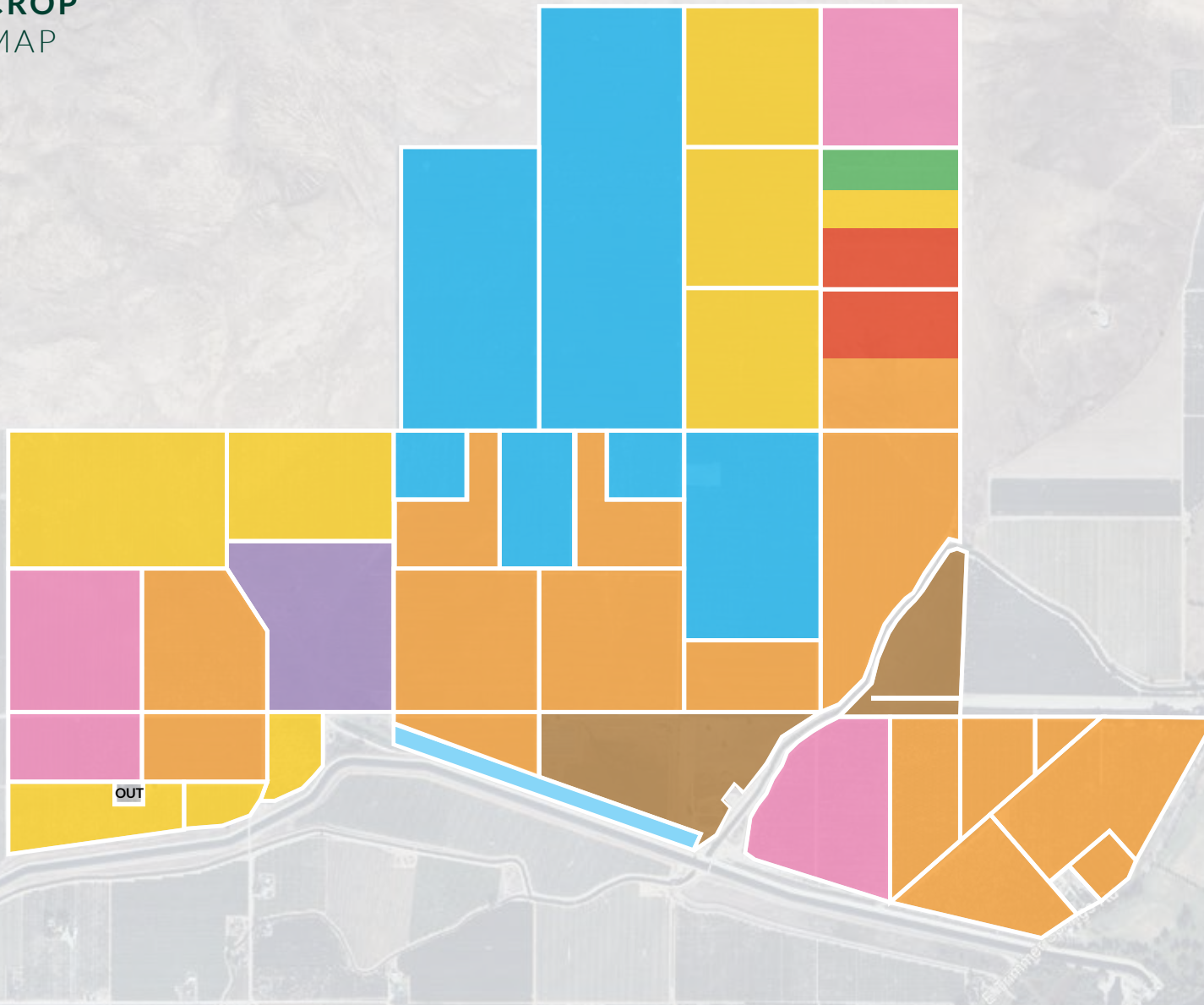
PROPERTY OVERVIEW



\*Subject lines are approximate, not to scale



CROP  
MAP



KEY

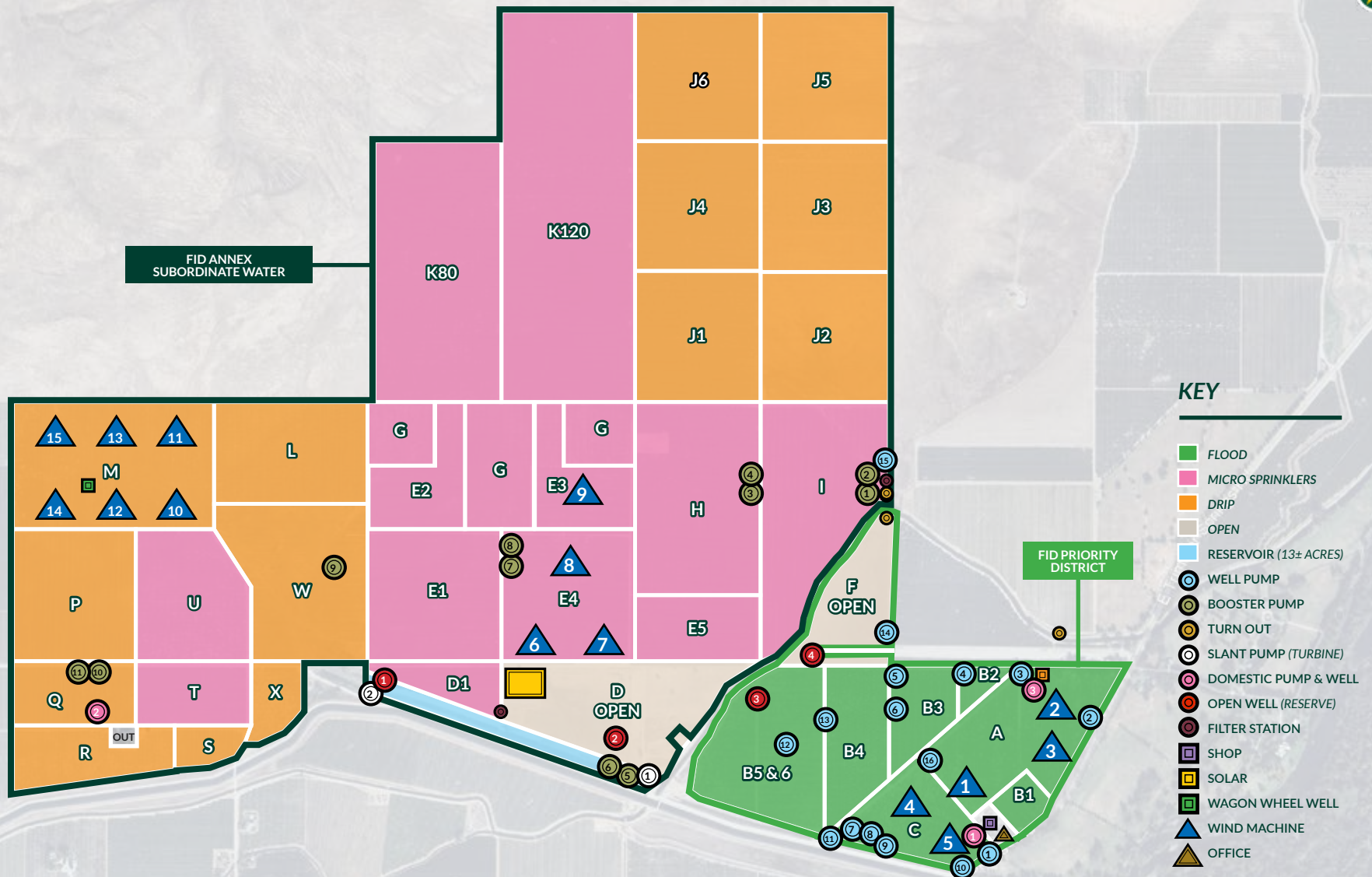
- NAVELS (359.10± ACRES)
- LEMONS (261.20± ACRES)
- VALENCIAS (292.90± ACRES)
- POMEGRANATES (36.00± ACRES)
- MANDARINS (129.10± ACRES)
- LIMES (5.00± ACRES)
- GRAPEFRUIT (25.00± ACRES)
- OPEN (60.90± ACRES)
- RESERVOIR (13± ACRES)

\*Subject lines are approximate, not to scale



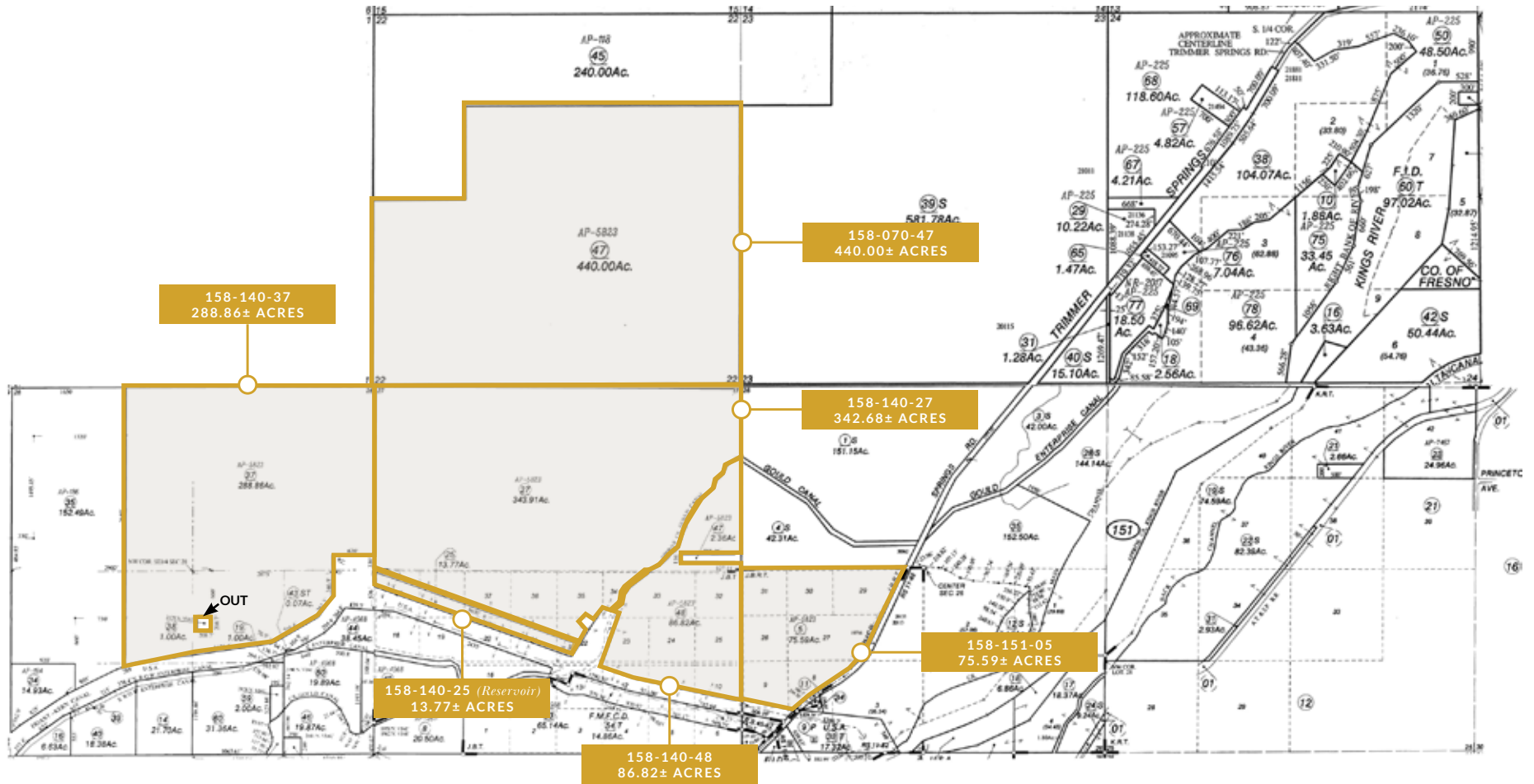


# WATER / IRRIGATION / WIND MACHINES MAP



\*Subject lines are approximate, not to scale

# PARCEL MAP



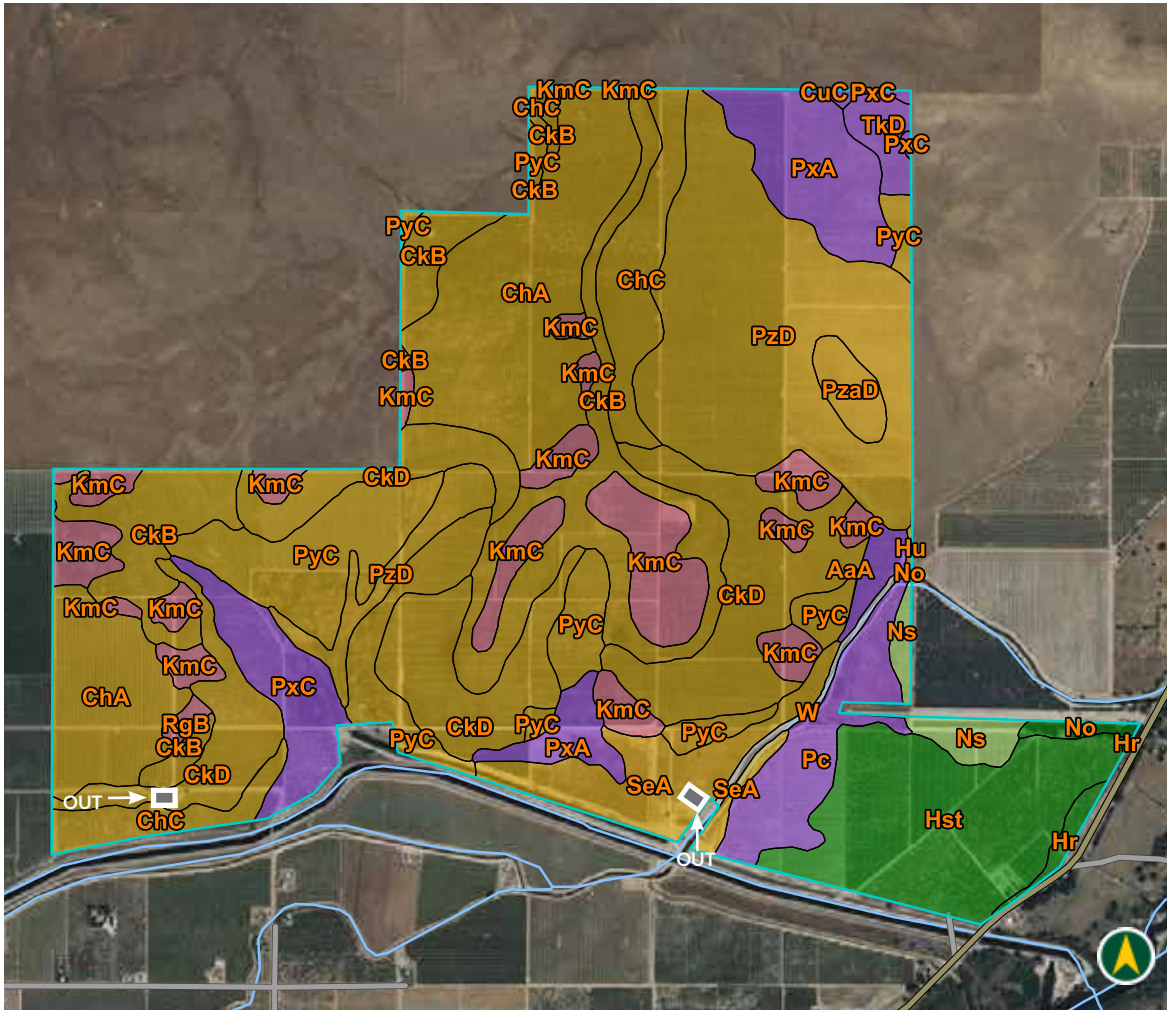
\*Subject lines are approximate, not to scale



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.



SOILS  
MAP



\*Subject lines are approximate, not to scale

UNIT	UNIT NAME	RATING
AaA	Academy loam 0 to 3 percent slopes	Grade 3 - Fair
ChA	Centerville clay 0 to 3 percent slopes	Grade 4 - Poor
ChC	Centerville clay 3 to 15 percent slopes	Grade 4 - Poor
CkB	Centerville cobbly clay 3 to 9 percent slopes	Grade 4 - Poor
CkD	Centerville cobbly clay 9 to 30 percent slopes	Grade 4 - Poor
CuC	Cibo clay 3 to 15 percent slopes	Grade 4 - Poor
Hr	Hanford fine sandy loam hard substratum	Grade 1 - Excellent
Hst	Hesperia fine sandy loam deep	Grade 1 - Excellent
Hu	Hildreth clay	Grade 4 - Poor
KmC	Keyes cobbly clay loam 3 to 15 percent slopes	Grade 5 - Very Poor
No	Nord loam	Grade 1 - Excellent
Ns	Nord loam saline- alkali	Grade 2 - Good
Pc	Pachappa loam saline alkali	Grade 3 - Fair
PxA	Porterville clay 0 to 3 percent slopes	Grade 3 - Fair
PxC	Porterville clay 3 to 15 percent slopes	Grade 3 - Fair
PyC	Porterville cobbly clay 3 to 15 percent slopes	Grade 4 - Poor
PzAD	Positas gravelly loam 9 to 30 percent slopes	Grade 4 - Poor
PzD	Porterville very cobbly clay 0 to 30 percent slopes	Grade 4 - Poor
RgB	Redding gravelly loam, shallow, 3 to 9 percent slopes	Grade 5 - Very Poor
SeA	San Joaquin loam 0 to 3 percent slopes	Grade 4 - Poor
TkD	Tivy loam 9 to 30 percent slopes	Grade 3 - Fair
W	Water	Not Rated



























EXCLUSIVELY PRESENTED BY

---



### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave, Suite 210B  
Bakersfield, CA 93309  
661.334.2777

---

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA DRE #00020875