



SCHUIL

AG REAL ESTATE



+/-79.62 Acres – Processing Facility and Open Ground – Selma, CA

5414 E Floral Ave, Selma, CA 93662, USA • 79.62 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located at 5414 E. Floral Ave., Selma, CA and along the southern side of E Huntsman Ave in Selma, CA.

SIZE:

+/-79.62 Assessed Acres

FACILITY CAPACITY :

Total annual capacity +/-55,000,000 in-shell pounds, +/-24,000 in-shell pounds per hour. Record volume processing +/-77,000,000 in-shell pounds, in 2023.

Hulling/Drying Capacity +/-12 tons per hour
South Plant, Organic Cracking, Dicing & Sizing +/-4,000 Meat Pounds Per Hour, +/-8,000 Pounds In-Shell Per Hour
North Pre-Clean & Cracking Plant +/-150,000 Meat Pounds Per Hour, +/-24,000 Pounds In-Shell Per Hour
Pasteurizing +/-12,000 Meat Pounds Per Hour
Packaging Lines (3 Lines) +/-120,000 Meat Pounds Per Day in Retail Packaging

NORTH PROCESSING:

The +/-150,000 sq. ft. north processing building houses the following:

- +/-7,500 sq. ft. administrative and sales offices
 - Reception and cubical rooms, conference room, kitchen, IT room
- Operations offices
- Employee break and locker rooms
- +/-60,000 sq. ft. of three (3) cold storage rooms
 - Eleven (11) chilling units, truck-high recessed loading docks, and speed doors
 - High end pallet flow racking systems
- +/-60,000 sq. ft. processing rooms
 - Three (3) rooms consisting of pre-cleaning lines (cracking and sizing), x-ray and box lines
 - NAPASOL Pasteurizer (six (6) bin unit) with dedicated pre-heater and cooling unit
- Dry warehouse

SOUTH PROCESSING:

South processing consists of the following five (5) +/-9,600 sq. ft. buildings:

- Cracking Building (PNC1)
 - Specialty cracking line with four (4) crackers
 - Eleven (11) sorting lines in across 2 sorting rooms
 - Canopy and bin dumps
 - Quality control office on main floor
 - Management, production offices and lunchroom upstairs
- Dicing/Shop Building (PNC2)
 - Dicing equipment and machine shop

**SOUTH PROCESSING
CONTINUED:**

- Cold Storage Building (PNC3)
 - +/-7,200 sq. ft. of cold storage with a +/-2,400 sq. ft. staging area
 - Cooled by R-22 refrigerant with Century condensing unit and three (3) chiller banks
 - Ten (10) sets of pallet racks
- Pasteurization Building (PNC4)
 - NAPASOL Pasteurizer (single bin unit) with dedicated pre-heater and cooling unit and clean room packing area
 - Validated for multiple nut commodities
 - Two (2) retail boxing lines
- Warehouse Building (PNC5)
 - Dry storage of boxes, bags and label

BUILDINGS:

Additional buildings include:

- +/-540 sq. ft. Fumigation Building
- +/-2,392 Farm Office
 - Multiple office rooms, reception area, conference room, lunch room, restrooms
- Country store
- Small western ranch style home west of the processing facility

**HULLER AND
DEHYDRATOR:**

The +/-5,000 sq. ft. huller and dehydrator building includes covered stadium dryers and hulling line with an enclosed room for storage and burner/blower units.

- Two (2) natural gas fired burners
- Seven (7) fans

**SITE
IMPROVEMENTS:**

Site improvements include:

- Battery station canopy between the Cold Storage and Pasteurization Buildings
- Solar panel system – one (1) ground mounted, one (1) roof and covered parking mounted
 - 2014 system: 3,864 panels for 1.14 MW DC
 - 2016 system: 3,480 panels for 1.08 MW DC
- Eleven (11) silos
 - Ten (10) +/-550,000 pound capacity silos for in-shell nuts
 - One (1) +/-350,000 pound capacity silo cracked shells
 - Receiving pits and conveyor
- +/-575,000 sq. ft. of concrete and asphalt paving
- Wrought iron and chain link perimeter fence
- Automatic gates
- Well/pump
- Septic systems
- Drive-on truck scale
- Nine (9) recessed truck loading docks
- Fiber optic internet service with full fiber optic network loop to main buildings

WATER:

Property is within the Consolidated Irrigation District.

SOIL :

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Fresno County APNs: 348-160-12, 348-160-13, 348-160-16, 348-160-17, 348-160-18, and 348-160-19

PRICE:

\$59,950,000

CONTACT:**Rick Schuil**

559-859-4484

rick@schuil.com

CalBRE #00961925

Doug Phillips

559-805-4095

doug@schuil.com

CalBRE #01847203

Dirk Schuil

559-859-4750

dirk@schuil.com

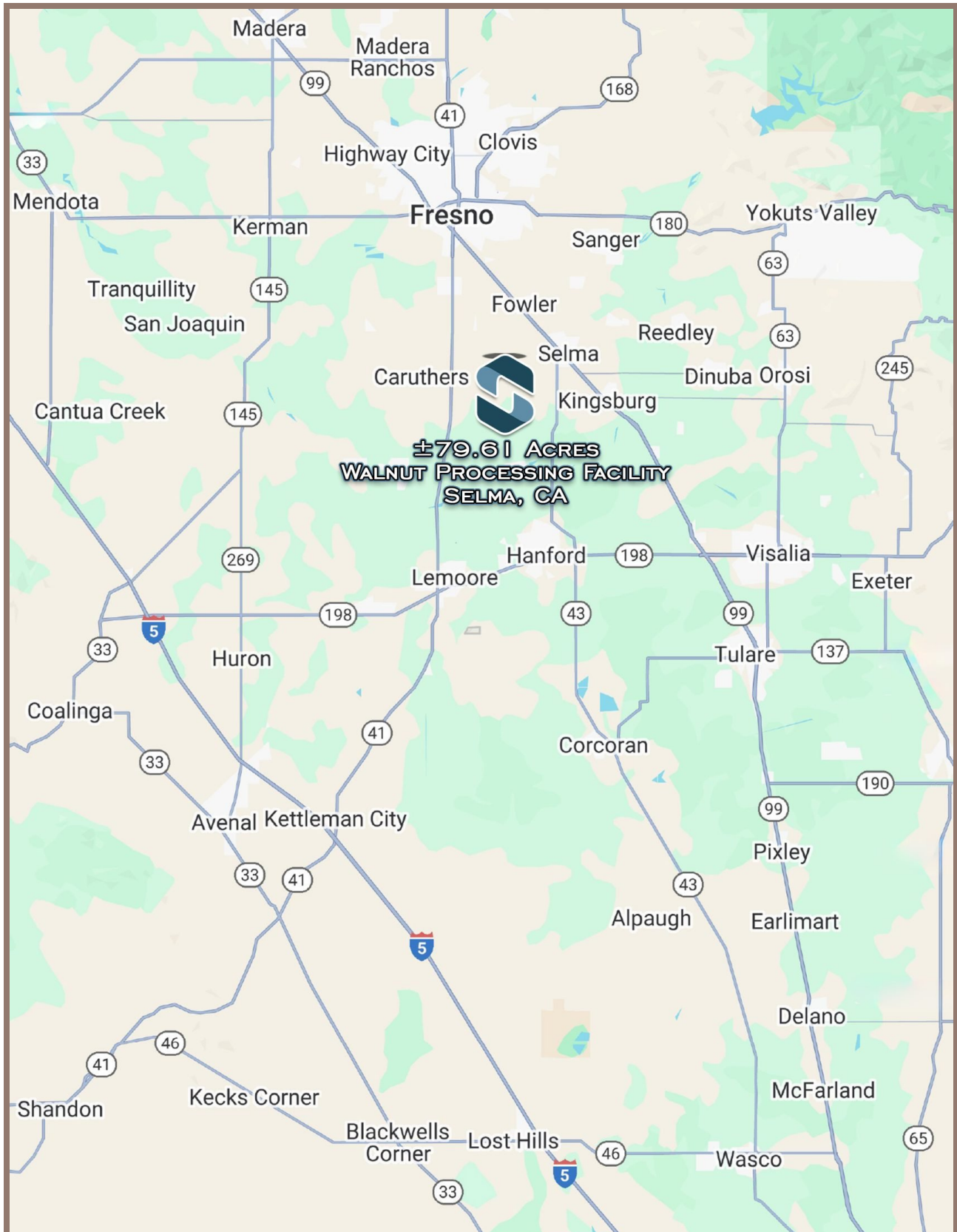
CalBRE #02157255

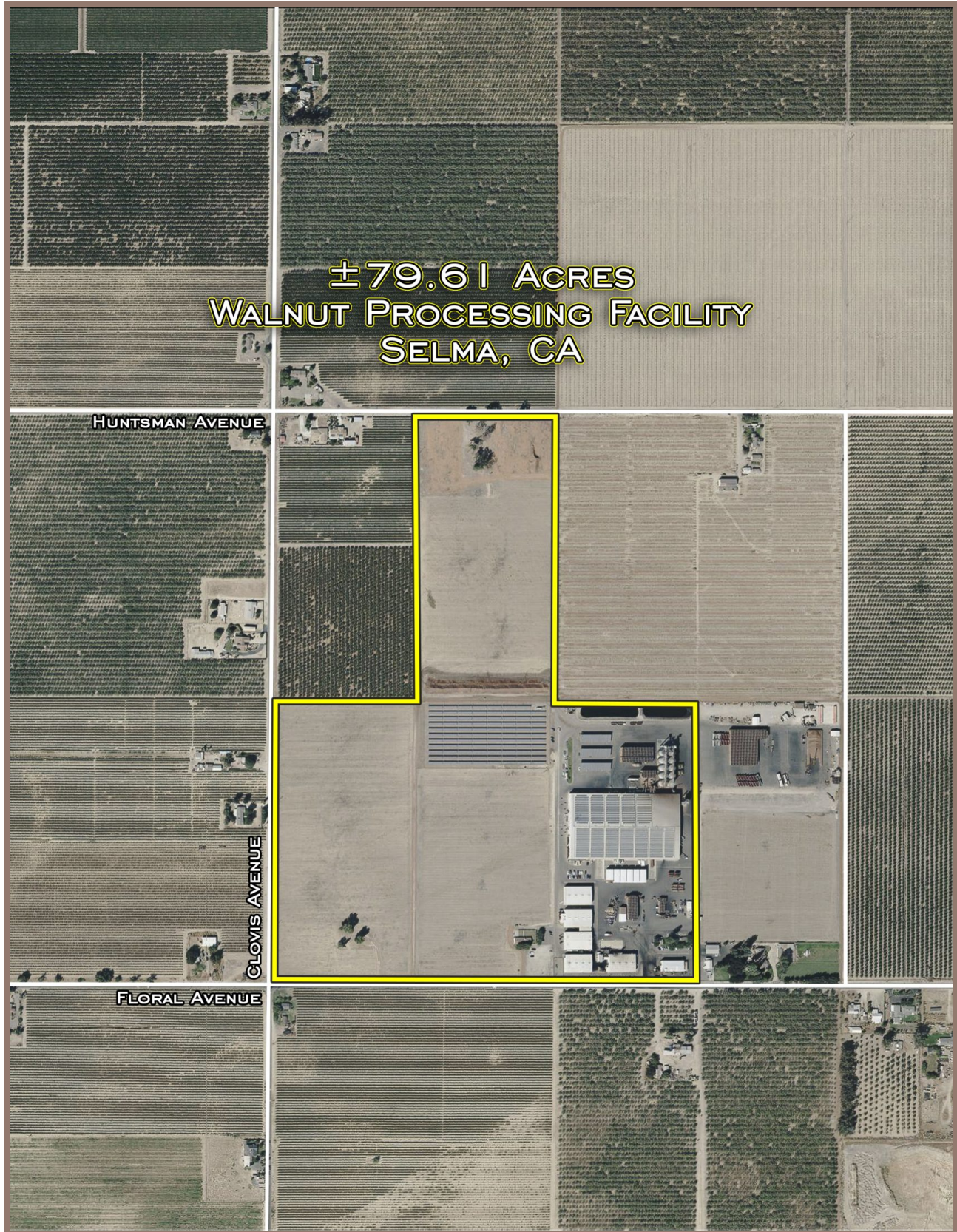
Troy Sweeney

559-960-2781

troy@schuil.com

CalBRE #02181812





— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

POR. SEC. 33, T.15S., R.21E., M.D.B.8M.

Tax Area
85-101

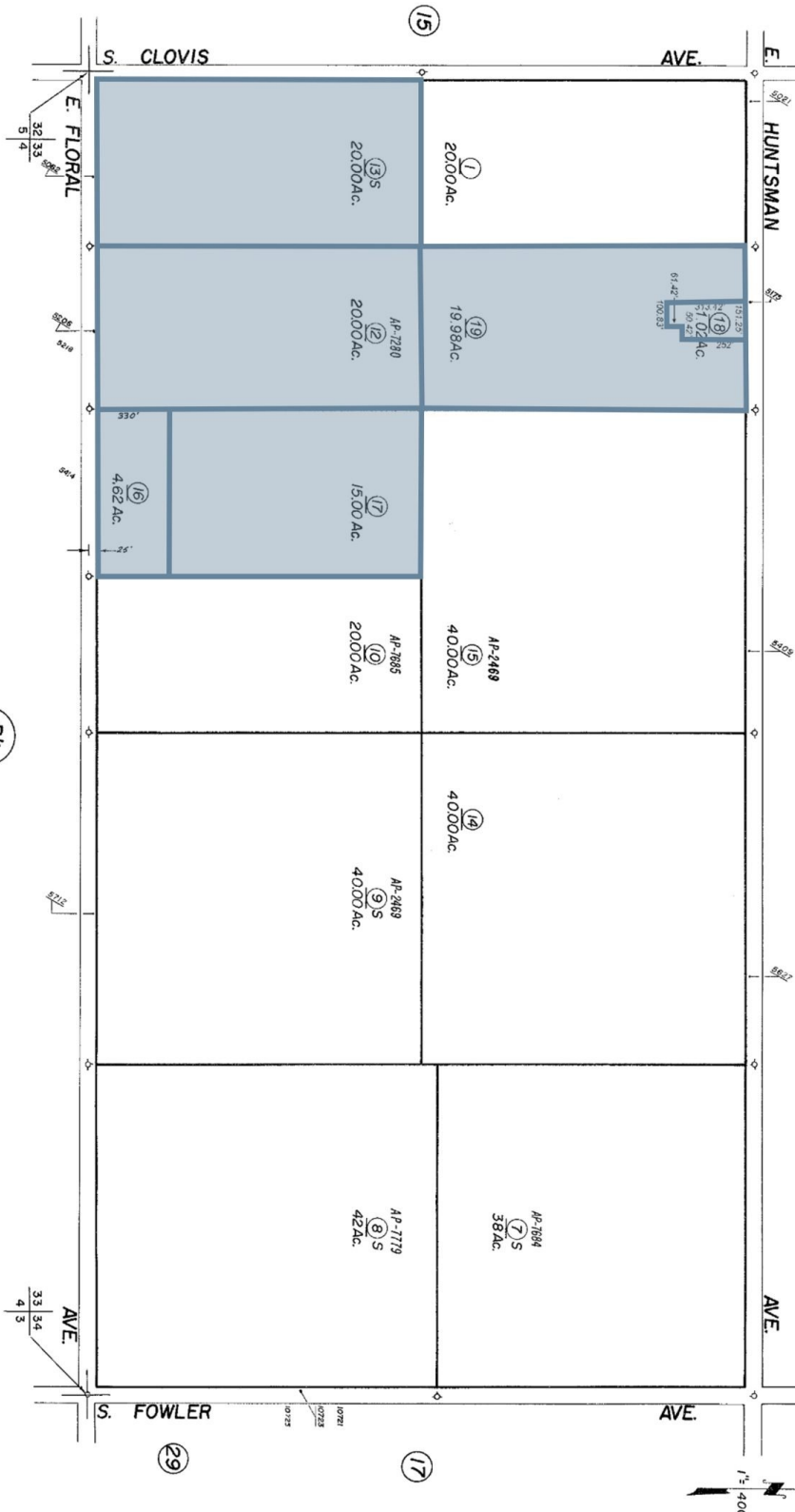
348-16

Agricultural Preserve

H 11-05-2014 DK 196

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.348-Pg.16
County of Fresno, Calif.







California Revised Storie Index (CA)—Eastern Fresno Area, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
DeA	Delhi sand, 0 to 3 percent slopes	Grade 3 - Fair	Delhi (85%)	1.3	1.6%
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Delhi (85%)	36.7	46.2%
Hc	Hanford sandy loam	Grade 1 - Excellent	Hanford (85%)	40.1	50.5%
Hm	Hanford fine sandy loam	Grade 1 - Excellent	Hanford (85%)	1.4	1.7%
Totals for Area of Interest				79.3	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

