

FARMERSVILLE RESIDENTIAL/INDUSTRIAL INVESTMENT

\$2,950,000

23.05± ACRES | TULARE COUNTY, CALIFORNIA



PROPERTY HIGHLIGHTS

- ACCESS TO CITY UTILITIES
- EXISTING TENANT WITH STRONG INCOME
- RESIDENTIAL & INDUSTRIAL ZONING
- YOUNG PERSIMMON PLANTINGS



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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

The property consists of approximately 23.05± gross acres of a large facility, support buildings, and young persimmons. This property is a great opportunity for residential developers to receive income while they work towards development plans.

The Ugly Company (Tenant), actively uses the facilities to reduce food waste by giving imperfect fruit a second life and transforming it into dried snacks. Their goal is to continue producing their product while leasing back the facilities. For additional information on The Ugly Company please see page 6.

LOCATION

The property is situated on the east side of N Farmersville Blvd, one block north E Front St., in Farmersville, California. Property Address: 980 Farmersville Blvd., Farmersville, CA 93223.

ZONING

APN 129-010-016 and a portion of 129-010-017 are zoned Industrial. 129-010-017 & 018 are residential - single family zone but currently used for agriculture (see Farmersville City map on the following page). The property is not enrolled in the Williamson Act.

WATER

Irrigation and facility water is provided by a submersible well located on the NEC of the property. The facility has access to Farmersville City Water but predominantly uses well water.

BUILDINGS

The property includes a packing facility totaling approximately 17,700 sqft, featuring newer cold storage add on that has been used for product storage and was constructed within the past five years. A 9,800 sqft support building located on the east side of the main facility is currently used for drying. In addition, there are three support buildings near the entrance on the west side of the facility, totaling approximately 2,150 sqft

PLANTINGS

14± acres planted in 2024 to Hachiya persimmons with a few rows of Fuyu. All trees are on Lotus rootstock grafted from the nursery.

PRICE/TERMS

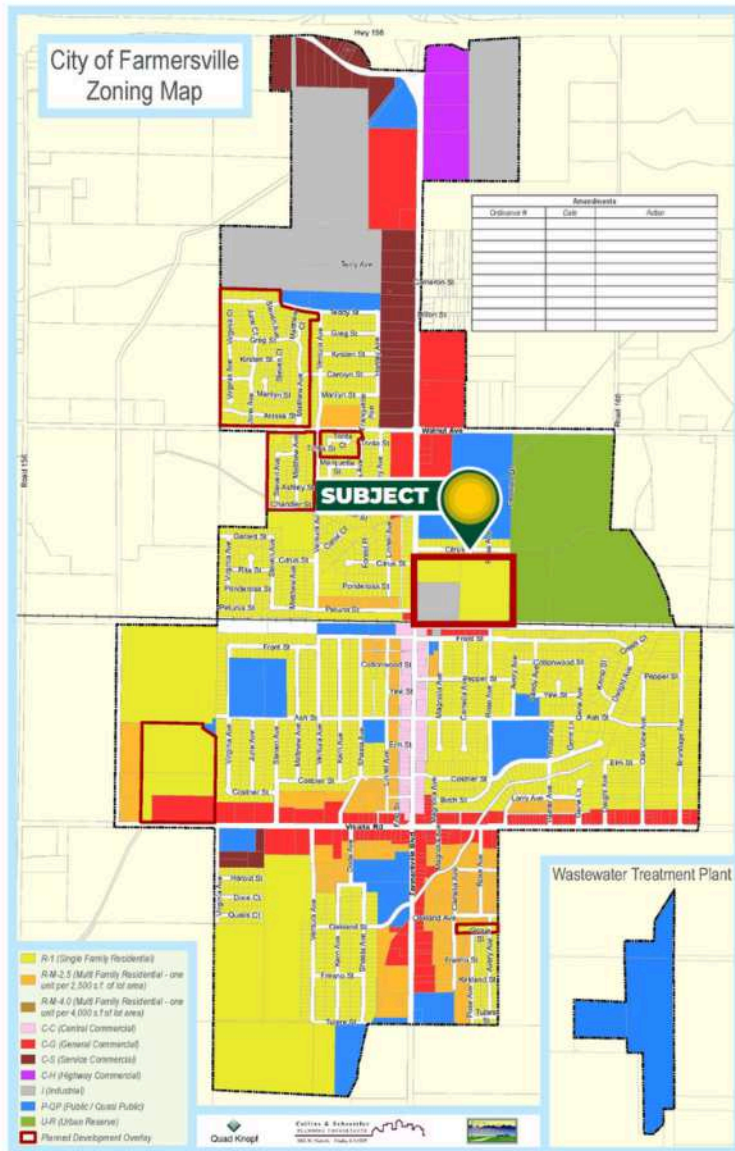
\$2,950,000 cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2026 crop. The Ugly Company plan to leaseback the facility and support buildings for approximately \$25,000/month for 5 years. The Ugly Company (Tenant) owns the moveable assets/equipment (packing line, sorters, conveyors, dumps, bins, materials etc.) which are NOT included in the sale.

*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.

POLICY ON AGENT COOPERATION

CITY OF FARMERSVILLE ZONING MAP



SOILS INFORMATION

SOIL MAP

MAP KEY

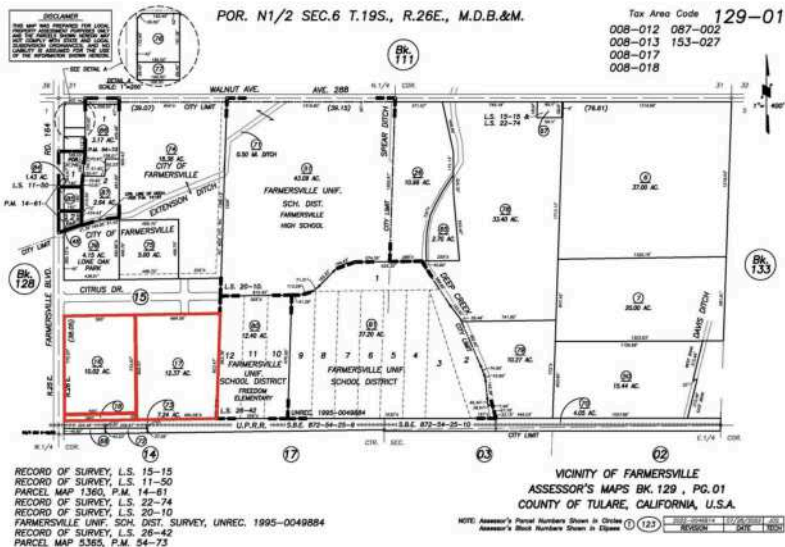
Map unit symbol	Map unit name	Rating
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent
137	Tagus loam, 0 to 2 percent slopes	Grade 1 - Excellent



PARCEL INFORMATION

LEGAL

Tulare County APNs: 129-010-016, 017, & 018. Located in a portion of N 1/2 Section 6, Township 19S, Range 26E, M.D.B.&M.



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THE UGLY COMPANY

The Ugly Company is a food brand focused on reducing waste by giving imperfect fruit a second life. By sourcing surplus and cosmetically imperfect produce that would otherwise go unused, the company transforms it into high-quality dried fruit snacks without added sugars or preservatives. Their approach supports farmers, minimizes environmental impact, and delivers a simple, wholesome product to consumers. Through this model, The Ugly Company combines sustainability with clean, nutritious snacking in a way that is both practical and impactful.





FOR ADDITIONAL PHOTOS CLICK [HERE](#)



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