

316.07±
ASSESSED ACRES

KERMAN RAISIN VINEYARDS
FRESNO COUNTY, CALIFORNIA

\$5,057,120
(\$16,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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

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CA DRE #00020875

PRICE REDUCED



**PROPERTY
HIGHLIGHTS:**

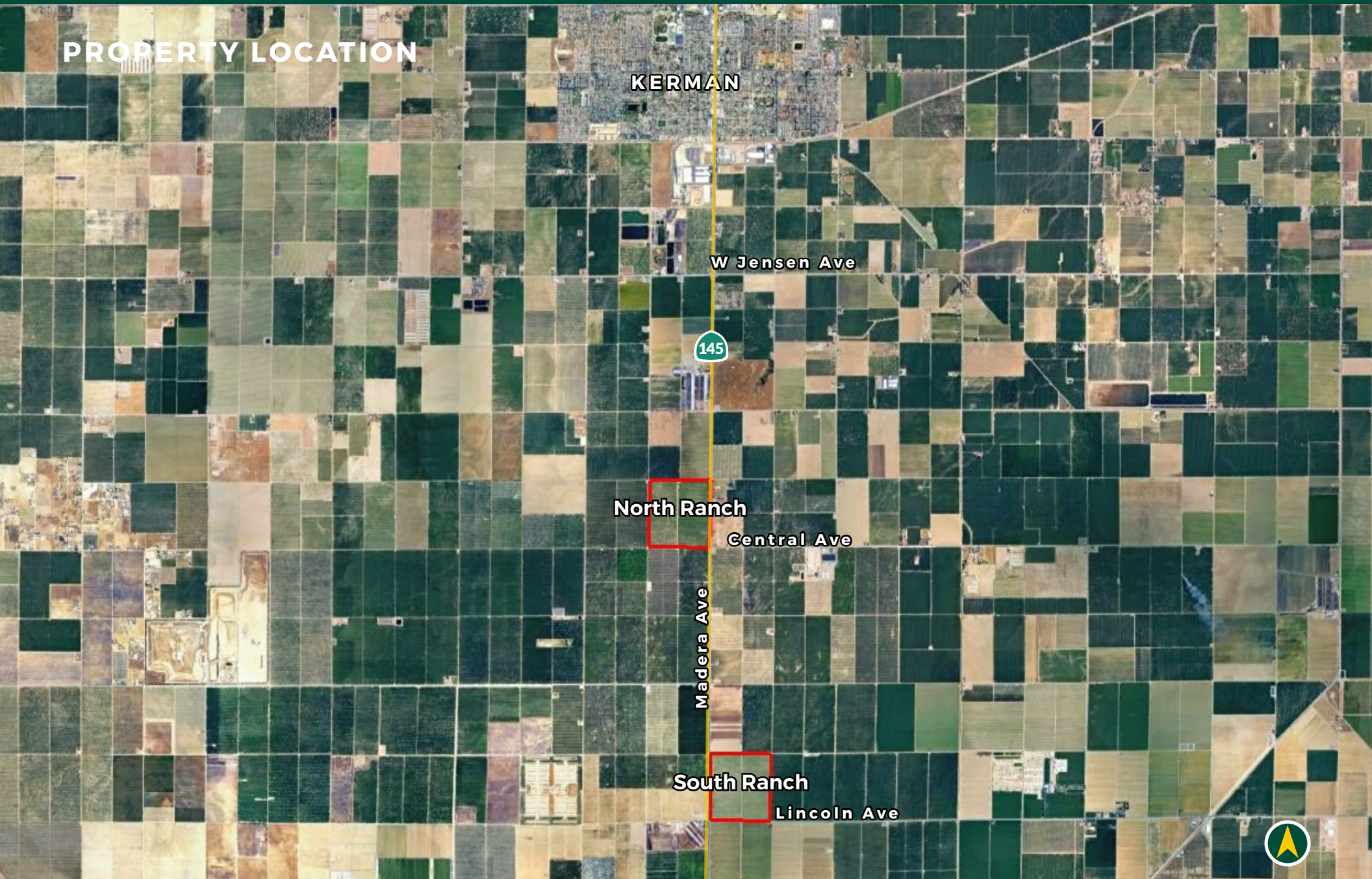
- 2 PRODUCING RAISIN VINEYARDS
- SELMA PETE & FIESTA (ORGANIC) VARIETIES
- EXTENSIVE TRELLIS SYSTEMS

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to purchase two quality raisin vineyards totaling 316.07± assessed acres located in Fresno County. The varieties include both Selma Petes (South) and Fiestas (North). The single source vineyards have extensive trellis systems to boost production levels. The South ranch has historically been farmed organically and the North ranch conventionally.

LOCATION

The North Ranch is located at the northwest corner of the intersection of Madera Avenue (Highway 145) and Central Avenue, approximately two and one half (2 ½) miles south of the city of Kerman, in Fresno County, California.

The South Ranch is located on the northeast corner of the intersection of Madera Avenue (Highway 145) and Lincoln Avenue, approximately four and one-half (4 ½) miles south of the city of Kerman, in Fresno County, California.

LEGAL

North Ranch – Fresno County APN's: 020-060-45s & 62s

South Ranch – Fresno County APN: 035-020-41s

ZONING

Exclusive Agriculture, with a 20-acre minimum parcel size (AE-20).

WATER

Single source water from on-site pumps and wells.

The North Ranch is improved with (2) two 60 HP irrigation pumps and wells with a filter station. There was a third pump and well that is inoperable.

The South Ranch has (2) two 125 HP irrigation pumps and wells with a filter station.

SOILS

See soils map included

PRICE/TERMS

\$5,057,120 (\$16,000 per acre) cash at the close of escrow. The property is leased through October 31, 2026 on a crop share basis.



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PLANTINGS

The North Ranch has 155.75± assessed acres, consisting of 154.2± net acres of conventionally farmed Fiesta vines that were planted in stages from 2000 to 2001. The remaining 1.55± acres are contained in farm avenues and well sites.

NORTH RANCH					
Field	Variety	Rootstock	Spacing	Year Planted	Net Acres
West	Fiesta	Own	6'x12'	2000	71.3±
East	Fiesta	Own	6'x12'	2001	82.9±
Total Vineyard					154.2±
Ancillary Land					1.55±
Gross Acres					155.75±

The South Ranch has 160.32± assessed acres, consisting of 157.3± net acres of organically farmed Selma Pete vines which were planted in stages from 2006 - 2010. The remaining 3.02± acres are contained in farm avenues and well sites.

SOUTH RANCH					
Field	Variety	Rootstock	Spacing	Year Planted	Net Acres
Southwest	Selma Pete	Own	5'x12'	2006	39.3±
East	Selma Pete	Own	5'x12'	2001	78.7±
Northwest	Selma Pete	Own	5'x12'	2010	39.3±
Total Vineyard					157.3±
Ancillary Land					3.02±
Gross Acres					160.32±

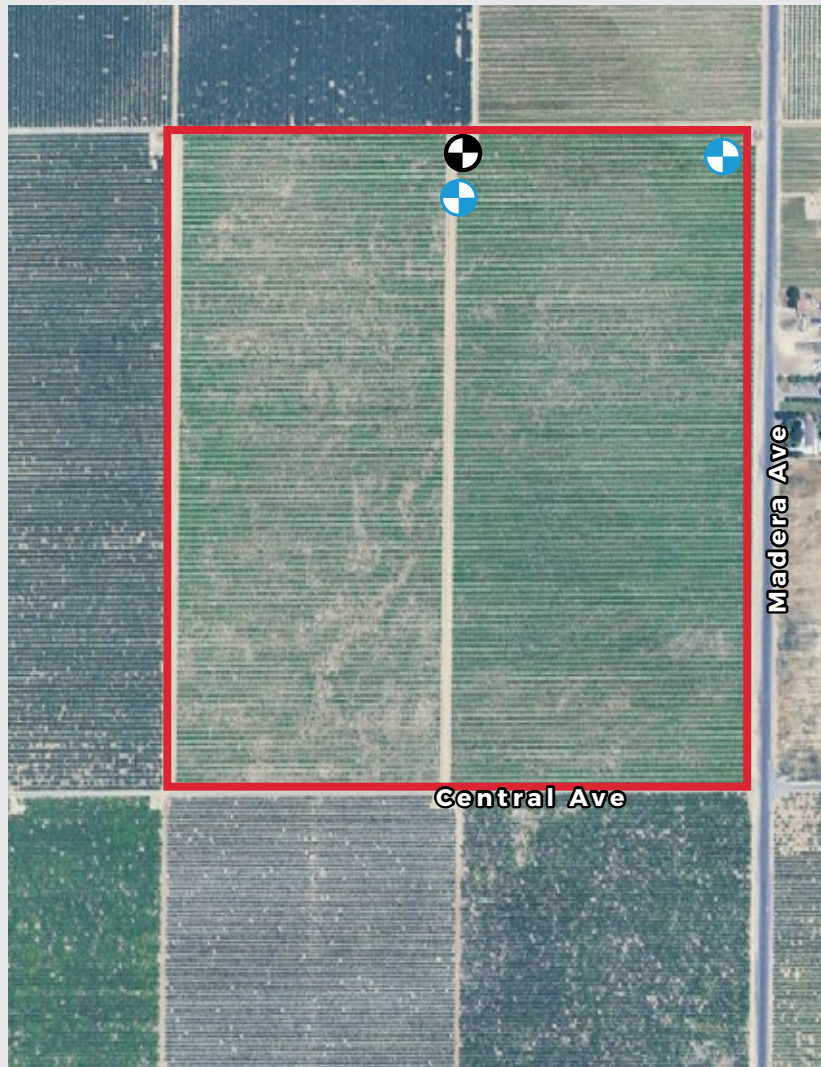
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PROPERTY OVERVIEW

North Ranch



South Ranch



-  Pump & Well
-  Water Filter Station

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SOILS MAP NORTH RANCH

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Hsm	Hesperia sandy loam, very deep
Ts	Traver sandy loam, moderately deep
Hsd	Hesperia sandy loam, very deep
Fs	Fresno sandy loam



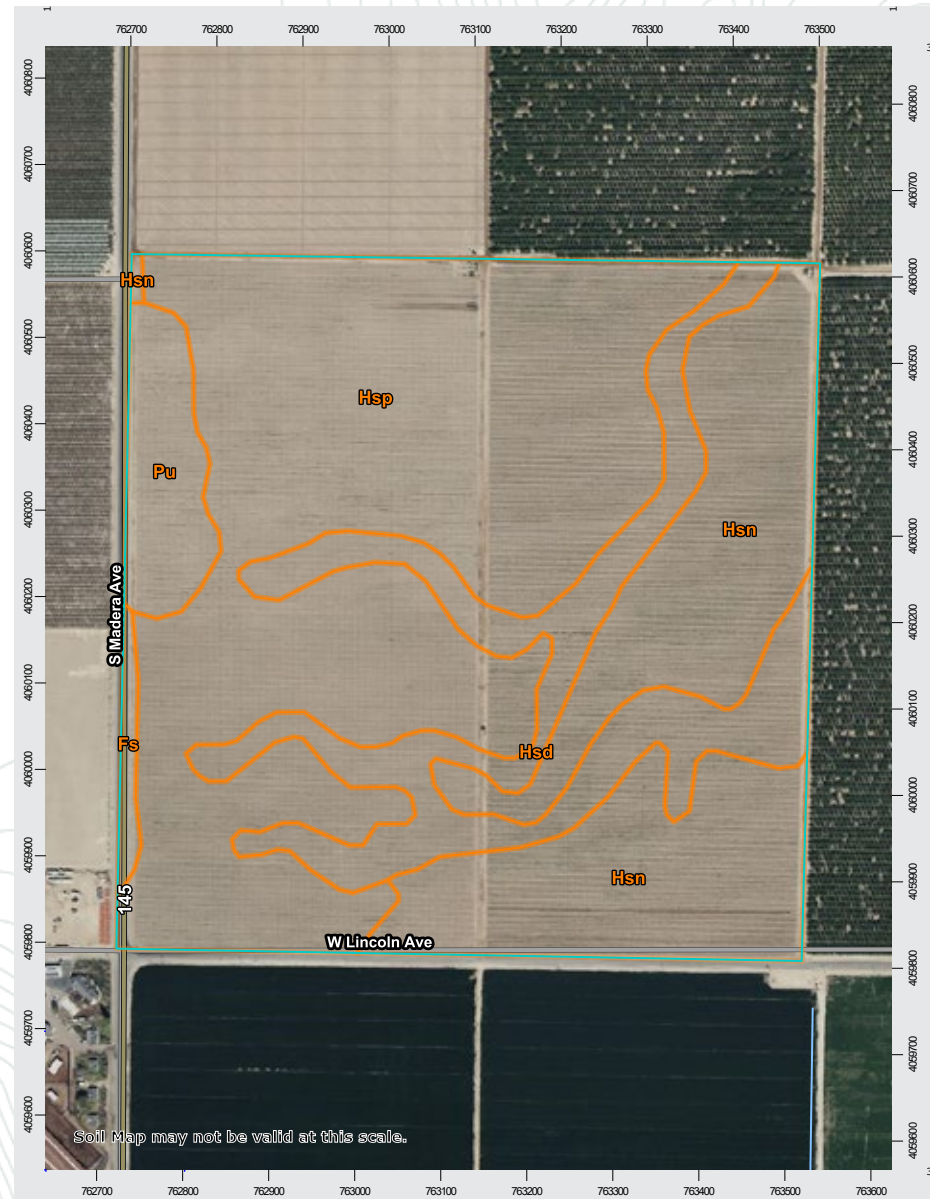
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SOILS MAP SOUTH RANCH

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Hsp	Hesperia sandy loam, shallow, saline-sodic
Hsn	Hesperia sandy loam, deep, saline-sodic
Hsd	Hesperia sandy loam, very deep
Pu	Pond fine sandy loam, moderately deep
Fs	Fresno sandy loam



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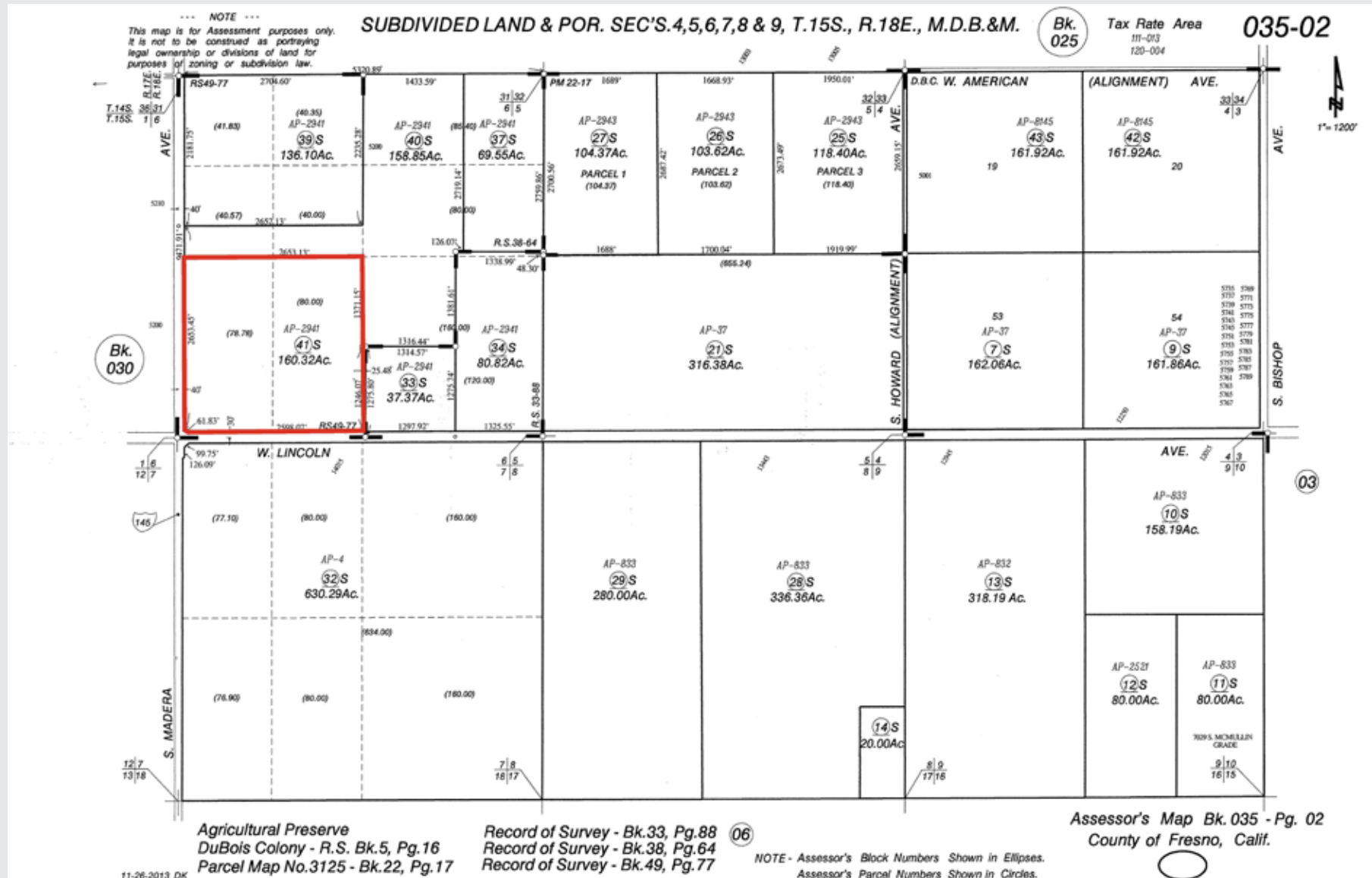


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PARCEL MAP SOUTH RANCH



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PROPERTY PHOTOS NORTH RANCH



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PROPERTY PHOTOS SOUTH RANCH



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**OFFICES SERVING
THE CENTRAL VALLEY**

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