

4,464.92±
GROSS ASSESSED ACRES

CARUTHERS PISTACHIOS, ALMONDS & GRAPES

FRESNO COUNTY, CALIFORNIA

EXCLUSIVELY PRESENTED BY
A DIVISION OF PEARSON COMPANIES



FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
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BAKERSFIELD

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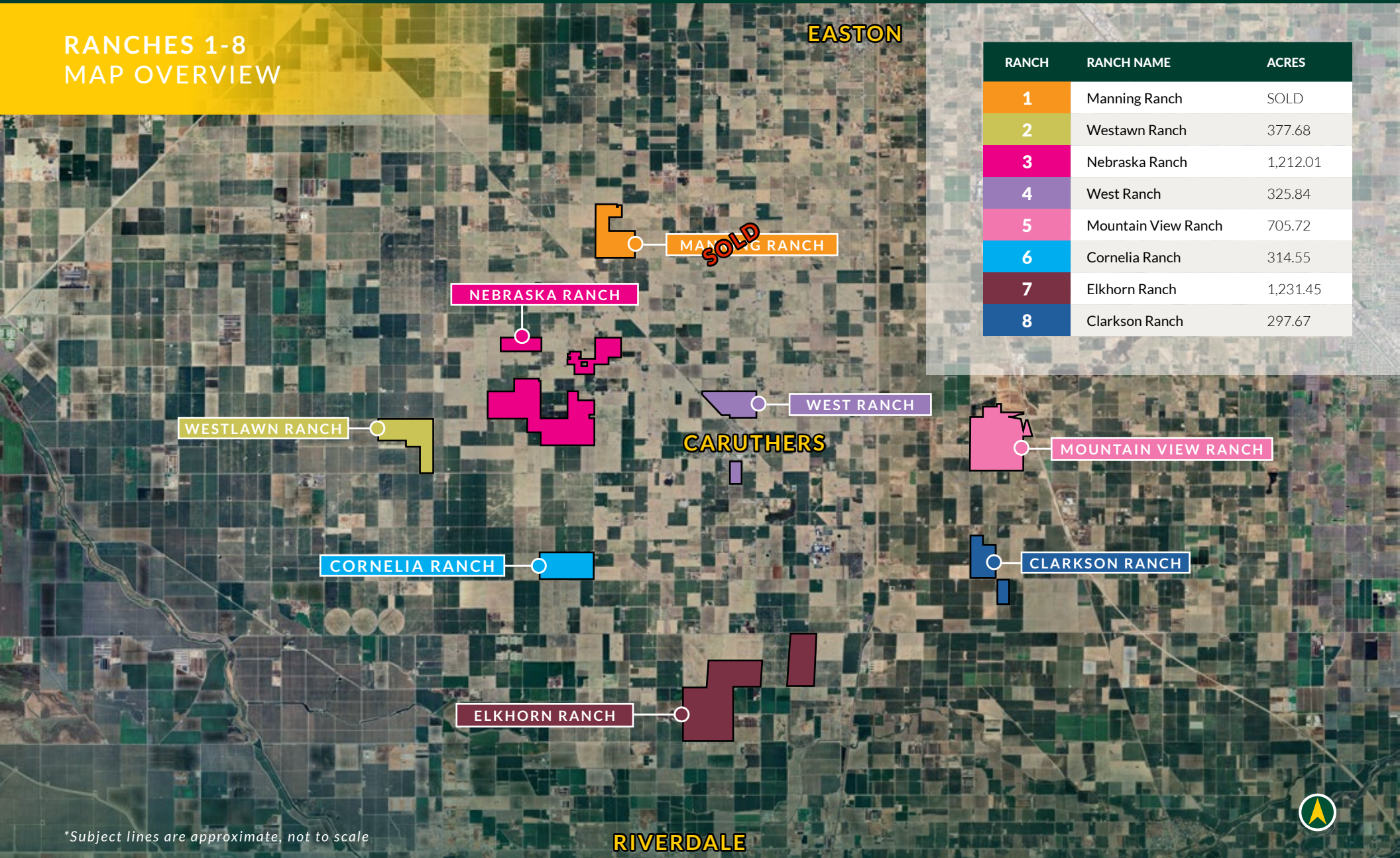
www.pearsonrealty.com

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.

RANCHES 1-8
MAP OVERVIEW



OFFERING SUMMARY

Pearson Realty is pleased to present an excellent opportunity to acquire a large portfolio of almonds, pistachios and grapes in the desirable Caruthers area of Fresno County. The portfolio is separated into 8 individual ranches based on location. The ranches may be sold together or separately. The 2025 crops are included in the sale with cultural cost reimbursement. The portfolio encompasses Consolidated I.D., Liberty W.D., Raisin City W.D., and Murphy Slough. Along with the existing crops, several ranches may include homes, barns & shops. Production history is available upon request.

RANCH	RANCH NAME	PAGE #	ACRES	PLANTINGS	WATER DISTRICT	PRICE	PRICE PER ACRE
1	Manning Ranch	4-8	345.87	Almonds	Raisin City W.D.	SOLD	
2	Westlawn Ranch	9-14	377.68	Wine Grapes, Selma Pete Almonds	Raisin City W.D.	\$9,442,000	\$25,000
3	Nebraska Ranch	15-21	1,212.01	Thompsons, Almonds	Raisin City W.D.	\$30,300,250	\$25,000
4	West Ranch	22-26	325.84	Almonds, Wine Grapes, Thompsons	Consolidated I.D.	\$13,033,600	\$40,000
5	Mountain View Ranch	27-32	705.72	Almonds, Grapes	Consolidated I.D.	\$28,228,800	\$40,000
6	Cornelia Ranch	33-38	314.55	Wine Grapes, Almonds	Liberty W.D.	\$7,863,750	\$25,000
7	Elkhorn Ranch	39-43	1,231.45	Pistachios, Almonds, Wine Grapes	Liberty W.D. & Murphy Slough	\$30,786,250	\$25,000
8	Clarkson Ranch	44-47	297.67	Almonds	Liberty W.D.	\$7,441,750	\$25,000
TOTAL		4,464.92± acres				\$127,096,400	

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MANNING RANCH
OVERVIEW

SOLD

W. MANNING AVENUE

KEY

- ALMONDS
- PUMP & WELL
- FILTER STATION
- SHOP
- HOUSE
- PG&E TOWER

S. CORNELIA AVENUE

ELYTHE AVENUE

S. BRAWLEY AVENUE

DINUBA AVENUE

345± AC.
2015
INDEPENDENCE
22' X16'

*Subject lines are approximate, not to scale



SOLD**LOCATION**

Southeast corner of W. Manning and S. Cornelia Avenues, approximately 1 mile east of Raisin City.

ACREAGE

345.87± Assessed Acres.

WATER

Raisin City Water District.

- (5) Wells
 - » (1) 40 HP Pump & Well
 - » (3) 60 HP Pumps & Wells
 - » (1) 200 HP Pump & Well
- (5) Filter Stations

IRRIGATION

- Dual line drip.

STRUCTURES/IMPROVEMENTS

- 3 Houses
- 3 Shops

PRICE/TERMS

\$6,917,400 (\$20,000 per acre) cash at the close of escrow.

The 2025 crops are included in the sale with cultural cost reimbursement.

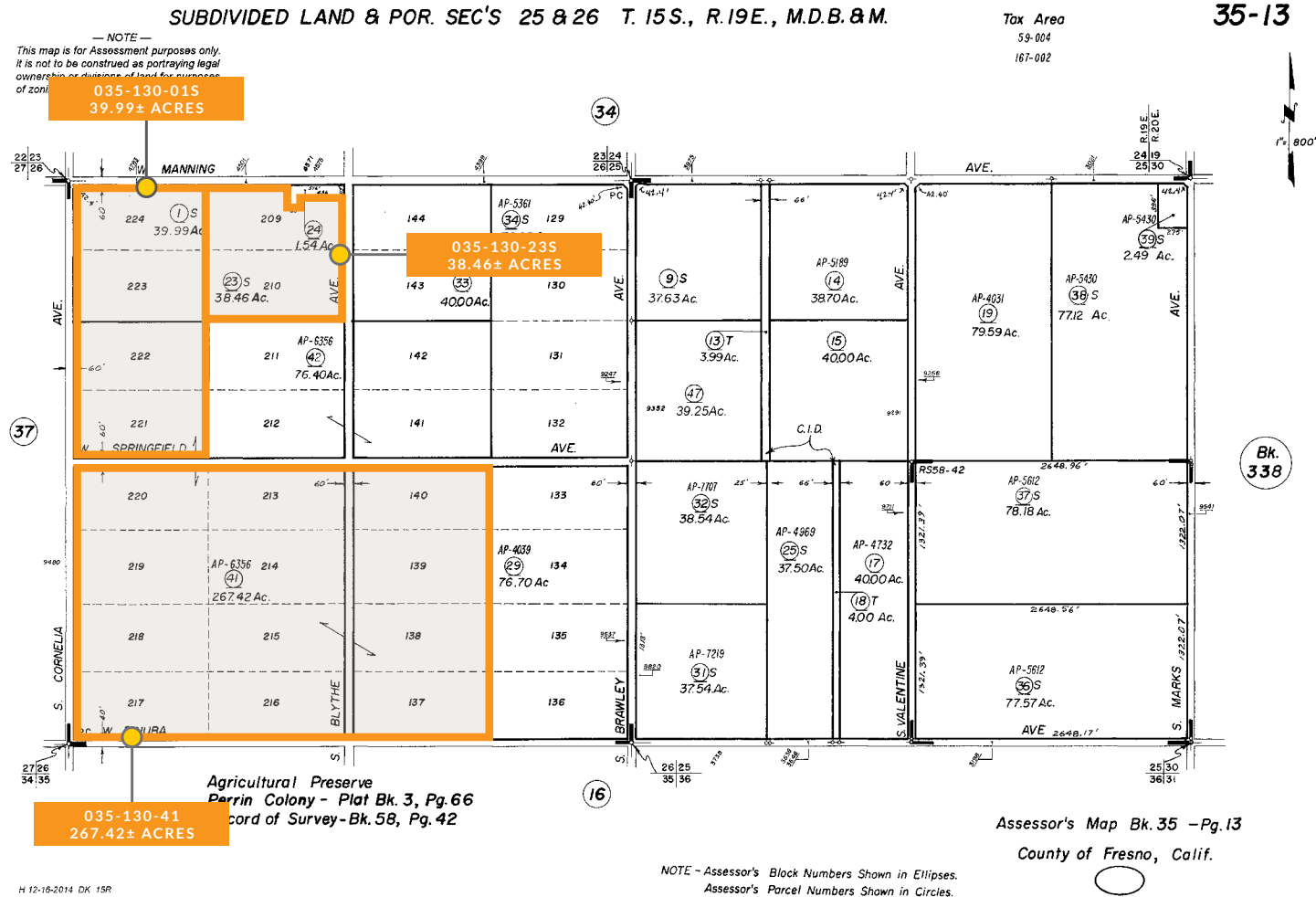
LEGAL DESCRIPTION

PARCEL # (FRESNO COUNTY)	ACRES	WILLIAMSON ACT	ZONING
035-130-01S	39.99	N	AE-20
035-130-23S	38.46	N	AE-20
035-130-41	267.42	Y	AE-20

PLANTING SUMMARY

ACRES	CROP	VARIETY	ROOTSTOCK	YEAR PLANTED	SPACING
345	Almonds	Independence	Nemaguard	2015	22' x 16'



PARCEL
MAP(s)**SOLD**

*Subject lines are approximate, not to scale

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SOILS
MAP(s)

SOLD



UNIT	UNIT NAME	RATING
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent
Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good



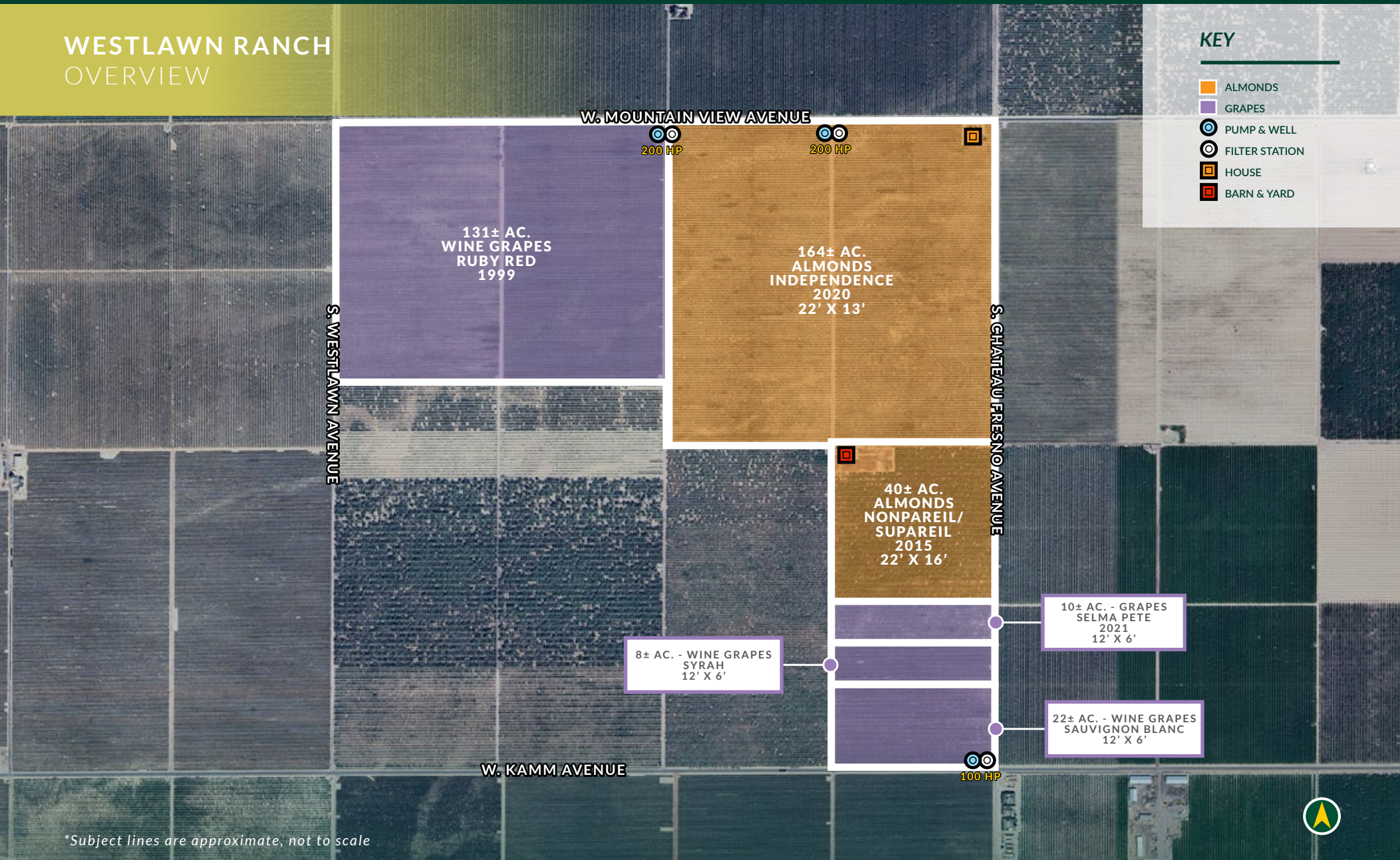
*Subject lines are approximate, not to scale



SOLD



WESTLAWN RANCH OVERVIEW



LOCATION

Southeast corner of W. Mountain View and S. Westlawn Avenues, approximately 5 miles west of Caruthers.

ACREAGE

377.68± Assessed Acres.

WATER

Raisin City Water District.

- (3) Pumps & Wells
 - » (1) 100 HP; (2) 200 HP
- (3) Filter Stations

IRRIGATION

- Wine Grapes - Single line drip
- Almonds - Dual line drip

STRUCTURES/IMPROVEMENTS

- 1 House
- 1 Barn
- 2± Acre Yard

PRICE/TERMS

\$9,442,000 (\$25,000 per acre) cash at the close of escrow.

The 2025 crops are included in the sale with cultural cost reimbursement.

LEGAL DESCRIPTION

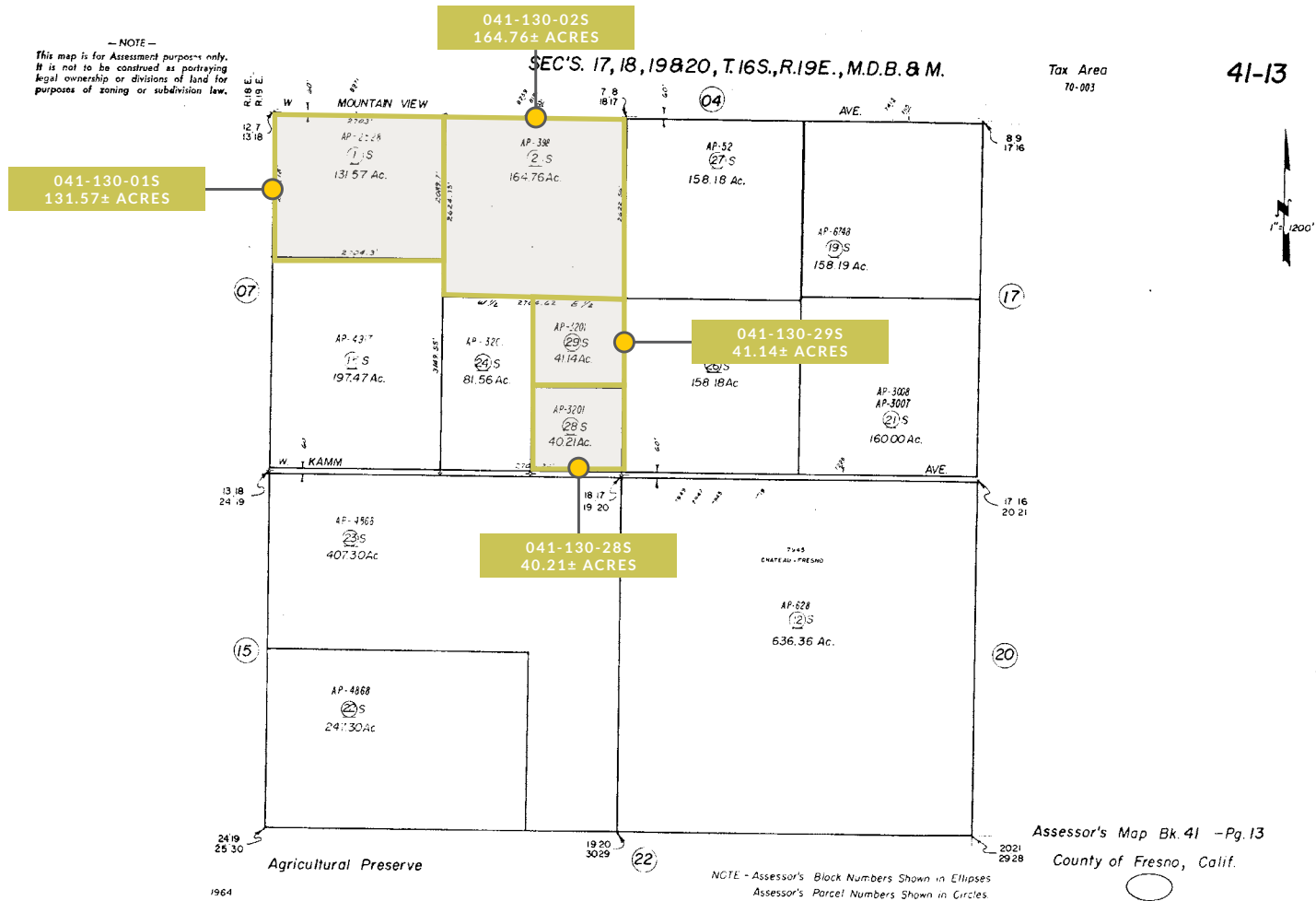
PARCEL # (FRESNO COUNTY)	ACRES	WILLIAMSON ACT	ZONING
041-130-01S	131.57	Y	AE-20
041-130-02S	164.76	Y	AE-20
041-130-28S	40.21	Y	AE-20
041-130-29S	41.14	Y	AE-20

PLANTING SUMMARY

ACRES	CROP	VARIETY	ROOTSTOCK	YEAR PLANTED	SPACING
131	Wine Grapes	Ruby Red	Unknown	1999	12' x 6'
22	Wine Grapes	Sauvignon Blanc	Unknown	Mature	12' x 6'
8	Wine Grapes	Syrah	Unknown	Mature	12' x 6'
10	Grapes	Selma Pete	Unknown	2021	12' x 6'
40	Almonds	Nonpareil/Supareil	Nemaguard	2015	22' x 16'
164	Almonds	Independence	Viking	2020	22' x 13'

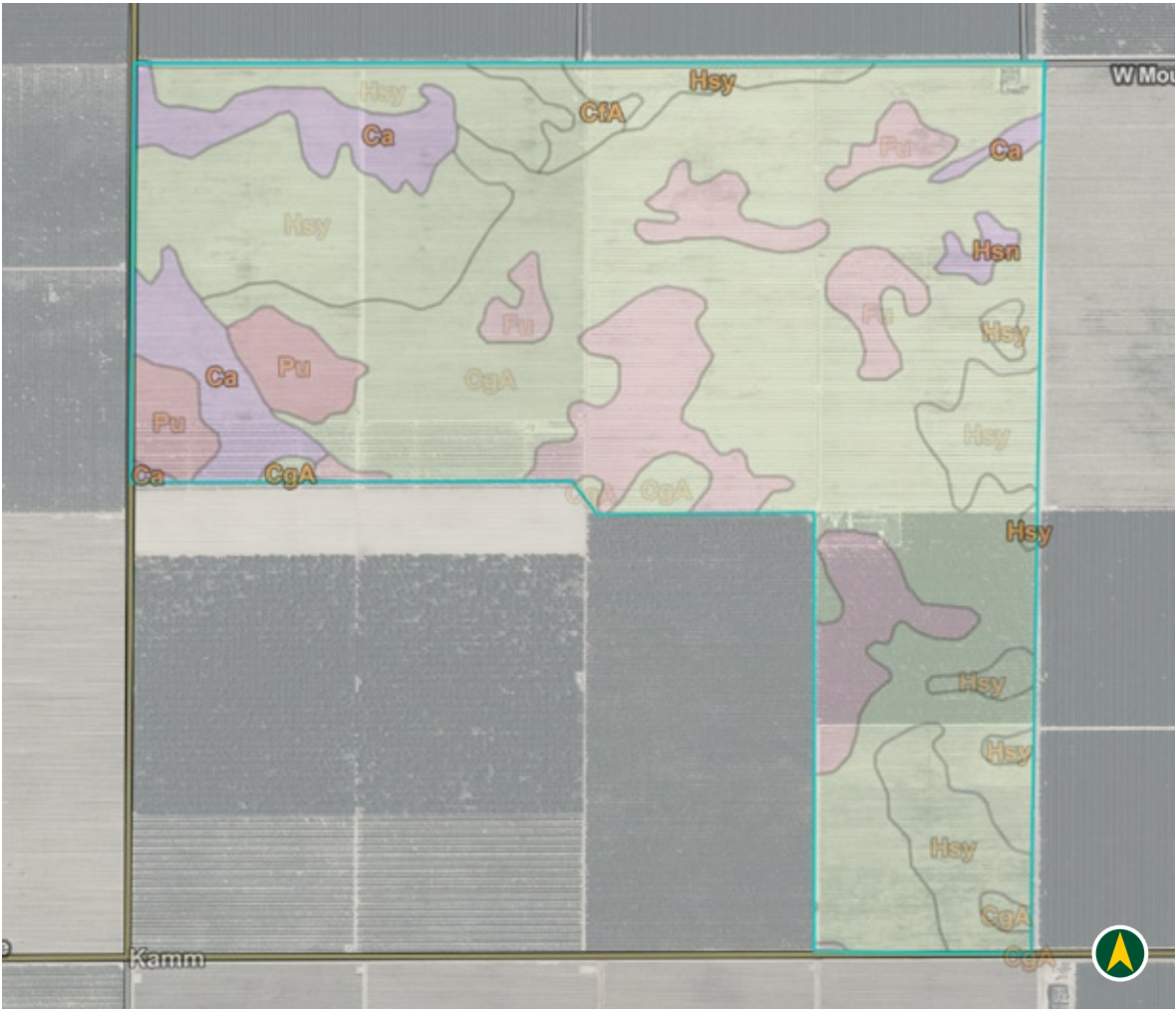


PARCEL MAP(s)



*Subject lines are approximate, not to scale

SOILS
MAP(s)



UNIT	UNIT NAME	RATING
Ca	Cajon loamy coarse sand	Grade 3 Fair
CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 Good
CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 Good
Fu	Fresno fine sandy loam	Grade 5 Very Poor
Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 Fair
Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 Good
Pu	Pond fine sandy loam, moderately deep	Grade 6 Nonagricultural

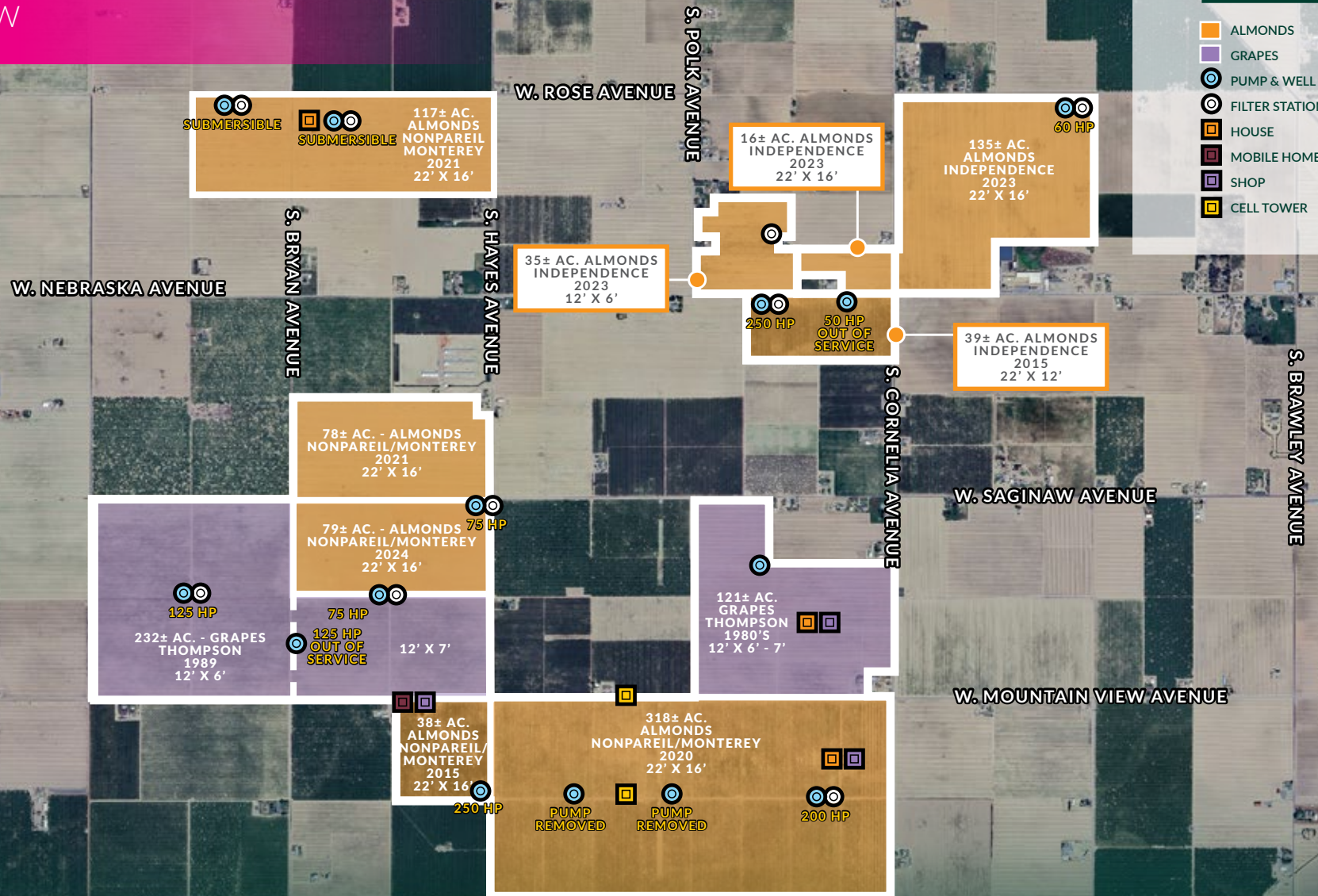


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NEBRASKA RANCH OVERVIEW



*Subject lines are approximate, not to scale

LOCATION

Three blocks located approximately 2.5 miles west of Caruthers:

- 117± acres on the south side of W. Rose Avenue, west of S. Bryan Avenue to S. Hayes Avenue.
- 240± acres on the north and south side of W. Nebraska Avenue, between S. Polk and S. Blythe Avenues.
- 850± acres on the north and south side of W. Mountain View Avenue between S. Grantland Avenue and S. Cornelia Avenue.

ACREAGE

1,212.01± Assessed Acres.

WATER

Raisin City Water District.

- (14) Wells
 - » (1) 60 HP; (1) 125 HP; (1) 200 HP; (1) HP Illegible
 - » (2) 75 HP; (2) 250 HP; (2) Submersible
- (4) Wells (*Out of Service*)
- (9) Filter Stations

IRRIGATION

- Grapes - Single line drip
- Almonds - Dual line drip

STRUCTURES/IMPROVEMENTS

- 3 Houses
- 1 Mobile Home
- 3 Shops

PRICE/TERMS

\$30,300,250 (\$25,000 per acre) cash at the close of escrow.

The 2025 crops are included in the sale with cultural cost reimbursement.

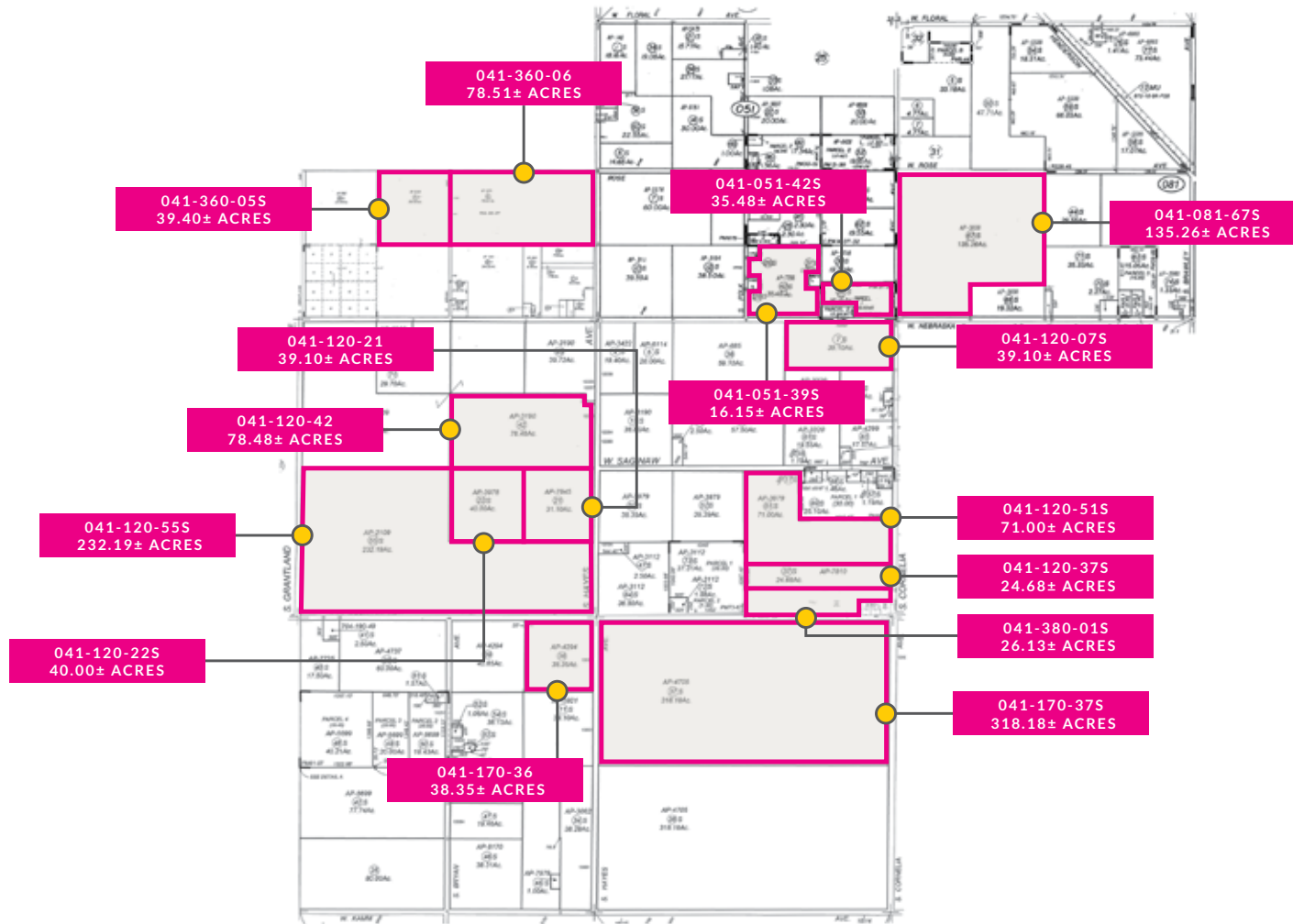
LEGAL DESCRIPTION

PARCEL # (FRESNO COUNTY)	ACRES	WILLIAMSON ACT	ZONING
041-051-39S	16.15	N	AE-20
041-051-42S	35.48	Y	AE-20
041-081-67S	135.26	Y	AE-20
041-120-07S	39.10	N	AE-20
041-120-21	39.10	Y	AE-20
041-120-22S	40.00	Y	AE-20
041-120-37S	24.68	Y	AE-20
041-120-42	78.48	Y	AE-20
041-120-51S	71.00	Y	AE-20
041-120-55S	232.19	Y	AE-20
041-360-05S	39.40	Y	AE-20
041-360-06	78.51	Y	AE-20
041-170-36	38.35	Y	AE-20
041-170-37S	318.18	Y	AE-20
041-380-01S	26.13	Y	AE-20

PLANTING SUMMARY

ACRES	CROP	VARIETY	ROOTSTOCK	YEAR PLANTED	SPACING
232	Grapes	Thompson	Mature	1989	12' x 6'-7'
121	Grapes	Thompson	Mature	1980's	12' x 6'-7'
117	Almonds	Nonpareil/ Monterey	Nemaguard	2021	22' x 16'
35	Almonds	Independence	Nemaguard	2023	22' x 16'
39	Almonds	Independence	Nemaguard	2015	22' x 12'
16	Almonds	Independence	Nemaguard	2023	22' x 16'
135	Almonds	Independence	Nemaguard	2023	22' x 16'
78	Almonds	Nonpareil/ Monterey	Nemaguard	2021	22' x 16'
79	Almonds	Nonpareil/ Monterey	Nemaguard	2024	22' x 16'
38	Almonds	Nonpareil/ Monterey	Nemaguard	2015	22' x 16'
318	Almonds	Nonpareil/ Monterey	Nemaguard	2020	22' x 16'

PARCEL MAP(s)

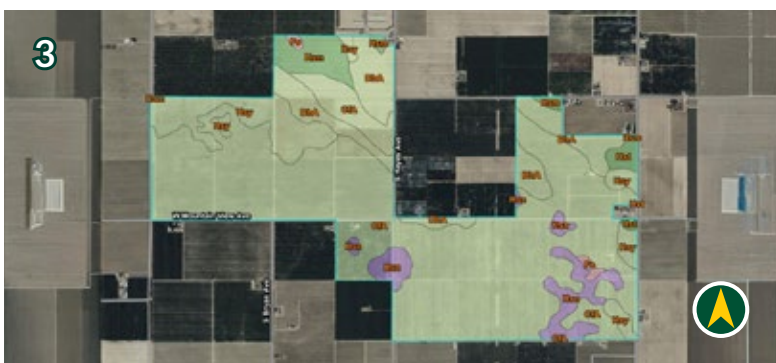
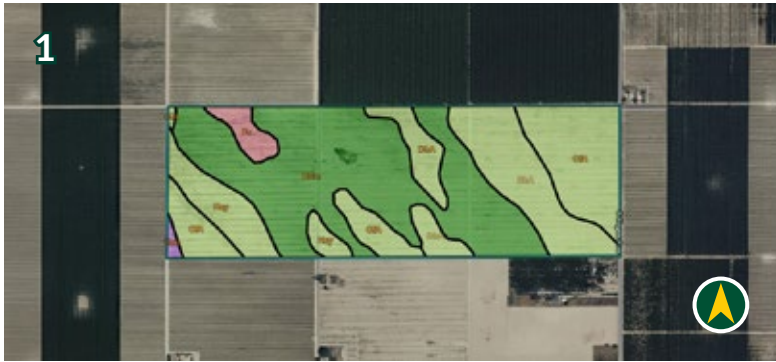


*Subject lines are approximate, not to scale



SOILS

MAP(s)



*Subject lines are approximate, not to scale

1	UNIT	UNIT NAME	RATING
	CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
	DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
	Fs	Fresno sandy loam	Grade 5 - Very Poor
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
	Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair
	Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good

2	UNIT	UNIT NAME	RATING
	CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
	DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 - Fair
	DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
	DhB	Delhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good
	Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
	Hse	Hesperia sandy loam, very deep, saline-sodic	Grade 1 - Excellent
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
	Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent

3	UNIT	UNIT NAME	RATING
	CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
	DhA	"Delhi loamy sand, 0 to 3 percent slopes, MLRA 17"	Grade 2 - Good
	Fs	Fresno sandy loam	Grade 5 - Very Poor
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
	Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair
	Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent
	Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good
	Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent







WEST RANCH OVERVIEW



*Subject lines are approximate, not to scale

LOCATION

Two blocks located on the northern and southern side of Caruthers:

- 255± acres located on the northern side of Caruthers adjacent to the city limits, north of W. Mountain View Avenue, between Henderson Road and S. West Avenue.
- 74± acres located on the southern side of Caruthers on the northeast and southeast corners of W. Kamm and S. Hughes Avenues. 35.44± acres are located within the city limits.

ACREAGE

325.84± Assessed Acres.

WATER

Consolidated I.D.

- (4) Wells
 - » (1) 30 HP; (1) 100 HP; (1) 125 HP; (1) Submersible
- (3) Lift Pumps
- (5) Filter Stations

IRRIGATION

- Almonds - Dual line drip
- Grapes - Single line drip

STRUCTURES/IMPROVEMENTS

- 1 House
- 1 Shop

PRICE/TERMS

\$13,033,600 (\$40,000 per acre) cash at the close of escrow.

The 2025 crops are included in the sale with cultural cost reimbursement.

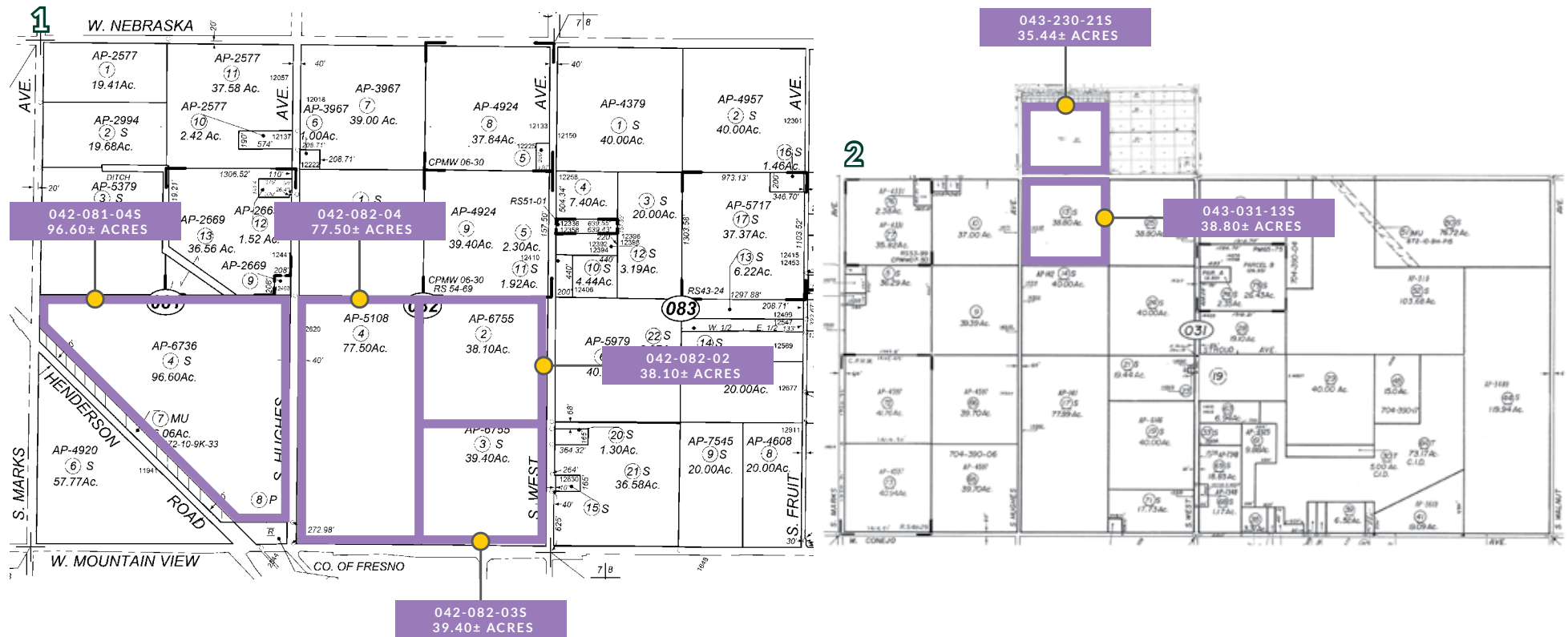
LEGAL DESCRIPTION

PARCEL # (FRESNO COUNTY)	ACRES	WILLIAMSON ACT	ZONING
042-081-04S	96.60	Y	AE-20
042-082-02	38.10	Y	AE-20
042-082-03S	39.40	Y	AE-20
042-082-04	77.50	Y	AE-20
043-230-21S	35.44	N	AE-20 & AL-20
043-031-13S	38.80	N	AE-20

PLANTING SUMMARY

ACRES	CROP	VARIETY	ROOTSTOCK	YEAR PLANTED	SPACING
73	Almonds	Nonpareil/Supareil	Nemaguard	2015	22' x 16'
96	Wine Grapes	Muscat	Unknown	2013	11' x 6'
55	Grapes	Fiesta	Unknown	Mature	12' x 6'
25	Grapes	Thompson	Unknown	Mature	12' x 6'
77	Almonds	Nonpareil/Monterey	Nemaguard	2015	22' x 16'

PARCEL MAP(s)



**Subject lines are approximate, not to scale*



SOILS
MAP(s)



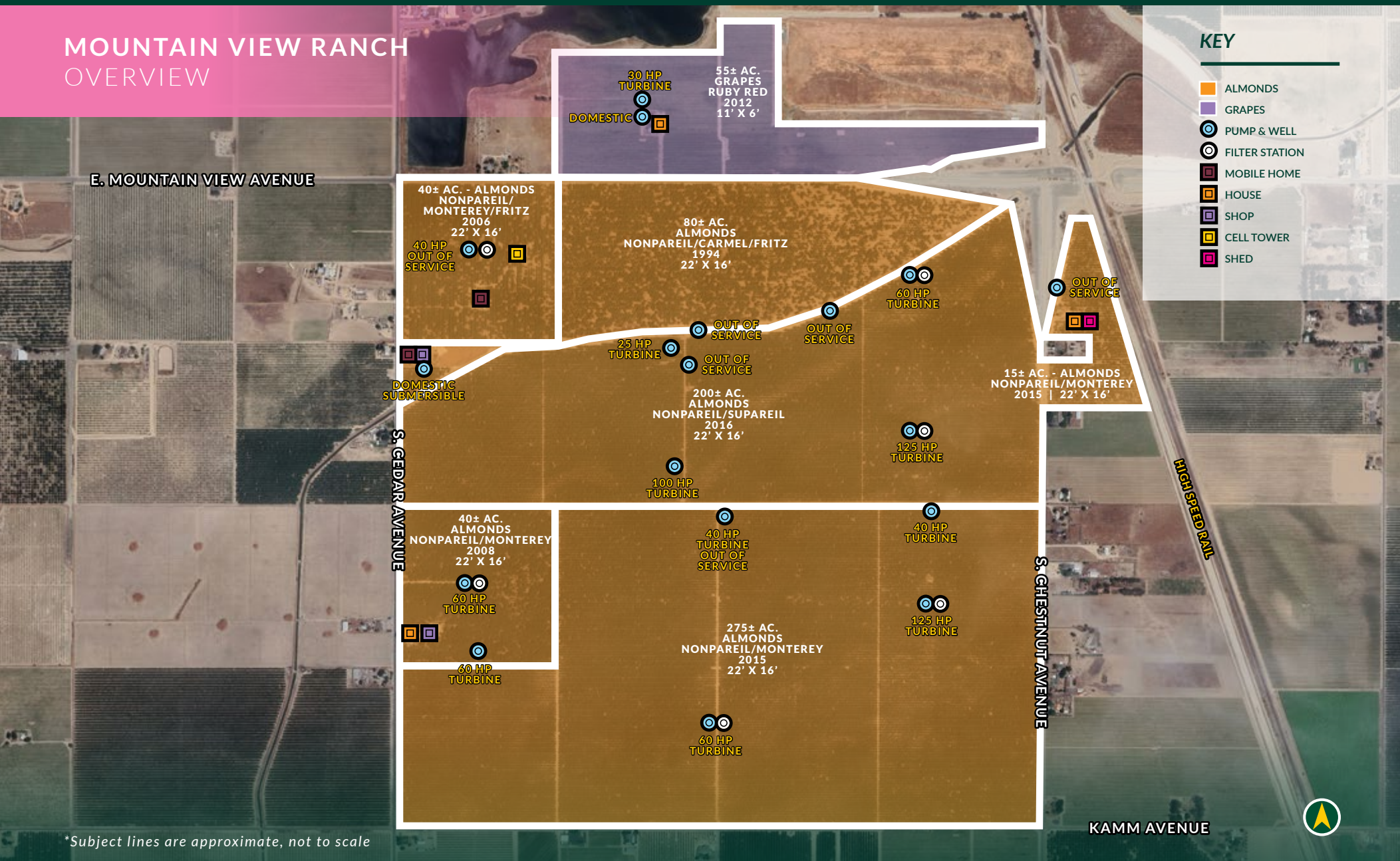
1	UNIT	UNIT NAME	RATING
	CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
	CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
	DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 - Fair
	DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
	DhB	Delhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good
	DIA	Delhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
	Dm	Dello loamy sand	Grade 3 - Fair
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent

2	UNIT	UNIT NAME	RATING
	CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
	DIA	Delhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
	TzbA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good

*Subject lines are approximate, not to scale



MOUNTAIN VIEW RANCH OVERVIEW



LOCATION

Located on the north and south side of E. Mountain View Avenue, between S. Cedar and S. Chestnut Avenues.

ACREAGE

705.72± Assessed Acres.

WATER

Consolidated I.D.

- (18) Wells
 - » (1) 25 HP; (1) 30 HP; (1) 40 H; (1) 50 HP; (4) 60 HP
 - » (1) 100 HP; (2) 125 HP
 - » (6) Out of Service
 - » (2) Domestic (**1 Submersible**)
- (6) Filter Stations

IRRIGATION

- Almonds - Dual line drip.
- Grapes - Single line drip.

STRUCTURES/IMPROVEMENTS

- 3 Houses
- 2 Mobile Homes
- 3 Shops/Sheds
- Cell Tower (**Not a part**)

PRICE/TERMS

\$28,228,800 (\$40,000 per acre) cash at the close of escrow.

The 2025 crops are included in the sale with cultural cost reimbursement.

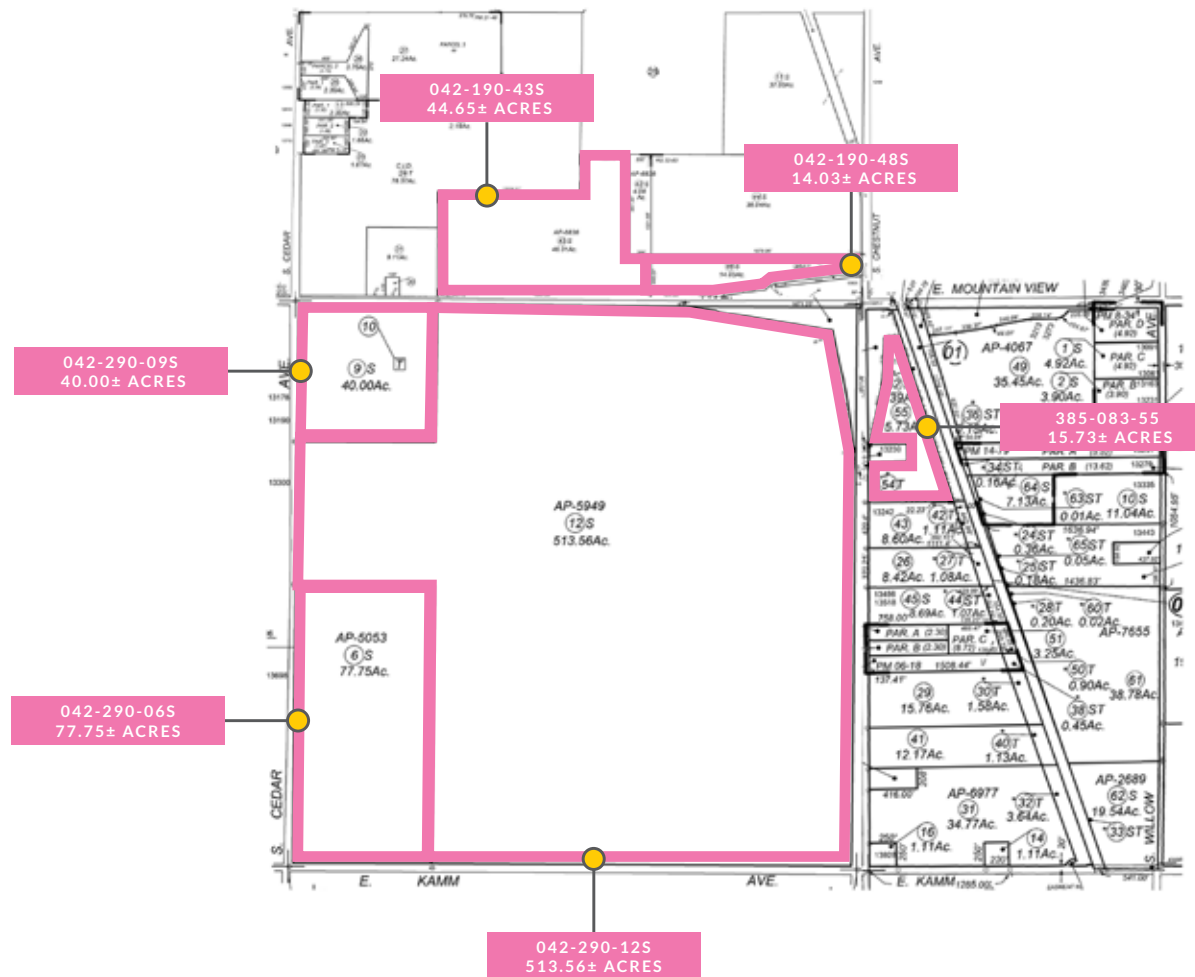
LEGAL DESCRIPTION

PARCEL # (FRESNO COUNTY)	ACRES	WILLIAMSON ACT	ZONING
042-290-06S	77.75	Y	AE-20
042-290-09S	40.00	N	AE-40
042-290-12S	513.56	Y	AE-40
042-190-43s	44.65	Y	AE-20
042-190-48S	14.03	N	AE-20
385-083-55	15.73	N	AE-20

PLANTING SUMMARY

ACRES	CROP	VARIETY	ROOTSTOCK	YEAR PLANTED	SPACING
80	Almonds	Nonpareil/Carmel/Fritz	Nemaguard	1994	22' x 16'
40	Almonds	50% Nonpareil/ 50% Monterey/Fritz	Nemaguard	2006	22' x 16'
40	Almonds	Nonpareil/ Monterey	Nemaguard	2008	22' x 16'
275	Almonds	Nonpareil/ Monterey	Nemaguard	2015	22' x 16'
15	Almonds	Nonpareil/Monterey	Nemaguard	2015	22' x 16'
200	Almonds	Nonpareil/Supareil	Nemaguard	2016	22' x 16'
55	Grapes	Ruby Red	Unknown	2012	11' x 16'

PARCEL MAP(s)



**Subject lines are approximate, not to scale*



SOILS
MAP(s)



UNIT	UNIT NAME	RATING
DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 Fair
DeB	Delhi sand, 3 to 9 percent slopes	Grade 3 Fair
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 Good
Hc	Hanford sandy loam	Grade 1 Excellent



**Subject lines are approximate, not to scale*

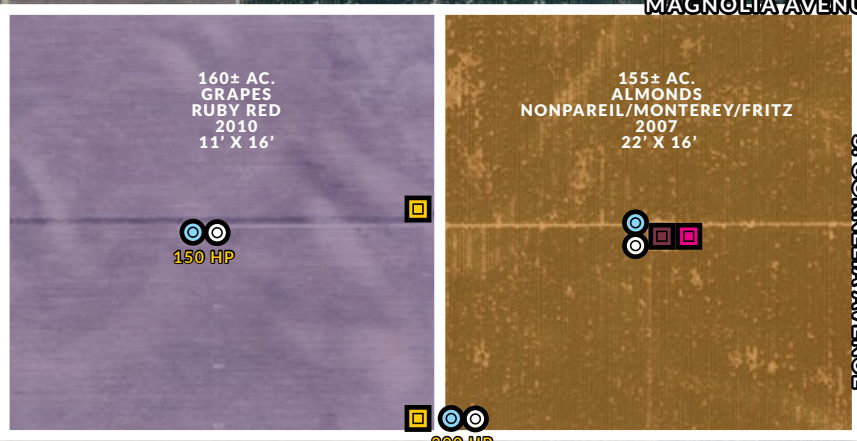




CORNELIA RANCH
OVERVIEW

KEY

- ALMONDS
- GRAPES
- PUMP & WELL
- FILTER STATION
- MOBILE HOME
- SHED
- PG&E TOWER



*Subject lines are approximate, not to scale



LOCATION

Located on the southwest corner of the W. Magnolia Avenue Alignment and S. Cornelia Avenue.

ACREAGE

314.55± Assessed Acres.

WATER

Liberty W.D.

- (3) Wells
 - » (1) HP Illegible
 - » (1) 150 HP
 - » (1) 200 HP
- (3) Filter Stations

IRRIGATION

- Almonds - Dual line drip with micro sprinklers
- Grapes - Single line drip

STRUCTURES/IMPROVEMENTS

- 1 Mobile Home & Shed

PRICE/TERMS

\$7,863,750 (\$25,000 per acre) cash at the close of escrow.

The 2025 crops are included in the sale with cultural cost reimbursement.

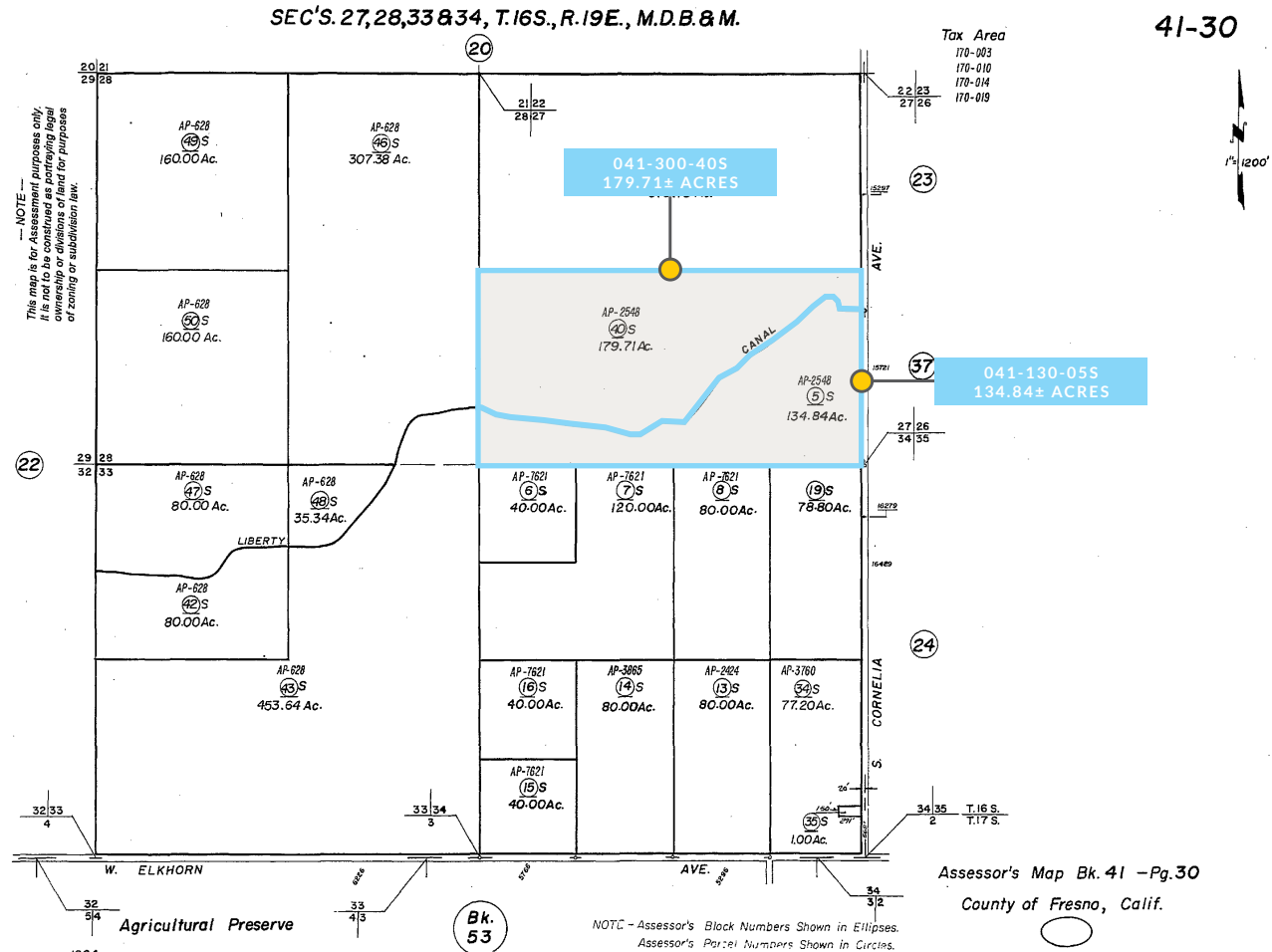
LEGAL DESCRIPTION

PARCEL # (FRESNO COUNTY)	ACRES	WILLIAMSON ACT	ZONING
041-300-05S	134.84	Y	AE-20
041-300-40S	179.71	Y	AE-20

PLANTING SUMMARY

ACRES	CROP	VARIETY	ROOTSTOCK	YEAR PLANTED	SPACING
160	Wine Grapes	Ruby Red	Unknown	2010	11' x 6'
155	Almonds	50% Nonpareil/ 50% Monterey/Fritz	Nemaguard	2007	22' x 16'

PARCEL MAP(s)



*Subject lines are approximate, not to scale

SOILS
MAP(s)



UNIT	UNIT NAME	RATING
CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 Good
CfB	Calhi loamy sand, 3 to 9 percent slopes	Grade 2 Good
CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 Good
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 Good
Fu	Fresno fine sandy loam	Grade 5 Very Poor
Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 Fair

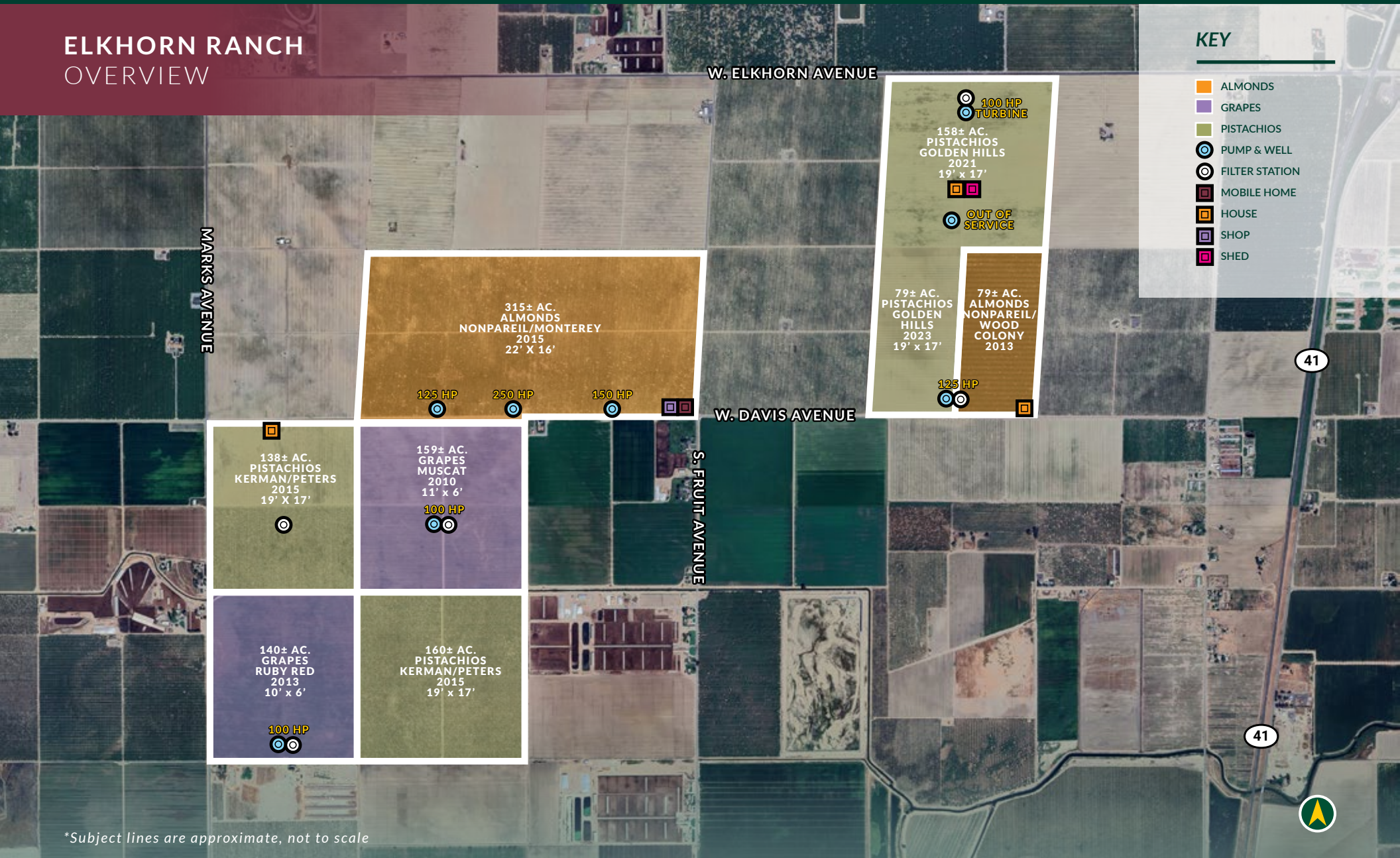


*Subject lines are approximate, not to scale





ELKHORN RANCH OVERVIEW



*Subject lines are approximate, not to scale

LOCATION

Two blocks located south of W. Elkhorn Avenue, between S. Marks and S. Elm Avenues:

- 320± acres located on the south side of W. Elkhorn Avenue, between S. Fruit and S. Elm Avenues.
- 910± acres located south of W. Elkhorn Avenue, between S. Marks and S. Fruit Avenues.

ACREAGE

1,231.45± Assessed Acres.

WATER

Liberty W.D. & Murphy Slough

- (8) Wells
 - » (3) 100 HP; (2) 125 HP; (1) 150 HP; (1) 250 HP;
 - » (1) Out of Service
- (5) Filter Stations

IRRIGATION

- 2021 & 2023 Pistachios: Single line drip
- 2015 & 2017 Pistachios: Dual line drip
- Almonds: Dual line drip with micro sprinklers
- Grapes: Single line drip

STRUCTURES/IMPROVEMENTS

- 3 Houses
- 1 Mobile Home
- 1 Shed
- 1 Shop

PRICE/TERMS

\$30,786,250 (\$25,000 per acre) cash at the close of escrow.

The 2025 crops are included in the sale with cultural cost reimbursement.

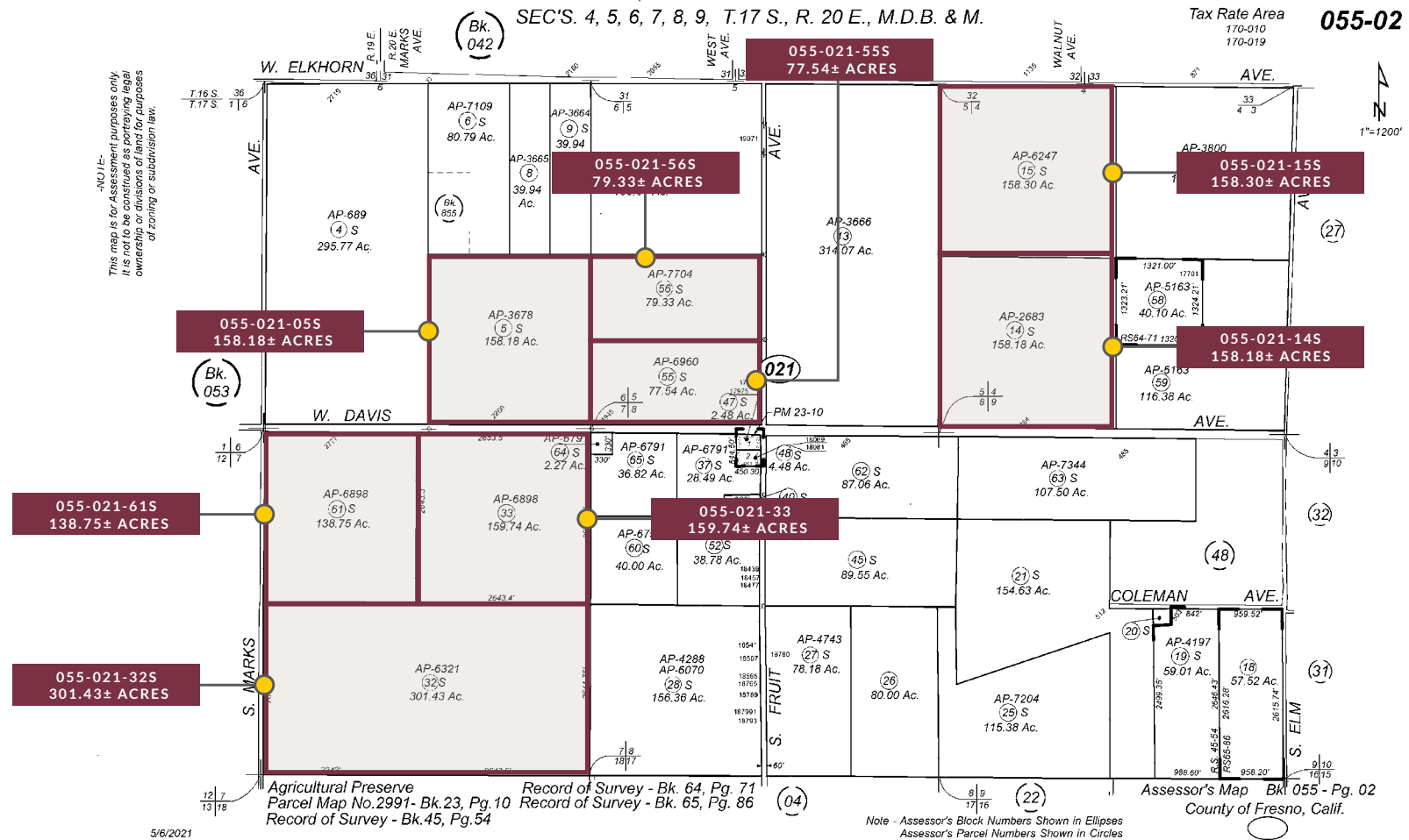
LEGAL DESCRIPTION

PARCEL # (FRESNO COUNTY)	ACRES	WILLIAMSON ACT	ZONING
055-021-05S	158.18	Y	AE-20
055-021-14S	158.18	Y	AE-20
055-021-15S	158.30	Y	AE-20
055-021-32S	301.43	Y	AE-20
055-021-33	159.74	Y	AE-20
055-021-55S	77.54	Y	AE-20
055-021-56S	79.33	Y	AE-20
055-021-61S	138.75	Y	AE-20

PLANTING SUMMARY

ACRES	CROP	VARIETY	ROOTSTOCK	YEAR PLANTED	SPACING
158	Pistachios	Golden Hills	UCB-1	2021	19' x 17'
79	Pistachios	Golden Hills	UCB-1	2023	19' x 17'
138	Pistachios	Kerman/Peters	UCB-1	2015	19' x 17'
160	Pistachios	Kerman/Peters	UCB-1	2015	19' x 17'
315	Almonds	Nonpareil/Monterey	Nemaguard	2015	22' x 16'
79	Almonds	Nonpareil/Wood Colony	Nemaguard	2013	22' x 16'
140	Wine Grapes	Ruby Red	Unknown	2013	10' x 6'
159	Wine Grapes	Muscat	Unknown	2010	11' x 6'

PARCEL MAP(s)



**Subject lines are approximate, not to scale*

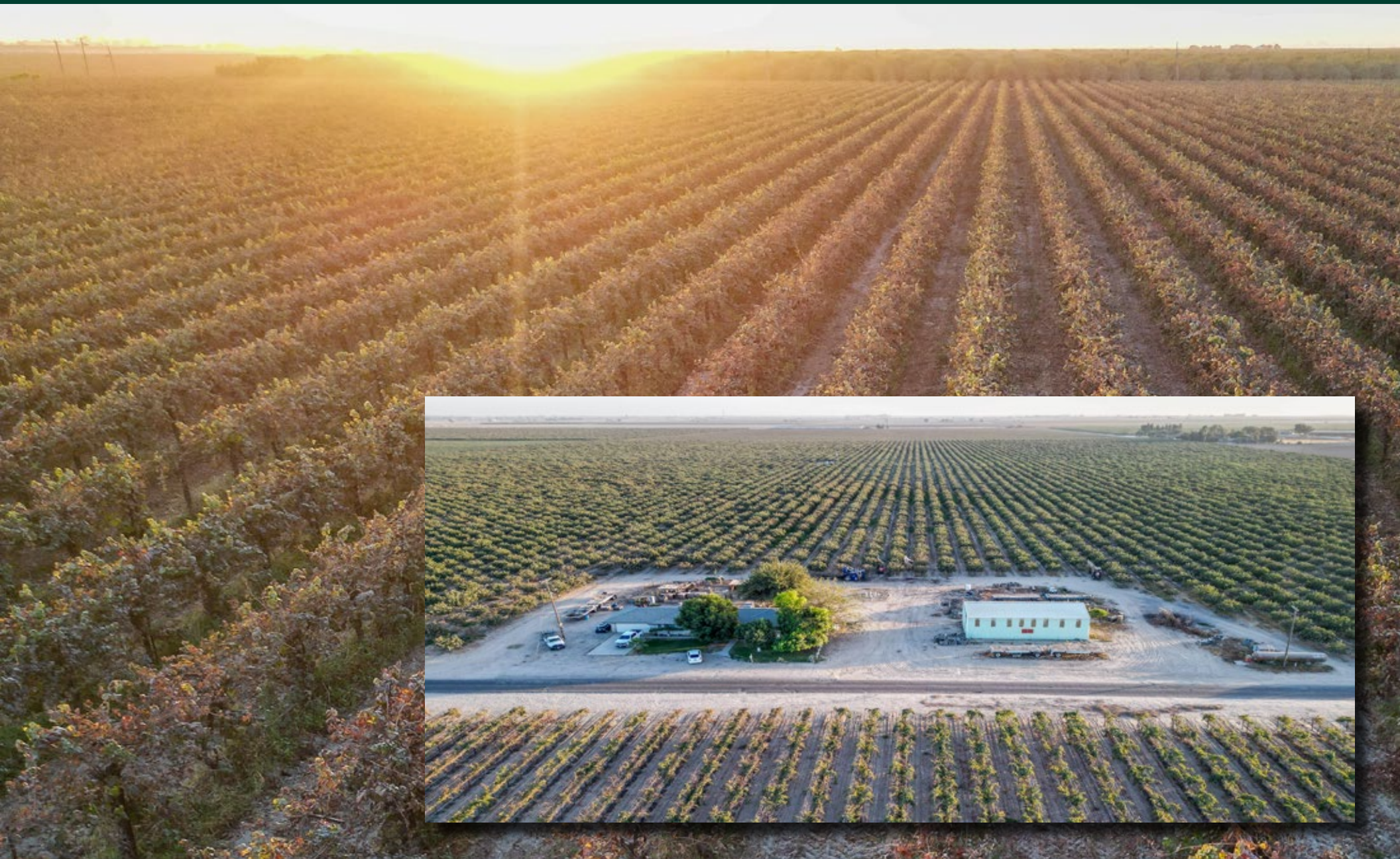
SOILS

MAP(s)



*Subject lines are approximate, not to scale

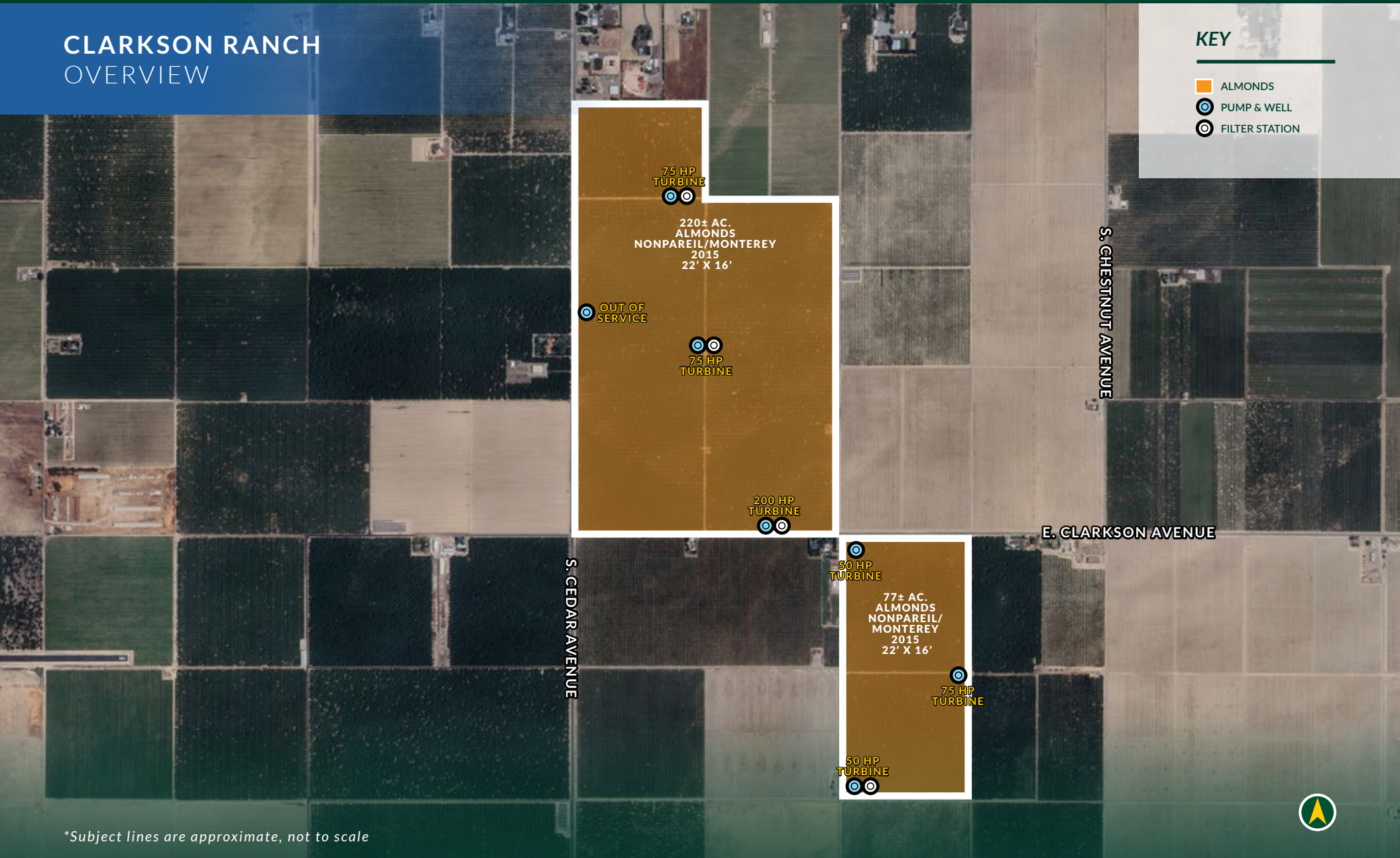
1	UNIT	UNIT NAME	RATING
	CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
	CfB	Calhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good
	CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
	Cs	Chino loam, saline- alkali	Grade 4 - Poor
	DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 - Fair
	DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
	DhB	Delhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good
	Dm	Dello loamy sand	Grade 3 - Fair
	Gd	Grangeville sandy loam, saline alkali	Grade 3 - Fair
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
	Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair
	Hss	Hesperia fine sandy loam, very deep, saline-sodic	Grade 2 - Good
	Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good
	Pr	Pond sandy loam	Grade 4 - Poor
	Tr	Traver sandy loam	Grade 3 - Fair
	TzbA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good
	Ws	Wunjei fine sandy loam	Grade 3 - Fair
2	UNIT	UNIT NAME	RATING
	CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
	CfB	Calhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good
	CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
	Ed	El Peco fine sandy loam	Grade 4 - Poor
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
	Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair
	Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good
	Tt	Traver fine sandy loam	Grade 3 - Fair
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent



CLARKSON RANCH
OVERVIEW

KEY

- ALMONDS
- PUMP & WELL
- FILTER STATION



*Subject lines are approximate, not to scale



LOCATION

Located on the north and south side of E. Clarkson Avenue, east of S Cedar Avenue, approximately 1 ¾ miles east of Highway 41.

ACREAGE

297.67± Assessed Acres.

WATER

Liberty W.D.

- (7) Wells
 - » (2) 50 HP
 - » (3) 75 HP
 - » (1) 200 HP
 - » (1) Out of Service
- (4) Filter Stations

IRRIGATION

- Dual line drip with micro sprinklers

PRICE/TERMS

\$7,441,750 (\$25,000 per acre) cash at the close of escrow.

The 2025 crops are included in the sale with cultural cost reimbursement.

LEGAL DESCRIPTION

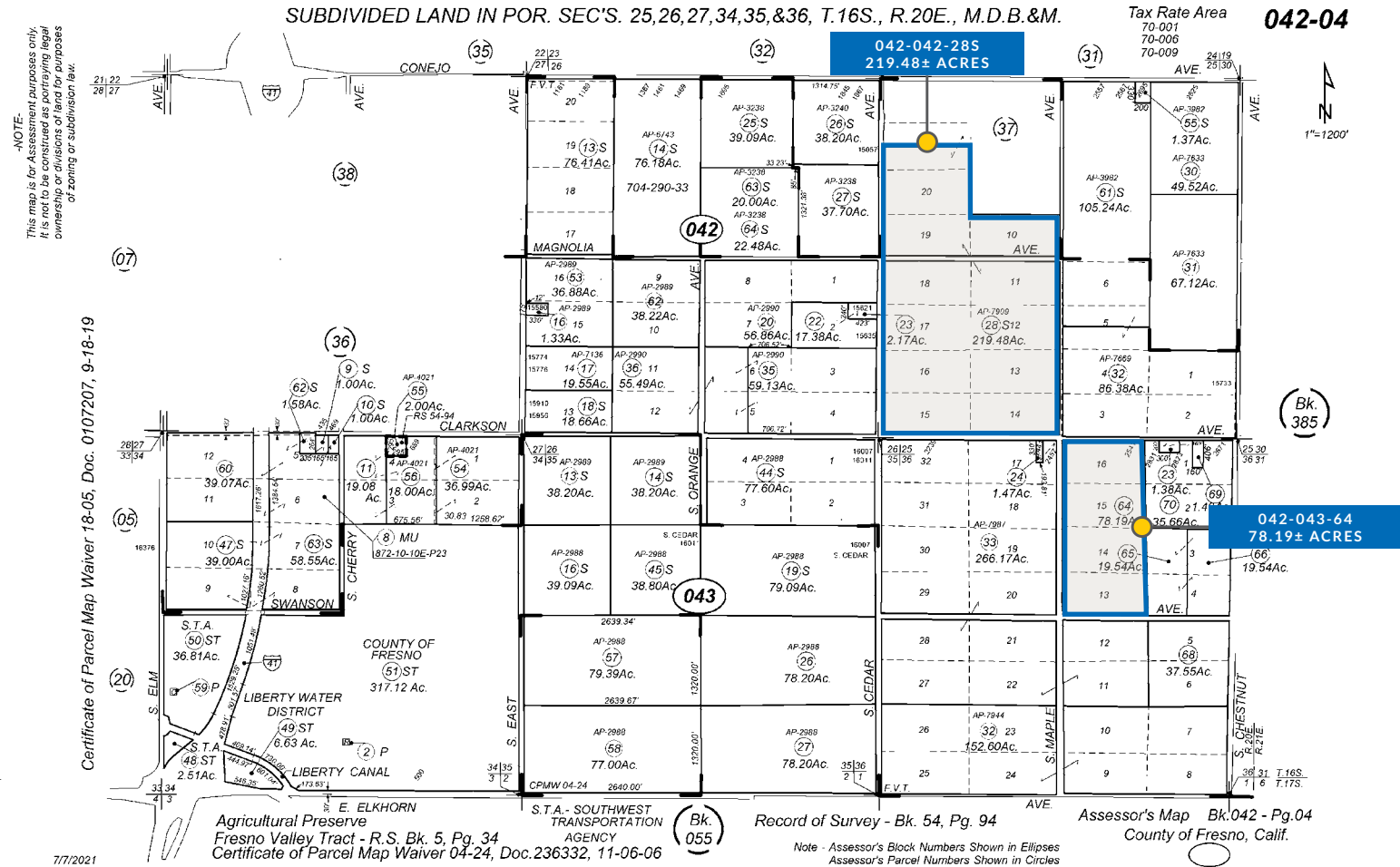
PARCEL # (FRESNO COUNTY)	ACRES	WILLIAMSON ACT	ZONING
042-042-28S	219.48	Y	AE-20
042-043-64	78.19	N	AE-20

PLANTING SUMMARY

ACRES	CROP	VARIETY	ROOTSTOCK	YEAR PLANTED	SPACING
220	Almonds	Nonpareil/ Monterey	Nemaguard	2015	22' x 16'
77	Almonds	Nonpareil/ Monterey	Nemaguard	2015	22' x 16'



PARCEL MAP(s)



**Subject lines are approximate, not to scale*

SOILS
MAP(s)



*Subject lines are approximate, not to scale

1	UNIT	UNIT NAME	RATING
	DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 - Fair
	DhA	"Delhi loamy sand, 0 to 3 percent slopes, MLRA 17"	Grade 2 - Good
	DIA	Delhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
	Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
	Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
	Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent
	Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good

2	UNIT	UNIT NAME	RATING
	Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
	Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair

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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
Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

