

**2,483.88±**  
ASSESSED ACRES

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  
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**BAKERSFIELD**

4900 California Ave., #210B  
Bakersfield, CA 93309  
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**JAMESON AVENUE  
DAIRY, ALMONDS & OPEN**  
FRESNO COUNTY, CALIFORNIA

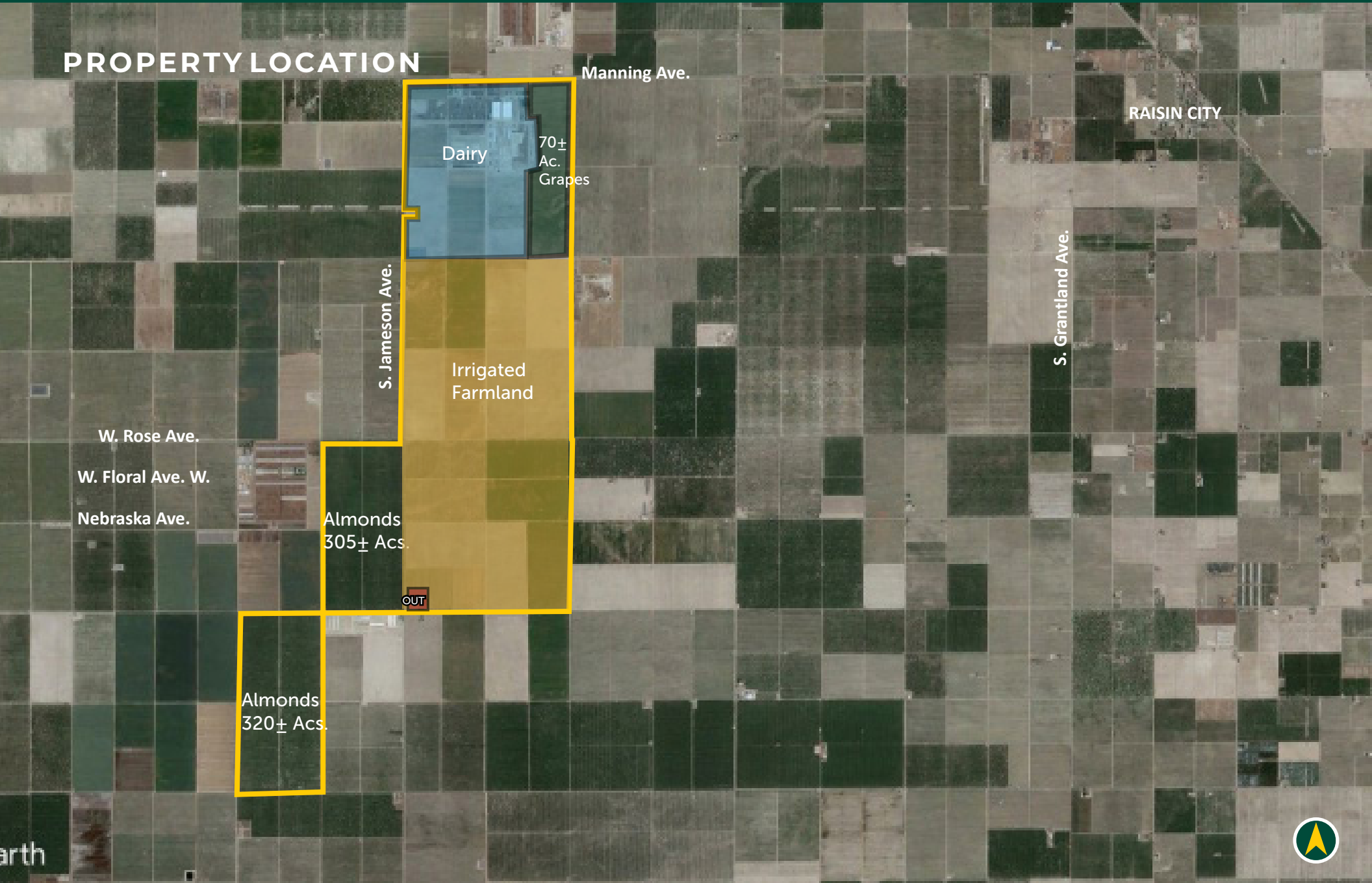
**\$19,871,040**  
(\$8,000/ACRE)



**PROPERTY  
HIGHLIGHTS:**

- LARGE CONTIGUOUS LAND OFFERING
- ROBOTIC MILKING FACILITY
- MULTIPLE HOUSES & SOLAR FIELD

PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

Located in the greater Caruthers area of Fresno County, California, the subject property consists of 2,483.88± acres comprised of a 191± acre fully automated dairy facility, 625± acres of almonds, 70± acres of grape vines and 1,335± acres of open land/row crops providing ample feed for a sustainable dairy operation with numerous wells and solar.

### DAIRY FACILITY

The 191± acre turnkey robotic dairy operation includes 24 Lely Astronaut A5 robotic milking systems, Lely Juno automatic feed pushers, Lely Luna cow brushes, and a Lely cow locator system.

The milking facilities include: (2) single sided 16-stall flat milking parlors and (2) 7,000-gallon milk tanks in the milk tank room. Corrals include: open lot corrals for 2,400± mature milking cows, bull pen for 800-1,000 bulls, a calf raising area with 452± CalfTel fiberglass hutches with bottle racks and (20) 15'x 15' metal pipe drag pens, and a 2,000+ heifer raising facility. There are 200± locking stanchions in the robot barn, 240± locking stanchions in the heifer pen and 10± locking stanchions in the open corrals, along with (2) free stall barns.

Feed Storage includes: 3,500± square foot barn with 7 bays, (2) 8,750 square foot metal pole barns with 900± ton hay capacity, and 550,000± square foot silage storage. The dairy is permitted for a total of 4,164± head of cattle, inclusive of 2,082± mature milking/dry cows and 2,082± support stock by the California Regional Water Quality Control Board.

### LOCATION

The ranch is located off of S. Jameson Avenue and W. Manning Avenue, approximately 3 ½ miles west of Raisin City. Physical address: 10255 Manning Avenue, Fresno, CA 93706.

### LEGAL/ZONING

Fresno County APN(s): 035-150-44s; 041-030-43S, 02s & 18s; located in a portion of Sections 2, 3, 10, 14, 26, 35 & 36, Township 15S & 16S, Range 18E. Property zoning: AE-20, Agricultural Exclusive - 20 acres.

### WATER

A total of 18 pumps and wells and 2 booster pumps provide irrigation water to the ranch and dairy facility. The almond orchards have a dual line drip irrigation system and the open ground is flood irrigated. The parcels are located in the Raisin City Water District, part of the McMullin Area GSA. Currently, there is no surface water delivery from the district. There is a 6 acre fresh water recharge pond that collected rain water from the 258,500± sq. ft. roof of the robotic barn. The sellers are currently working with the McMullin Area GSA to use this area for a excess storm water recharge project currently in phase II development. There are two (2) large lagoons and five (5) settling ponds with an Albers Separator and a 45,000± sq. ft. concrete drying pad and bucking wall, along with a 3± acre compost conditioning area.

### BUILDINGS/STRUCTURES

The offering includes 14 residences, including a 6,279± square foot primary residence that features 5 bedrooms and 4 bathrooms remodeled in 2012. The thirteen (13) employee residences range in size from 1,750 to 2,200± square feet with 3 bedrooms each. The ranch has a 6,000± sq. ft. shop with a loft, separate acetylene storage rooms, tire rooms, mechanics pit and pressure wash area. There is a 2,000± sq. ft. office housing the robotic server equipment and a kitchen/breakroom. A 70' commercial grade scale is located near the commodity barn, along with a 10,000± gallon Fresno County certified diesel storage tank. The ranch also features a 2,600' x 20' private runway that is a hardened oil road in operating condition. A 12± acre leased solar site with a 1.988 KW Nem 2.0 system provides additional power to the ranch. It includes an Array Duratrack HZvc solar tracking system, Trina Crystalline Photovoltaic Cells and Sun TRIPOWER 1,000v Inverters. Buyer to assume existing lease.

### PRICE/TERMS

\$19,871,040 cash at the close of escrow. Buyer shall reimburse Seller for cultural costs incurred toward the current crop up to the close of escrow. Sale is subject to bankruptcy court overbid and approval process. The property is being sold "AS-IS". Parcels may be purchased separately. APN: 041-030-02s (305.50± acres) is subject to a partnership agreement on the orchard improvements. In addition, a Right of First Refusal in favor of the partner is recorded against the subject parcel only. Additional details can be provided upon request from the listing agent.

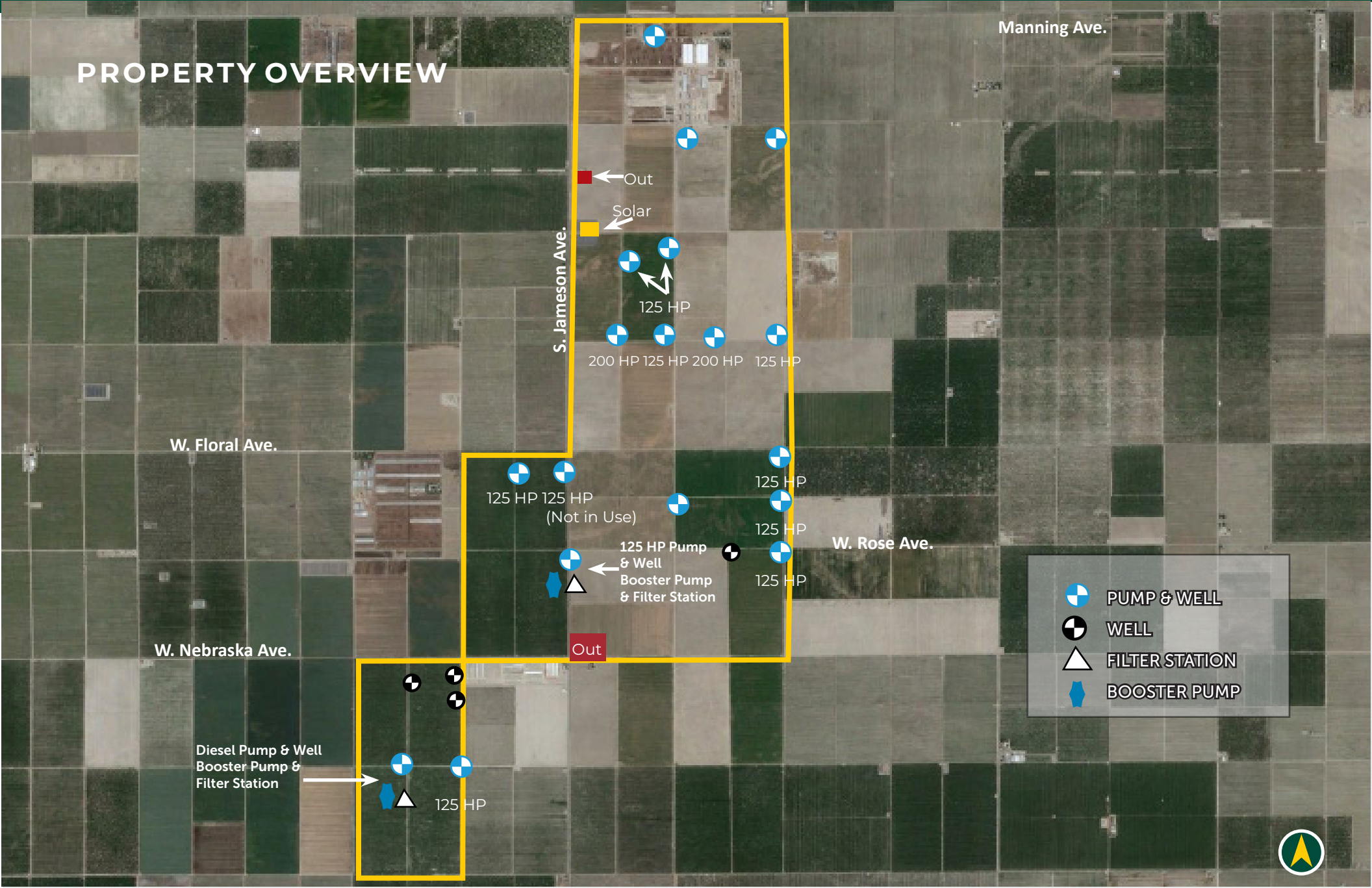


## PLANTINGS

APN	Acres	Crop	Variety	Planted	Spacing	Williamson Act
041-030-43s	595.00	Open	--	--	--	Y
035-110-14s	626.14	Dairy Facility, Grapes, Open Ground & Solar	Thompson Seedless (70± Acs.)	1993	12' x 7'	Y
035-110-11s	0.88	Grapes	Thompson Seedless	1993	12' x 7'	N
035-150-44s	636.36	Open	--	--	--	Y
041-030-02s	305.50	Almonds	305± acs. NP/Monterey	2012	22' x 16'	Y
041-030-18s	320.00	Almonds	320± acs. NP/Mont/Fritz	2014	22' x 16'	Y
<b>Total Acres</b>	<b>2,483.88</b>					



PROPERTY OVERVIEW



SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Fs	Fresno sandy loam
Ts	Traver sandy loam, moderately deep
Tu	Traver fine sandy loam, moderately deep
CfA	Calhi loamy sand, 0-3% slopes
Hsd	Hesperia sandy loam, very deep
Hse	Hesperia sandy loam, very deep, saline-sodic
Fv	Fresno fine sandy loam, shallow, nonagri-cultural
Ca	Cajon loamy coarse sand
Hsm	Hesperia sandy loam, deep
Hsy	Hesperia fine sandy loam, deep, saline-sodic
Hsn	Hesperia sandy loam, deep, saline-sodic
Ed	El Peco fine sandy loam
Fu	Fresno fine sandy loam
Pr	Pond sandy loam
TzbA	Tujunga loamy sand, 0-3% slopes

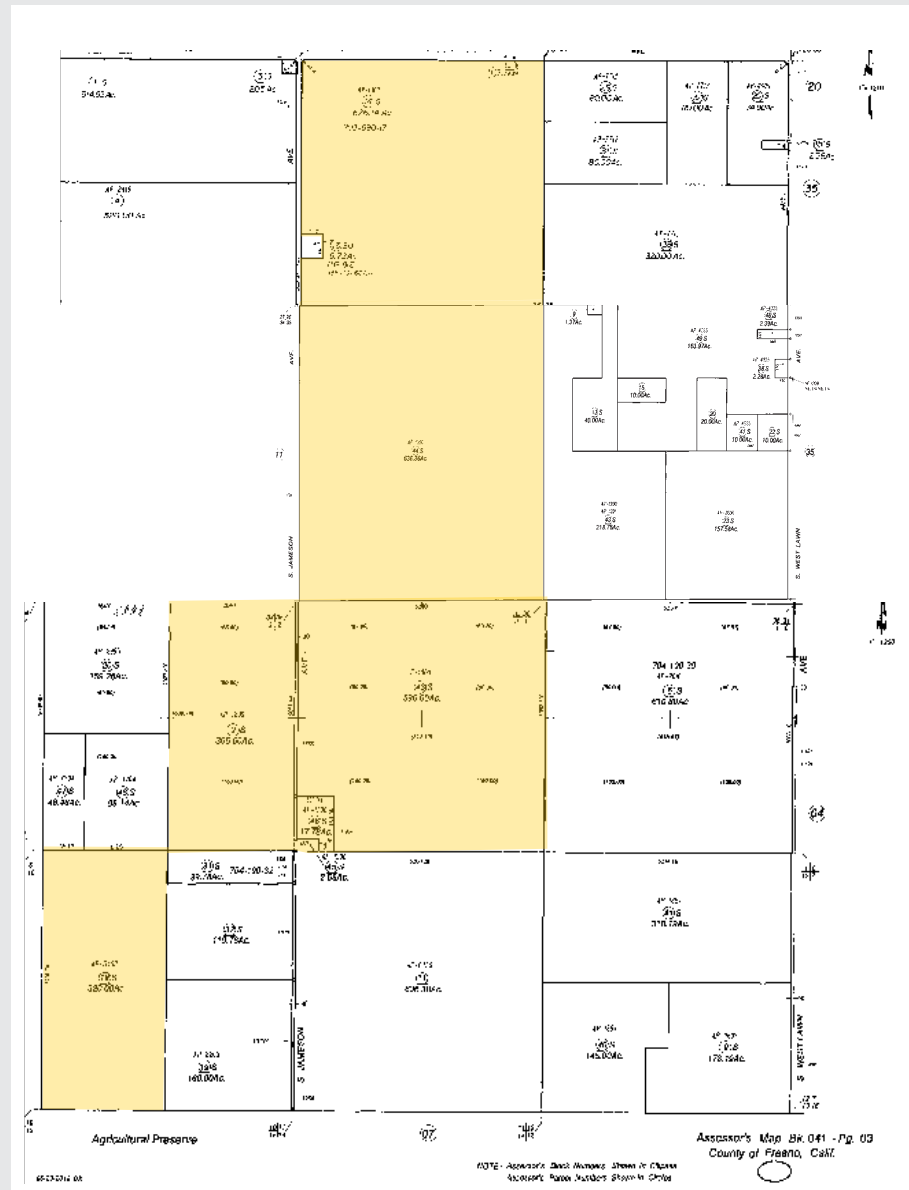


## PARCEL MAPS

APN's: 035-110-11s, 14s

APN's: 035-150-13s,  
43s and 44s

APN's: 041-030-02s,  
18s and 43s





## PROPERTY PHOTOS





**JAMESON AVENUE DAIRY, ALMONDS & OPEN**  
FRESNO COUNTY, CA

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**OFFICES SERVING  
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