

# ELK RIDGE

## NUT PROCESSING FACILITY

### PRICE REDUCTION

- *Organic and Conventional Almond & Pistachio Facility*
- *Dry Roasting, Seasoning & Packaging Equipment included*
- *ABC Food Safety Technical Expert Review Panel (TERP) Validated Pasteurization System*
- *Located within an Opportunity Zone*
- *102± acres Planted to Almonds & 12± acres Open Land*
- *Includes two (2) Residences*

Madera County, CA

**129.96± ACRES**

20,600± Square Foot Facility

**\$5,900,000**

Exclusively Presented by:



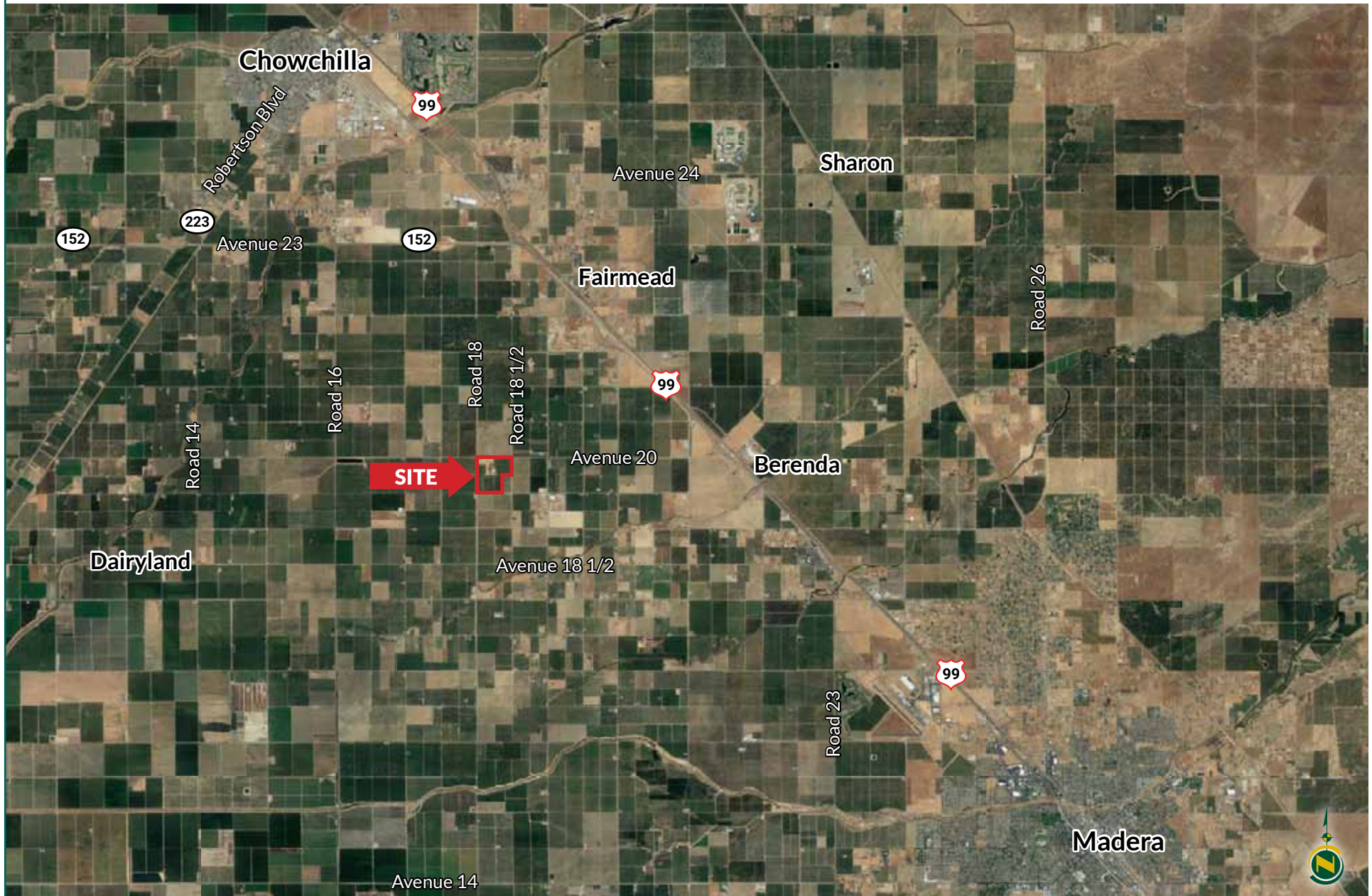
**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
A Tradition in Trust Since 1919

[www.pearsonrealty.com](http://www.pearsonrealty.com)  
CA DRE# 00020875





## Location Aerial



## Property Details

### DESCRIPTION:

This offering includes an organic and conventional almond and pistachio processing facility, 102± acres planted to almonds, and two (2) residences. The well maintained 20,600± square foot facility includes a 3,000± square foot storage warehouse and pole barn; the grounds are nicely landscaped with concrete and a combination of paved and gravel parking. The main residence is nearly 4,000± square feet and features many high-end finishes; the second home is approximately 1,700± square feet and is currently utilized for additional office space.

### LOCATION:

18252 Avenue 20, Madera, CA 93637. The property is located on the south side of Avenue 20 between Avenue 18 and 18 ½ approximately 3 miles west of Freeway 99. This is a central location in the heart of the Central Valley surrounded by thousands of acres of almond and pistachio orchards. Fresno is located 30± miles to the south and Modesto is 60± miles to the north.

### LEGAL:

Madera County APN's: 028-030-012 (92.96± acres) & 028-030-015 (37± acres). Located in a portion of Section 27, T10S, R16E, M.D.B. & M. The property is in a Madera County Williamson Act Contract/ Farmland Security Zone contract.

### ZONING:

ARE-40 (Agricultural Rural Exclusive, 40 ac. minimum parcel size). A Conditional Use Permit was granted by Madera County for the nut processing facility.

### NUT PROCESSING FACILITY:

FACILITY: The well-maintained 20,600± square foot organic nut processing facility was built in 2007. The steel frame facility has an insulated metal roof and includes a reception area, office space, breakroom, restrooms, laboratory, processing, sorting, packing, shipping, and receiving rooms, as well as a small cold storage box in the packing room. The processing and packing rooms are constructed for food grade processing with FRP panel walls and epoxy flooring. The facility also has an open truck loading area that can accommodate 4 trucks with recessed docks and load levelers.

POWER: 2500 AMP, 3 phase, 480V.

STORAGE WAREHOUSE: 3,000± square foot metal building that is 40' x 75', which is utilized for dry/ product storage.

POLE BARN: 2,640± square foot structure that is 44' x 60' with 14' clear height.

### EQUIPMENT:

All nut processing machinery and related equipment on site are included with the sale of the property.

The nut processing equipment is utilized to size, sort, pasteurize, roast, season, package, and ship nuts. The sorting line is rated to sort 4,000 to 5,000 pounds of nuts per hour, and the sizing equipment is rated at 9,000 to 10,000 pounds per hour. The reported throughput is approximately 5,000,000± pounds annually.

### CERTIFICATIONS:

Certified Organic by CCOF.

ABC Food Safety Technical Expert Review Panel (TERP) validated pasteurization system.

### MAIN RESIDENCE:

The main residence is a well-appointed three (3) bedroom 3,988± square foot custom home built in 1998. The home features formal dining room, custom light fixtures and windows, three (3) fireplaces, two (2) jetted soaking tubs, gourmet kitchen with custom cabinets, granite counter tops, high-end appliances, walk-in pantry, and breakfast nook. Enjoy outdoor entertaining in a large gazebo and an over 900± square foot garage.

### SECOND RESIDENCE/OFFICE:

The second residence is a 1,723± square foot 3 bedroom 2 bath house. The house was built in 1992 and currently serves as additional office space for the nut processing facility.



## Property Details (cont.)

### PLANTINGS:

There are 102± acres planted to almonds and 12± acres of open ground. Please reference the planting map on the following page for varieties and block locations.

### WATER/IRRIGATION:

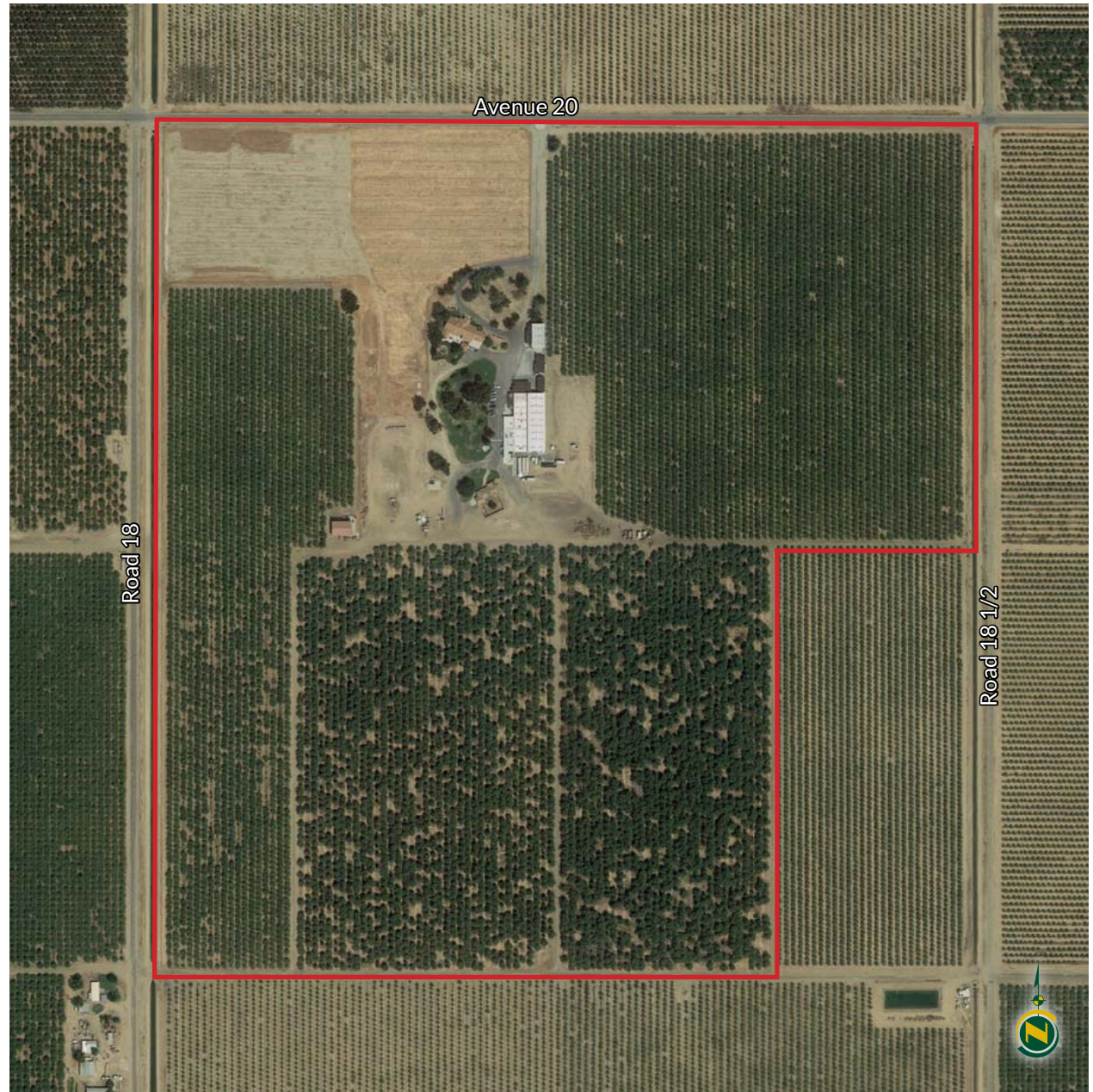
The subject property is located within the Madera Irrigation District boundaries. There is a 125HP agricultural pump and well with filtration system used for drip irrigation. The trees are irrigated via dual line drip on Blocks A&B and the micro sprinklers on Blocks C&D. There is also a newer well that was drilled in 2012± east of the facility; it is a cable tool open well that has not been developed.

### SOILS:

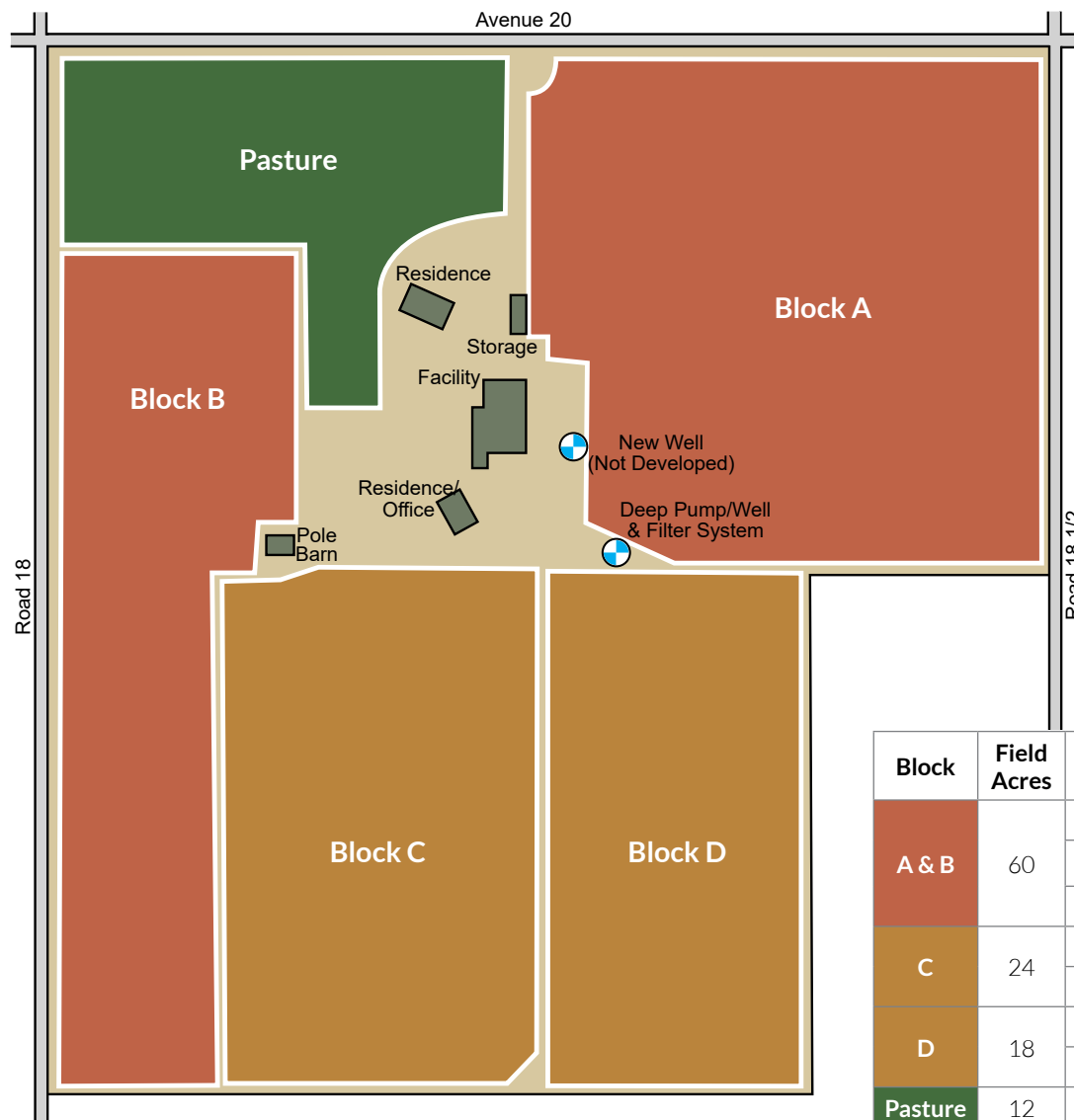
Madera fine sandy loam, 0 to 3 percent slopes  
Madera loam, 0 to 3 percent slopes  
Ramona sandy loam, deep over hardpan, 0 to 3 percent slopes

### PRICE/TERMS:

\$5,900,000 all cash or terms acceptable. The sale of the property is subject to approval by the Bankruptcy Court. Property shown by appointment only. Please contact listing agents.



### Planting & Irrigation Map



Property Boundary

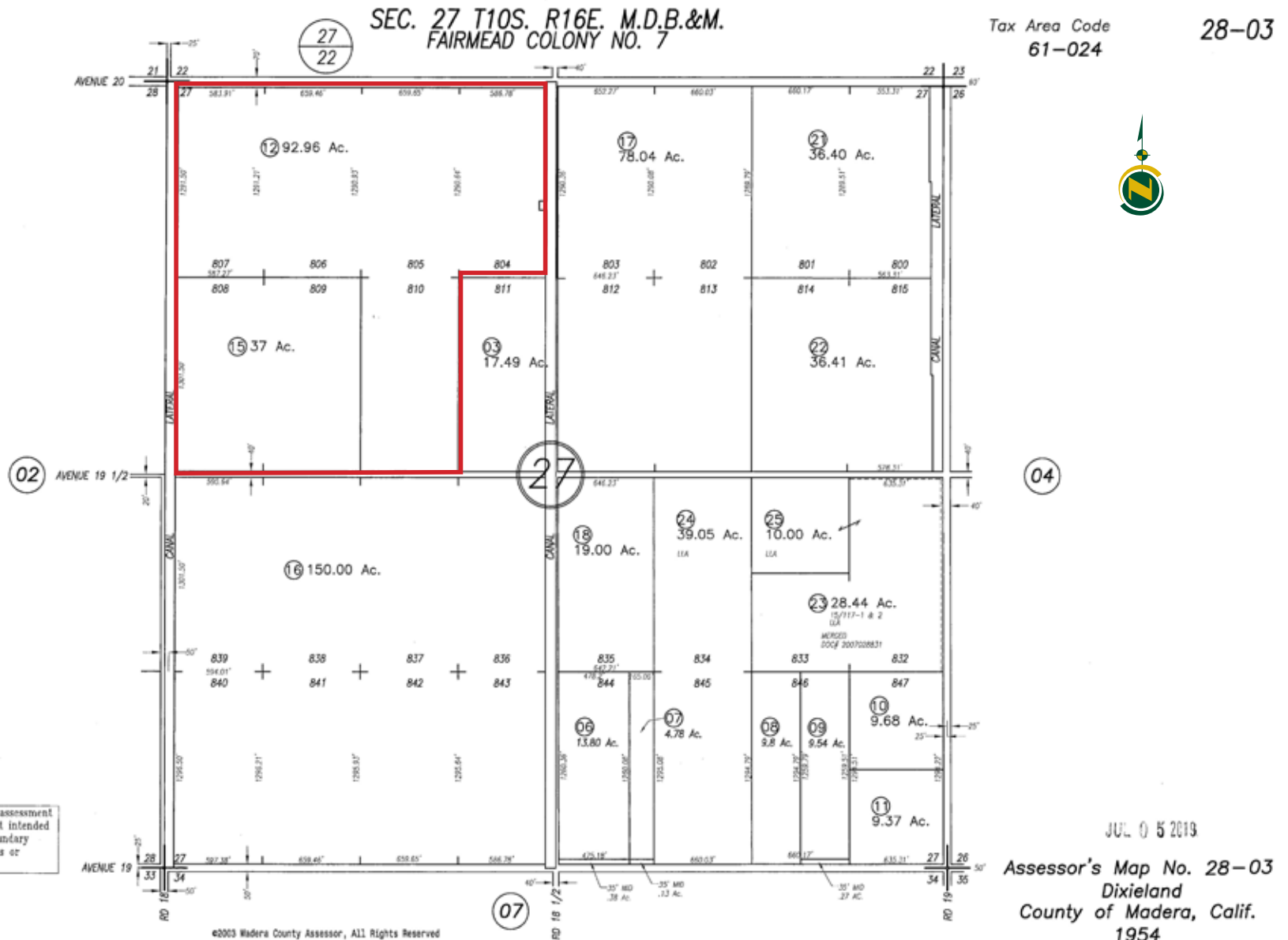
Structure

Block	Field Acres	Acres by Variety	Variety	Rootstock	Spacing	Trees Per Acre	Year Planted
A & B	60	30	Nonpareil 50%	Nemaguard	21.5' x 16'	127	2012
		15	Aldrich 25%	Nemaguard	21.5' x 16'	127	2012
		15	Carmel 25%	Atlas & Viking	21.5' x 16'	127	2012
C	24	12	Butte 50%	Nemaguard	21.5' x 20'	101	1997
		12	Padre 50%	Nemaguard	21.5' x 20'	101	1997
D	18	9	Butte 50%	Nemaguard	21.5' x 20'	101	1994
		9	Padre 50%	Nemaguard	21.5' x 20'	101	1994
Pasture	12	N/A	Open	N/A	N/A	N/A	N/A

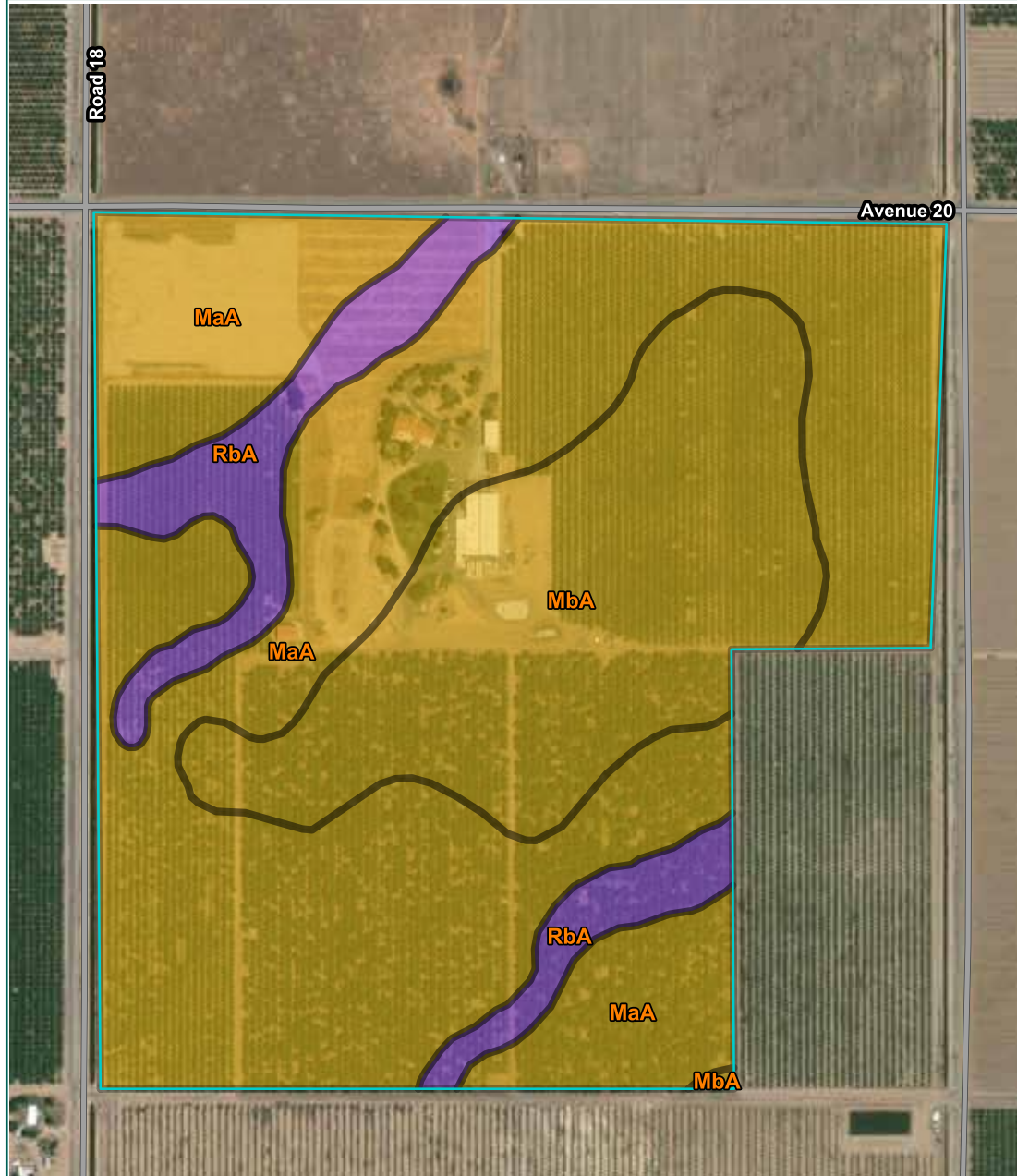
Total Tree Acreage: 102± Acres, Total Open Acreage: 12± Acres NOTE: All rows are planted north-south



### Parcel Map



## Soils Map



## California Revised Storie Index (CA)

Map unit symbol	Map unit name
MaA	Madera fine sandy loam, 0 to 3 percent slopes
MbA	Madera loam, 0 to 3 percent slopes
RbA	Ramona sandy loam, deep over hardpan, 0 to 3 percent slopes





## Facility Site Aerial





### Processing Flow Chart

SIZE

After shelling, organic almonds are either (1) shipped to Cold Storage—and later to ERA—or (2) shipped directly to ERA for processing. Nuts are divided into five different size categories and then graded.

SORTEX

Nuts proceed to the Optical Sorting line where foreign material, rejects and chipped nuts are removed. Once again, nuts are graded and then tagged with the most recent Quality Assurance information.

STORE

Sortex bins are routed to storage. Organic nuts go to well marked areas to prevent commingling.

HAND

Bins selected for hand-sorting are dumped into three tanks. The tanks supply three hand sorting lines. Here, more rejects are removed. Once hand-sorted, organic nuts feed into new bins bearing new tags.

STORE

Next, the bins return to storage, to a new area. Nuts (organic) are in poly liners sealed with green ties.

PROCESS

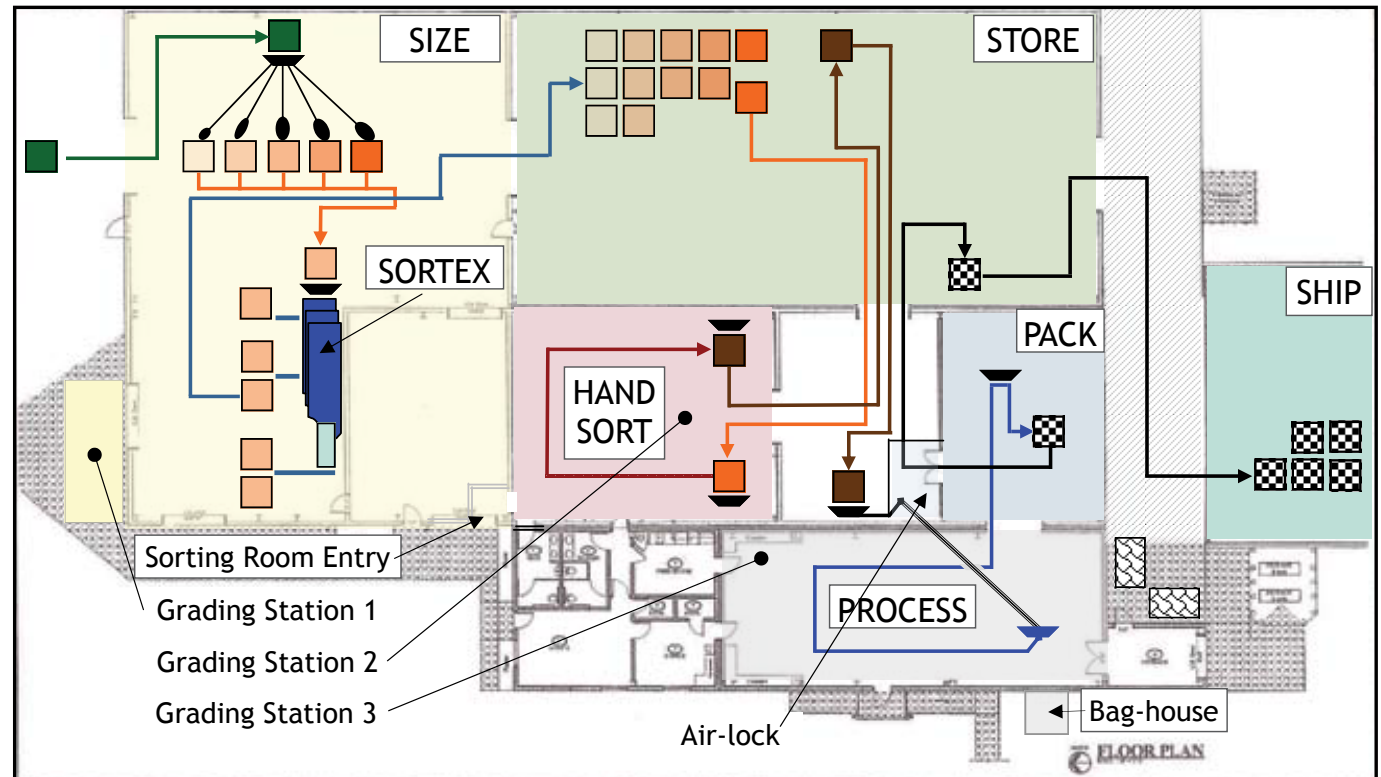
Hand-sorted bins selected for more processing are moved, then dumped into a tubular conveyor system. Once in the Process Room, nuts may be pasteurized, salted, roasted or other. Ingredients or aids are utilized here.

PACK

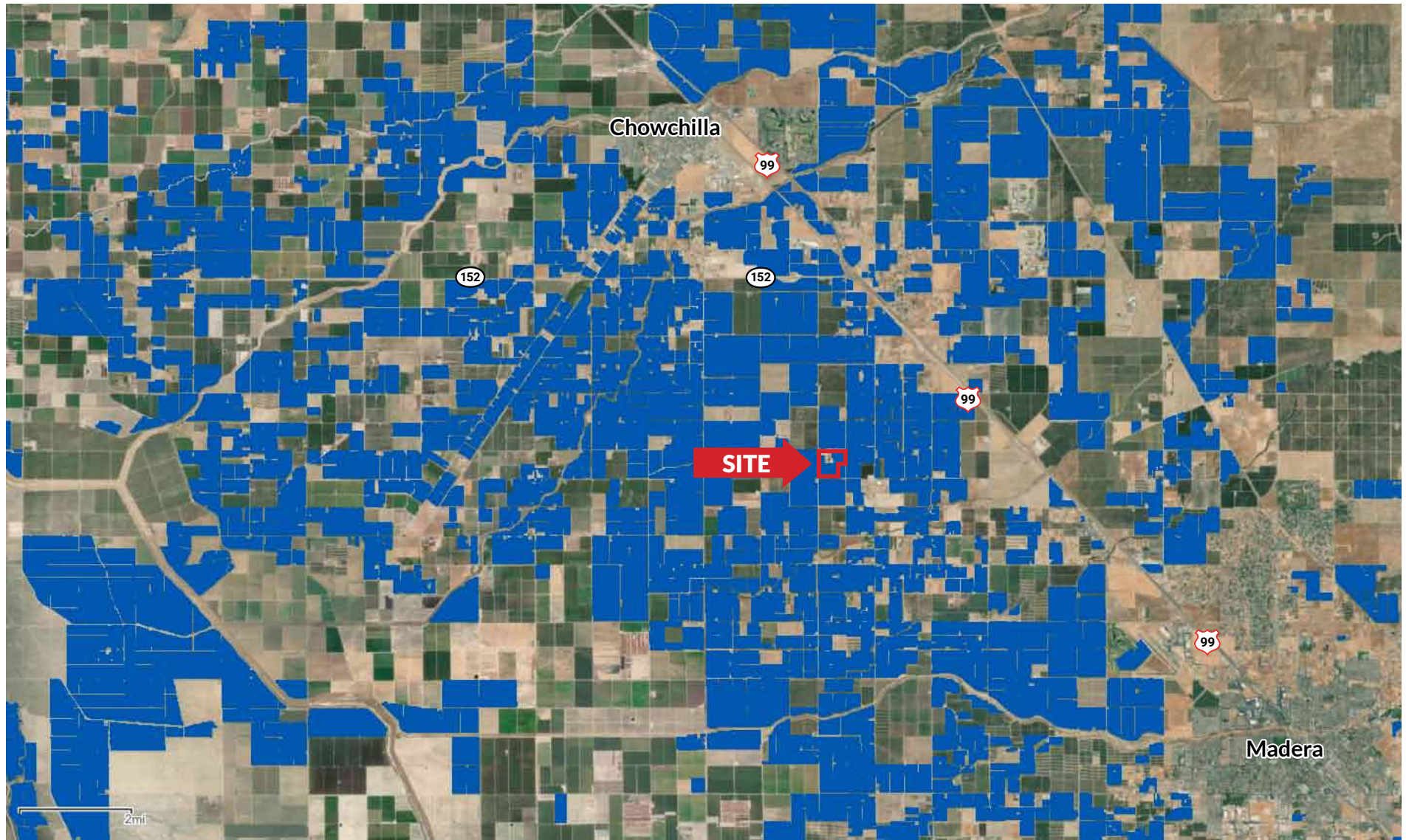
After processing, nuts proceed to packaging. Both organic and non-organic nuts may be packed in small bags, 25 or 50 lb. cartons or bins. Unpasteurized non-organic nuts may be packed in the Sorting Room.

SHIP

Cartons or bulk cardboard bins containing finished products rest on pallets in the warehouse. Organic or non-organic nuts are kept in separate areas, in plainly marked containers, until shipment.



## Existing Almond Orchards



 = Planted to almonds





## Facility Photographs



Pre-heater & Controls



Sortex Optical Sorter



Dust Collection  
Unit for Sorters



MRL Pasteurizer



## Facility Photographs



*Dryer/Roaster*



*BEST X-Ray Unit*



*Sizing & Sorting*



*Metal Detector & Packing Machine*



## Facility Photographs



Quality Control Station/  
Final Inspection



Bin Dumper



Wash & Sanitation Room



Quality Control/Test Room



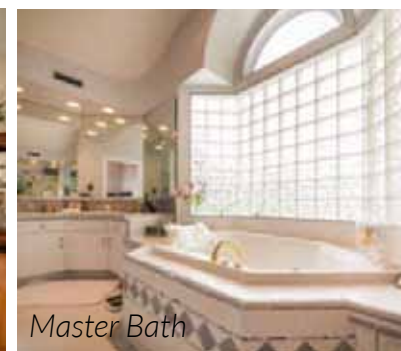
Quality Control/Test Room



Walk-in Cold Box



## Photographs - Primary Residence





## Photographs



*Second Residence/Office*



*3,000± Storage Warehouse*



*Loading Docks*



*Main Warehouse*



*North Entrance to Facility*

# ELK RIDGE NUT PROCESSING FACILITY

Madera County, CA

**129.96± ACRES**  
20,600± Square Foot Facility



**Download Our  
Mobile App!**

[pearsonrealty.com/mobileapp](https://pearsonrealty.com/mobileapp)



[www.pearsonrealty.com](https://www.pearsonrealty.com) CA DRE# 00020875

**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

## Offices Serving The Central Valley

### FRESNO

7480 N Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777