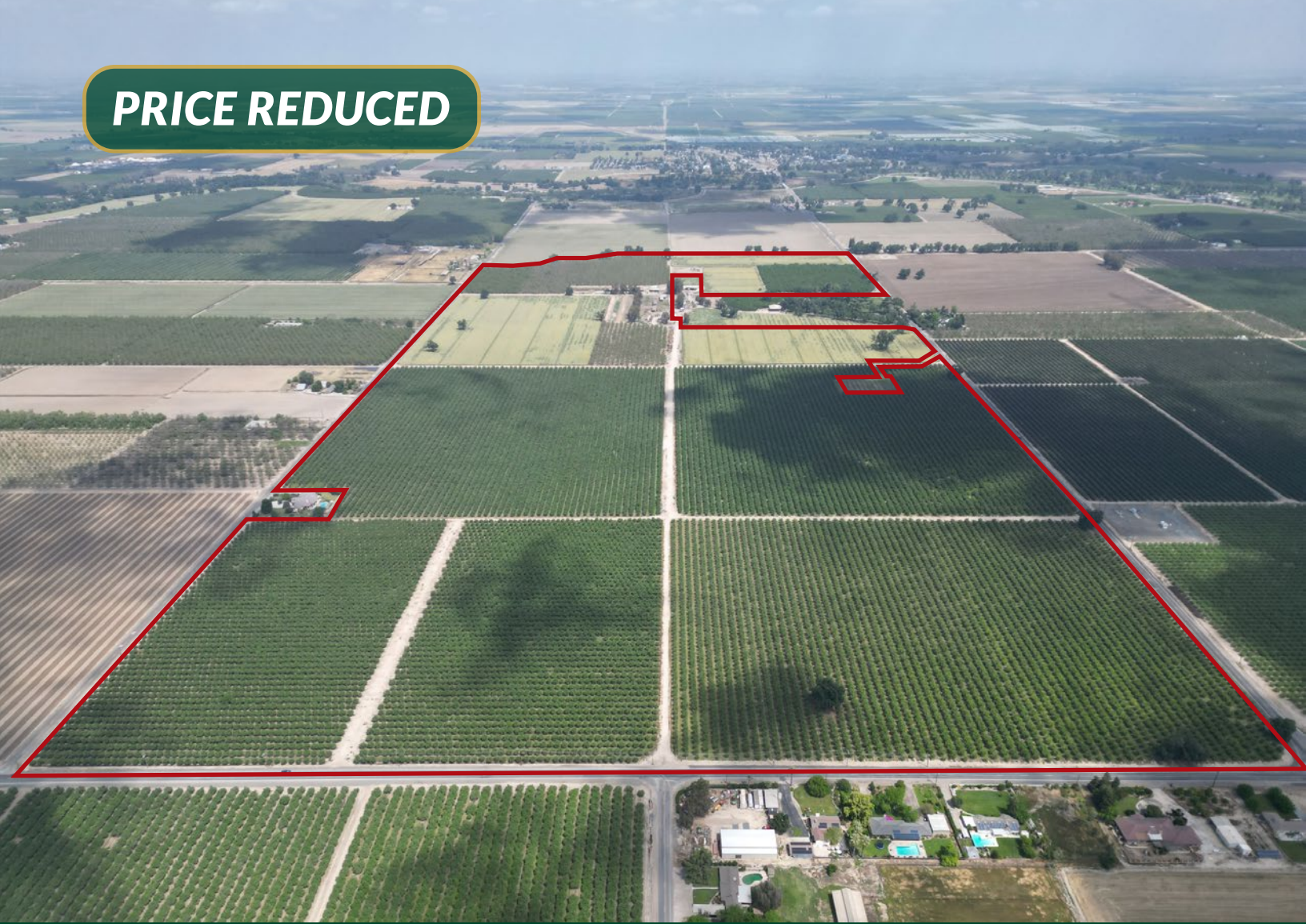


AYDELOTT RANCH

ALMONDS, WALNUTS AND FARMLAND

PRICE REDUCED



289.13± Acres
Kings County, California

- Superior Location
- District Water and Quality Well Water
- Developed Orchards
- Open Land to Develop
- Grade 1 Soils
- Tax Benefits
- Close Proximity to Kings River

Exclusively Presented by:

Pearson Realty

*A Tradition in Trust
Since 1919*



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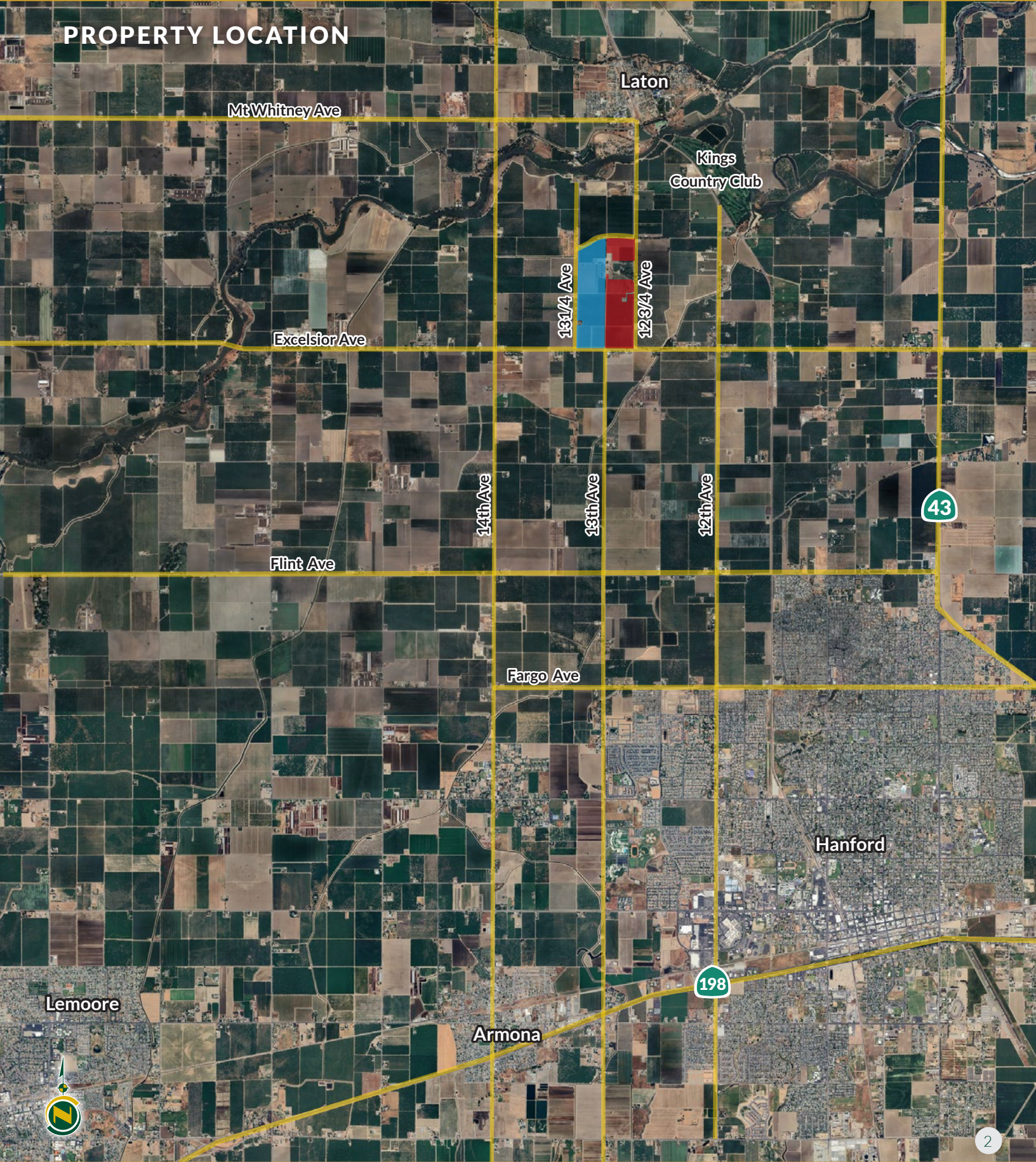
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PROPERTY INFORMATION

LOCATION

The prestigious Aydelott Ranch is located on the northwest corner of 12 ¾ Avenue and Excelsior Avenue, approximately 1± mile south of Laton, 4± miles north of Hanford, 26± miles south of Fresno, and 200± miles north of Beverly Hills, CA.

DESCRIPTION

This 289.13± acre opportunity is located in the desirable farming area of Laton, CA approximately 1± mile from the Kings River and Kings Country Club. The beautiful Aydelott Ranch has been under current ownership since July 14, 1948 making its availability truly significant. The offering features both district and well water. The land is improved to 149± acres of self-pollinating almonds, 40.35± acres of walnuts and 66.41± acres of farmland. Additionally, the site is improved with a shop, hay barn, calf barn, corrals with shades, and a duck pond. The surrounding area is utilized for estate homes, almonds, walnuts, pistachios, stone fruit, blueberries, table grapes, dairies, and field and row crops. This investment opportunity offers; superior location, district water and quality well water, developed orchards, open land to develop, grade 1 soils, tax benefits, and close proximity to the Kings River.

SOILS

100±% (147) Nord fine sandy loam, CA revised storie index, Grade 1-Excellent.

WATER

The land is irrigated by both district and quality well water. The property is in the Kings County Water District (KCWD) and receives rental water from two (2) gravity flow turnouts (2,000±GPM each) in the Riverside Ditch. In 2025, KCWD is collecting the following: deposit of \$15/farmable acre (applies to water cost) and water cost of \$90/acre foot. The site has three (3) wells, they are equipped with 50, 75, and 150 HP electric motors. The almonds are irrigated through a nicely appointed dual line drip irrigation system, 50 HP booster pump, and equipped with sand media filters. The walnuts and row crops are flood irrigated. The property is located in the Mid-Kings River GSA.

LEGAL

Portions of the E ½ of the E ½ of Section 33, and W ½ of the W ½ of Sec. 34 Township 17S, Range 21E, MDB&M. APN #'s 002-220-005, 013, 072, 074, 094 and 095.

ZONING

The land is zoned AG-20 by Kings County, CA. All parcels are enrolled in the Williamson Act.

PRICE/TERMS

\$6,072,000 or \$21,001±/acre, plus growing crops are available upon reimbursement of agreed farming costs. The property is being sold and lease purchased as described below. The East and West Portions must be sold/leased to the same party concurrently.

134.53± acre East Portion Sale, APN's: 002-220-013, 094 and 095- Cash to Seller at close of escrow. Crop available subject to reimbursement of agreed farming expenses. Sale subject to Seller's retention of the 25.27± acre area located within APN's 002-220-013, 094 and 095. Buyer shall cooperate with Seller before and after the close of escrow to support Seller completing needed land divisions and lot line adjustment at Seller's expense. The Seller shall retain necessary access and shared use of ditch water, pipelines, and wells for its retained pasture, orchards and farmland, and for the west portion described below. Buyer may lease the 4.09± acres of farmland within the Seller's retained 25.27± acres. Please refer to plantings and use details in attached maps.

146.66± acre West Portion Lease Purchase, APN's: 002-220-005, 072 and 074- Buyer shall lease this area until 1-1-26, rent shall not be applicable to purchase price. Crop available subject to reimbursement of agreed farming expenses. Buyer shall purchase and close escrow after 1-1-26. A substantial deposit shall be required toward the purchase price. Please refer to plantings and use details in attached maps.

NOTE

All maps and text in this brochure are estimated acres and locations of lot line adjustments and are subject to change until created by licensed surveyor/engineer.

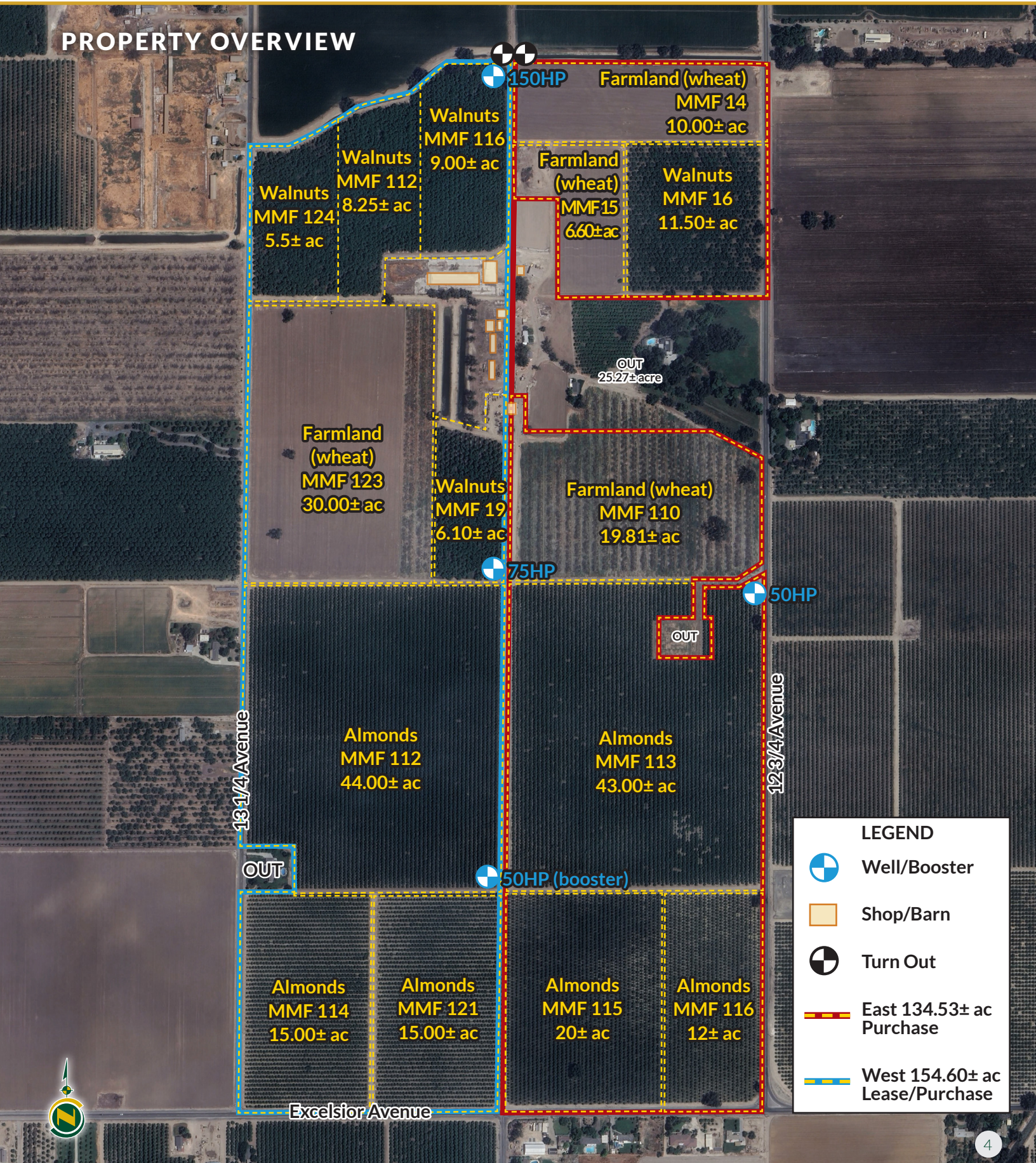
AYDELOTT RANCH

ALMONDS, WALNUTS AND FARMLAND

289.13± Acres
Kings County, CA



PROPERTY OVERVIEW



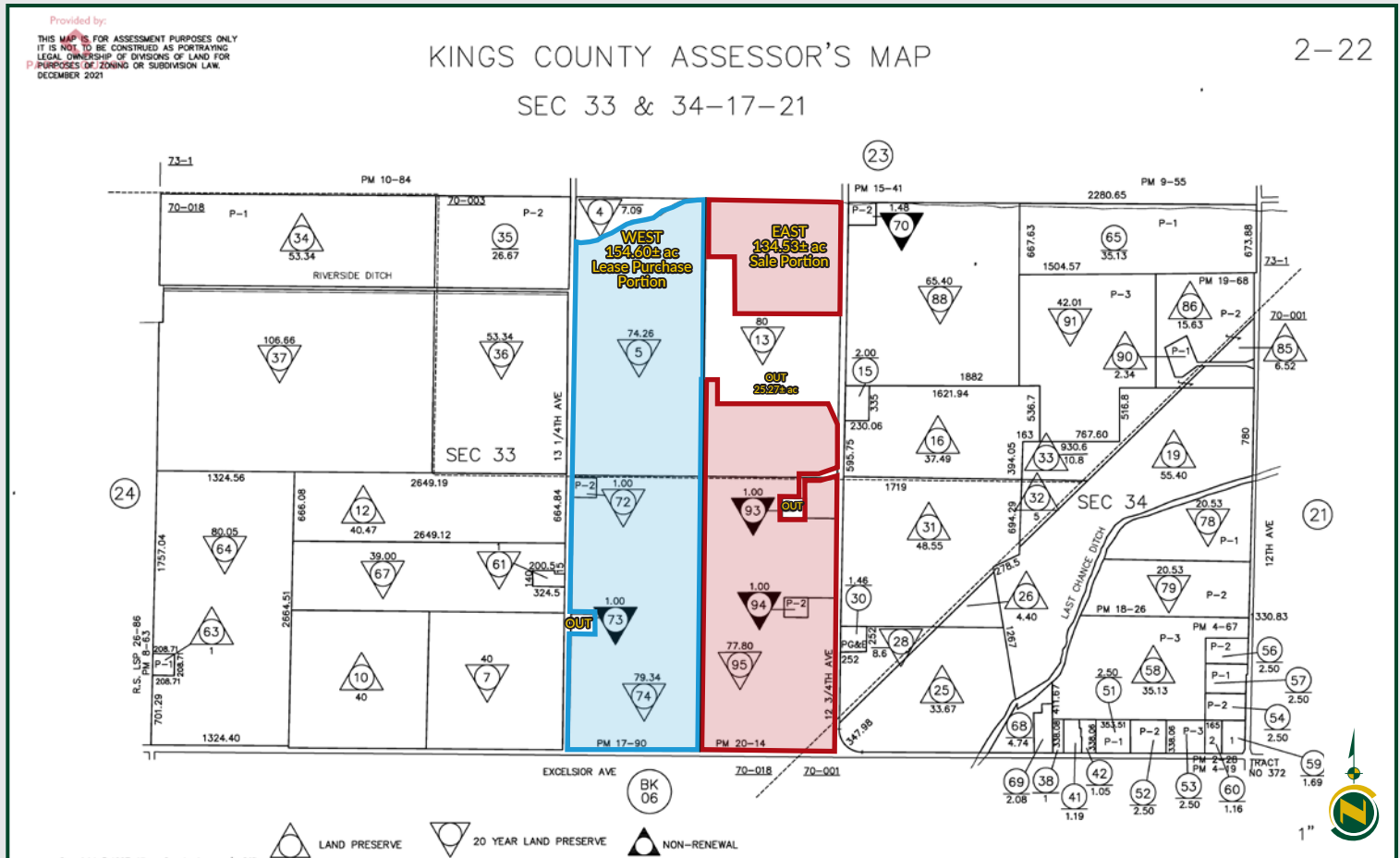
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PARCEL MAP



PLANTINGS AND USE DETAILS (production details are available from listing agents)

Field #	Area	Crop	*Acres	Planted	Varieties	Spacing	Rootstock
MMF113	East	Almonds	43.00±	2011	Independence	21'x15'	Nemaguard
MMF116	East	Almonds	12.00±	2015	Independence	21'x15'	Nemaguard
MMF115	East	Almonds	20.00±	2017	Independence	21'x15'	Viking
MMF14, 15, 110	East	Farmland	36.41±				
MMF16	East	Walnuts	11.50±	2014	Ivanhoe	21'x21'	½ Vlach and ½ VX211
East Planted	122.91±						
East- Shop, Roads, and Waste			11.62±				

Total East (estimated assessed acres) 134.53± APN's: 002-220-013, 094 and 095 (excluding the 25.27± acre Seller retained area, subject to Lot Line Adjustment and home retention etc.)

MMF112, 114, 121	West	Almonds	74.00±	2014/15	Independence	21'x15'	Nemaguard
MMF123	West	Farmland	30.00±				
MMF12, 19	West	Walnuts	14.35±	2007	Chandler	21'x21'	½ Vlach and ½ VX211
MMF13	West	Walnuts	9.00±	2014	Chandler	21'x21'	Paradox
MMF124	West	Walnuts	5.50±	2009	Tulare	21'x21'	Paradox
West Planted			132.85±				
West- Hay Barn, Calf Barn, Corrals, Shades, Duck Pond, Roads and Waste			21.75±				

Total West (estimated assessed acres) 154.60± APN's: 002-220-005, 072 and 074

Total Estimated Acres 289.13± (excluding the 25.27 Seller retained area)

* Acres reflect estimates from FSA maps, aerial tools, lot line adjustment and/or surveyor.

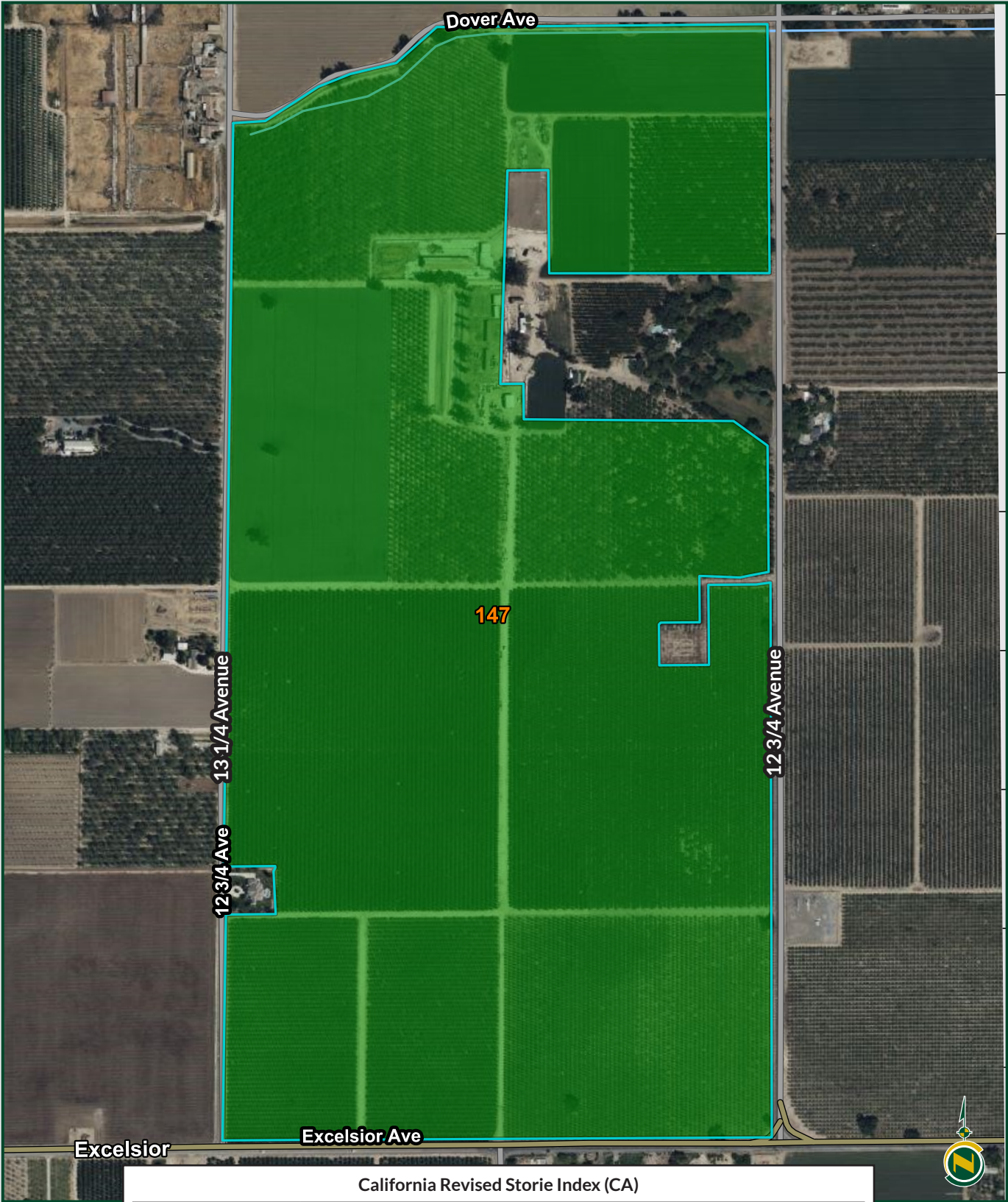
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SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
147	Nord fine sandy loam	Grade 1 - Excellent	100.0%

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PROPERTY PHOTOS



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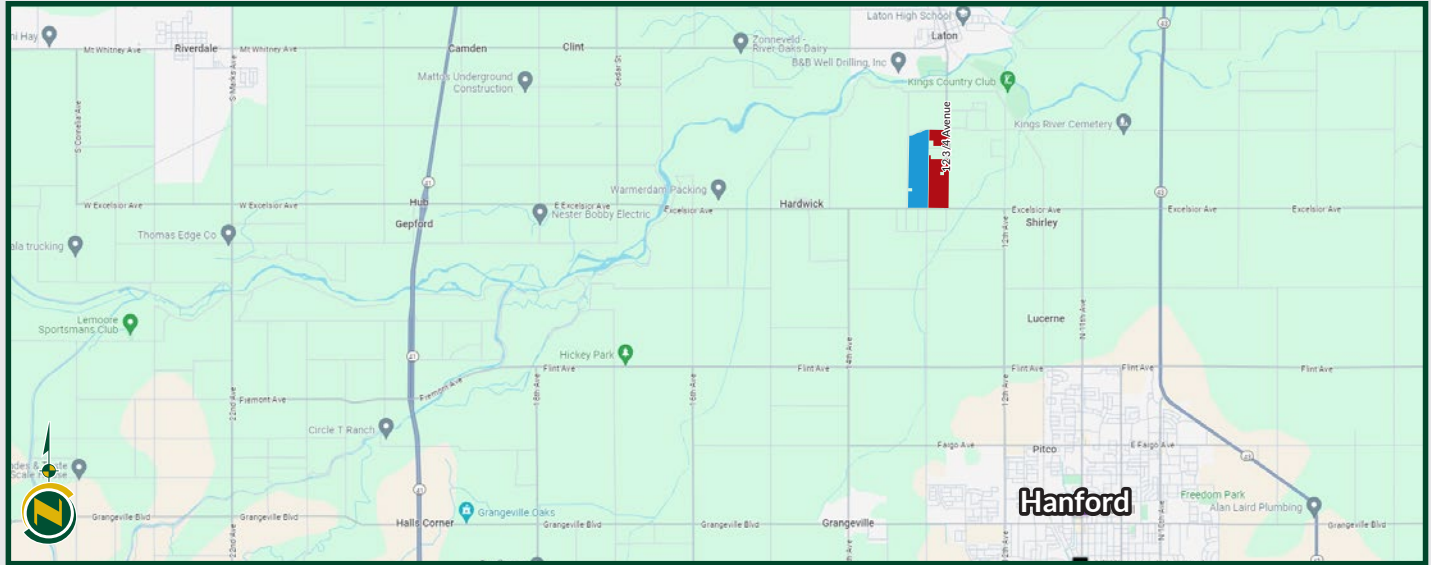
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LOCATION MAP



REGIONAL MAP



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.



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