

874.22±
ASSESSED ACRES

MOC: OLIVEIRA RANCH
KINGS COUNTY, CALIFORNIA | LAGUNA IRRIGATION DISTRICT

EXCLUSIVELY PRESENTED BY
A DIVISION OF PEARSON COMPANIES



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OFFERING SUMMARY

Pearson Realty is proud to present the MOC Farms Portfolio, an opportunity to acquire agricultural land in one of California's prominent farming regions. This diverse portfolio features a mix of pistachios, almonds, cherries, and open ground.

Strategically located within a variety of irrigation districts, each ranch boasts diverse soil characteristics ideal for permanent crops, row crops, solar projects, and water mitigation. Historical production data is available upon request.

This portfolio offers flexibility in acquisition, as the ranches may be sold together or separately. Additionally, the 2025 crops are included in the sale, with full reimbursement to the seller for cultural costs incurred up to the date of possession.

INSTRUCTIONS FOR OFFERS

This property is being sold through a court-supervised receivership process. All prospective buyers must adhere to the following bidding qualifications and procedures. Please see the link attached for the Court Documents. A summary is below:

Qualified Bid Requirement

- **Written Submission:** All bids must be submitted in writing by the deadline set by the Receiver.
- **Purchase and Sale Agreement (PSA):** All qualified bids must be placed on a **pre-approved PSA** (available upon request).
- **Deposit:** A 10% deposit of the purchase price must be submitted with the qualified bid.

Auction and Sale Hearing

- An Auction or Sale Hearing will be scheduled after the Publication Period concludes.
- The Receiver or Agents will provide at least 14 days' notice to qualified bidders and interested parties.
- The notice will specify the initial overbid amount, minimum bidding increments, and other relevant details.
- Creditors may file objections at least 7 days before the hearing; the Receiver may reply within 2 days of the hearing.
- The Receiver will continue to market the property until the bid submission deadline.

This sale presents a unique opportunity to acquire California farmland through a structured receivership process, ensuring transparency and competitive bidding.

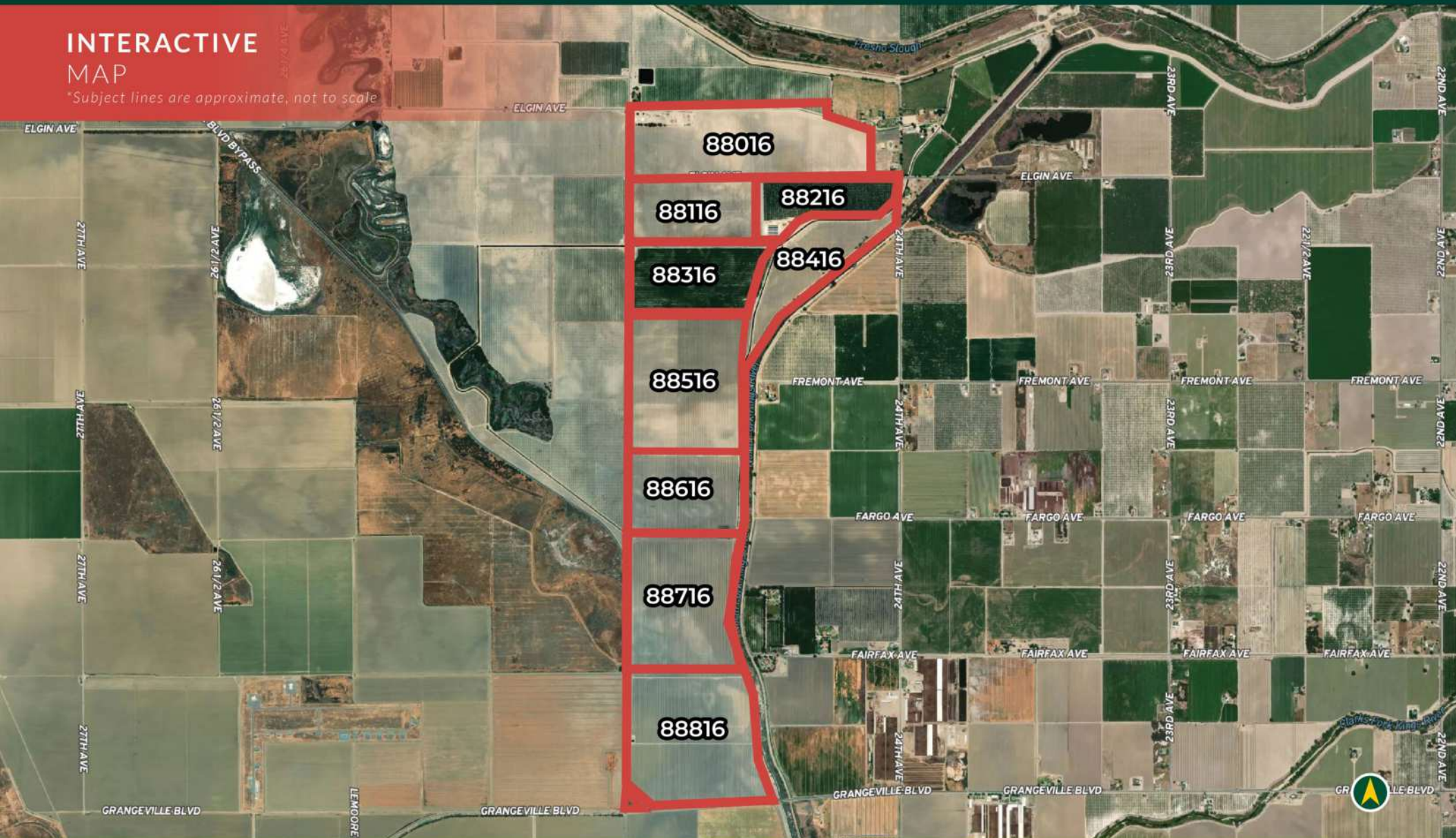
For inquiries, bidding instructions, or to request a PSA, please contact Pearson Realty.

Pearson Realty does not provide legal advice. Interested parties should consult with their attorneys regarding the Court process.



INTERACTIVE MAP

*Subject lines are approximate, not to scale



MOC: OLIVEIRA RANCH CROP MAP*

*Subject lines are approximate, not to scale



APN NUMBER	FIELD #	OWNER	RANCH NAME	WATER DISTRICT	YEAR PLANTED	CROP	VARIETY	SPACING	ASSESSOR ACRES	PLANTED ACRES
004-130-030	88016	Copper Avenue Investments, LLC	Oliveira	Laguna Irrigation District	-	Building	-	-	0.36	0.00
004-130-030	88016	Copper Avenue Investments, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x17	136.46	117.16
004-140-002	88116	ACAP Farms, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x16	78.20	73.08
004-140-002	88216	ACAP Farms, LLC	Oliveira	Laguna Irrigation District	2006	Pistachios	Kerman	19x17	53.10	42.40
004-140-002	88216	ACAP Farms, LLC	Oliveira	Laguna Irrigation District	-	Solar	-	-	2.00	0.00
004-140-002	88416	ACAP Farms, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x16	19.30	17.76
004-140-005	88416	Copper Avenue Investments, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x16	1.00	0.92
004-140-012	88316	Copper Avenue Investments, LLC	Oliveira	Laguna Irrigation District	2012	Almonds	Monterey	22x14	35.50	35.00
004-140-012	88316	Copper Avenue Investments, LLC	Oliveira	Laguna Irrigation District	2012	Almonds	Non Pareil	22x14	35.50	35.00
004-140-012	88416	Copper Avenue Investments, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x16	32.32	29.73
004-140-012	88516	Copper Avenue Investments, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x16	137.80	129.08
004-140-012	88616	Copper Avenue Investments, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x16	59.20	54.99
004-230-013	88816	Lincoln Grantor Farms, LLC	Oliveira	-	2019	Pistachios	Golden Hills	19x16	0.33	0.31
004-230-014	88816	Lincoln Grantor Farms, LLC	Oliveira	-	2019	Pistachios	Golden Hills	19x16	3.00	2.85
004-230-026	88616	Lincoln Grantor Farms, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x16	19.04	19.04
004-230-026	88616	Lincoln Grantor Farms, LLC	Oliveira	Laguna Irrigation District	-	Solar	-	-	1.46	0.00
004-230-026	88716	Lincoln Grantor Farms, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x16	123.70	115.79
004-230-026	88816	Lincoln Grantor Farms, LLC	Oliveira	Laguna Irrigation District	2019	Pistachios	Golden Hills	19x16	134.71	127.82
004-230-027	88816	Lincoln Grantor Farms, LLC	Oliveira	-	-	Yard	-	-	1.24	0.00
TOTAL									874.22	800.93

***Property includes 191 shares of Upper San Jose Ditch Stock & .2188 shares of Crescent Canal Company Stock.**

For additional property information, including details on water, soil, production, and court documents, [please click here.](#)

MOC: OLIVEIRA RANCH
KINGS COUNTY, CA

874.22± ACRES

\$20,981,280
(\$24,000/Acre)



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