

1,822.4±
GROSS ASSESSED ACRES

TIVY VALLEY CITRUS
FRESNO COUNTY, CALIFORNIA

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
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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.



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www.pearsonrealty.com
CA DRE #00020875



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PROPERTY HIGHLIGHTS

Pearson Realty is pleased to offer this unique opportunity in the California citrus market with **1,822 fully contiguous acres** of mature, productive navels and mandarins with exceptional dual-source water resources, rangeland, well-maintained infrastructure, multiple storage facilities and an office, and significant solar resources.

Supported by two settlement agreements with the Kings River Water Association, Tivy Valley Citrus ("The Ranch") has access to **robust dual-source water** with 1,610 acre/feet of annual water supply from the Kings River and 29 wells producing a combined flow rate of more than 4,600 GPM, three reservoirs, and a network of booster pumps with filtration stations.

The Ranch currently has more than 960 acres planted to navels, blood oranges, and cara caras, and 80 acres of mandarins. Additionally, The Ranch has 100 acres of plantable open ground.

This operation provides a full program of early-, mid-, and late-season navels that complements both existing and new citrus marketing platforms.

1,822 Gross Acres
of contiguous ground
with exceptional water
resources

1,043 Planted Acres
of productive navels &
mandarins

1,610 Acre - Feet
of annual surface water
supply from the Kings River

4,600 GPM
of production across The
Ranch's 29 wells

1.1 Mega Watt
Solar array enrolled in
NEM 2.0

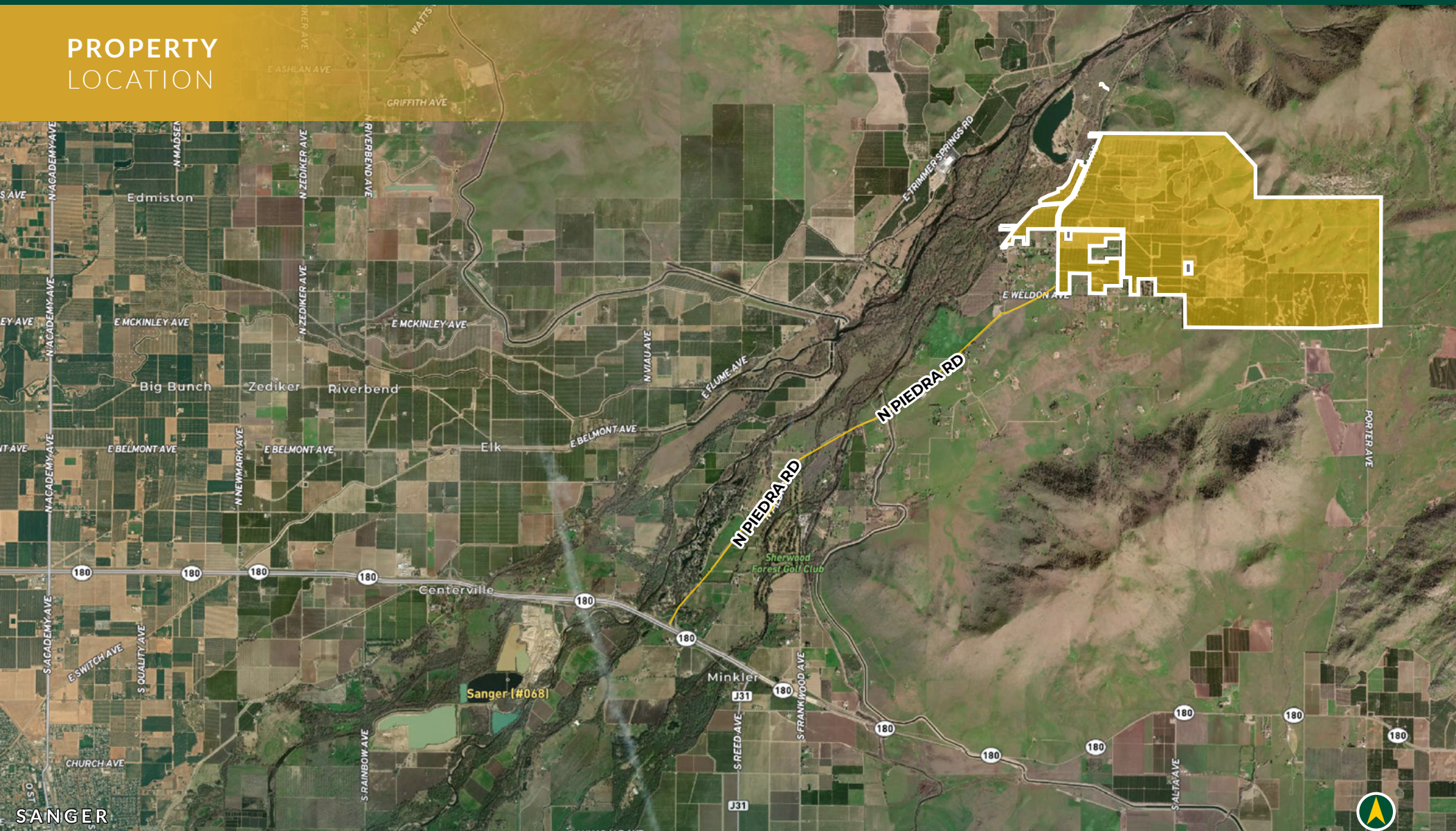
7,000+ Sq.ft.
of workshops and storage
space in addition to a fully-
equipped ranch office

TIVY VALLEY CITRUS
FRESNO COUNTY, CA

1,822.4 $\pm$ ACRES

\$28,000,000
(\$15,364 / ACRE)

PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The East and West side of N Pedra Road and East Princeton Avenue, just 5± miles north of Highway 41.

Address: 21998 E. Weldon Ave. Sanger, CA 93657

ACREAGE

The Ranch covers 1,822 gross assessed acres including: 1,144 net plantable acres, 384 acres of rangeland, and 294 acres of ancillary and support acreage. Additionally, 1,571± acres are enrolled in the Williamson Act, providing attractive tax attributes.

ACREAGE SUMMARY	
CROP	ACRES
Planted Navels	964
Planted Mandarins	80
Plantable, Fallow Land	100
Native Rangeland	384
Ancillary & Support	294
Total Acres	1,822

WATER

The property benefits from uniquely strong dual sources of water. Settlement agreements provide a direct supply from the Kings River while a full complement of wells supplement this supply. Irrigation is managed through a network of reservoirs, filter stations and booster pumps with VFDs. Please see the Water Resources page for further information.

INFRASTRUCTURE

Tivy Valley Citrus is well equipped for efficient standalone operation. The Ranch includes a 1.1 megawatt solar array, 76 wind machines, two shops, a fully-equipped office, a freestanding home, and a network of paved dirt roads connecting the orchards and associated infrastructure. Please see associated Infrastructure page for further details.

PLANTINGS

Current citrus plantings include 568 acres of early/mid navels, 283 acres of late navels, 113 acres of specialty mature citrus including blood and cara cara oranges, and 80 acres of tangos and clemenules. All blocks are mature with the exception of 79 acres of 2021 blood orange plantings. In addition to planted orchards, The Ranch's native rangeland is well positioned for grazing leases.

PRICE/TERMS

\$28,000,000 cash at the close of escrow.

A virtual data room is available for qualified parties.

WATER RESOURCES

Tivy Valley Citrus has robust dual-source water resources that are supported by settlement agreements with the Kings River Water Association, strong network of wells, pumps, three reservoirs, and filtration infrastructure.

SURFACE WATER

The Ranch benefits from agreements with the Kings River Water Association that provide for up to 1,750 AF of annual supply. Water is drawn from the 76 Channel, Avocado Lake and shallow wells, making for cost efficient pumping. Baker Manock & Jensen have historically supported the property's water reporting and has prepared a summary memo available to interested parties in the property data room.

RESERVOIRS

Tivy Valley Citrus also maintains three reservoirs that enable efficient operation and provide reliable supply for both irrigation and frost protection.

GROUNDWATER

The Ranch is equipped with 29 wells spanning the property to supplement water supply from the Kings River. A schedule of wells and production is available in the property data room.



RANCH INFRASTRUCTURE

Tivy Ranch includes a 1.1 megawatt solar array, 76 wind machines, two shops, a fully-equipped office, a freestanding home, and a network of paved and dirt roads connecting the orchards and associated infrastructure.

The 1.1 megawatt solar array was installed in December 2019 benefits from coverage under the state's NEM 2.0 program.

Tivy's 76 wind machines are well-maintained and fully operational.

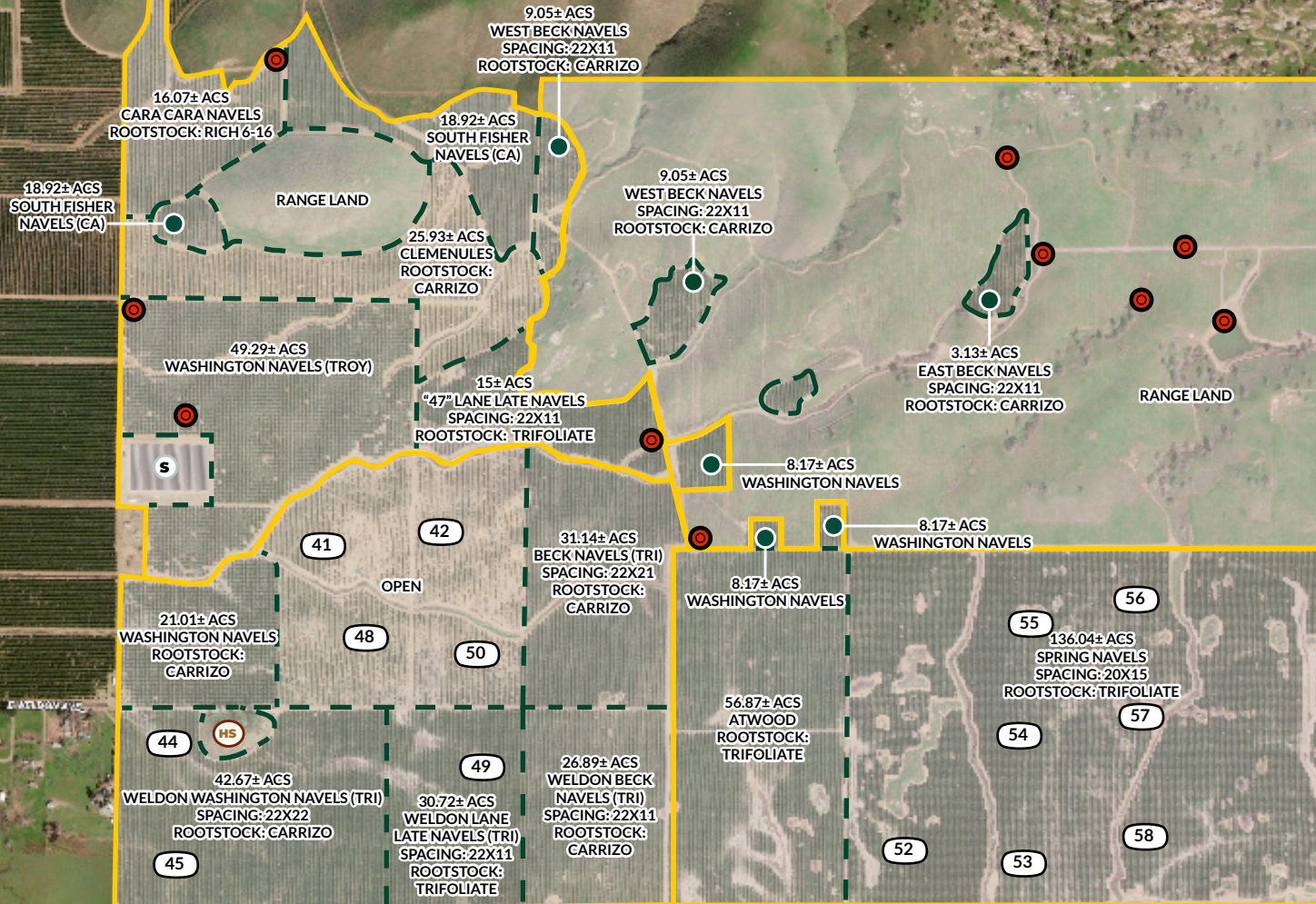
Two workshops, totaling more than 7,000 square feet support on-site maintenance activities and secure storage.

Office space and covered parking directly adjacent to the shop support ranch operations.

A well-maintained on-site home can be leased to farm operators. Two sites bordering East Weldon Avenue and North Pederson Avenue are optimally positioned for homesite development.



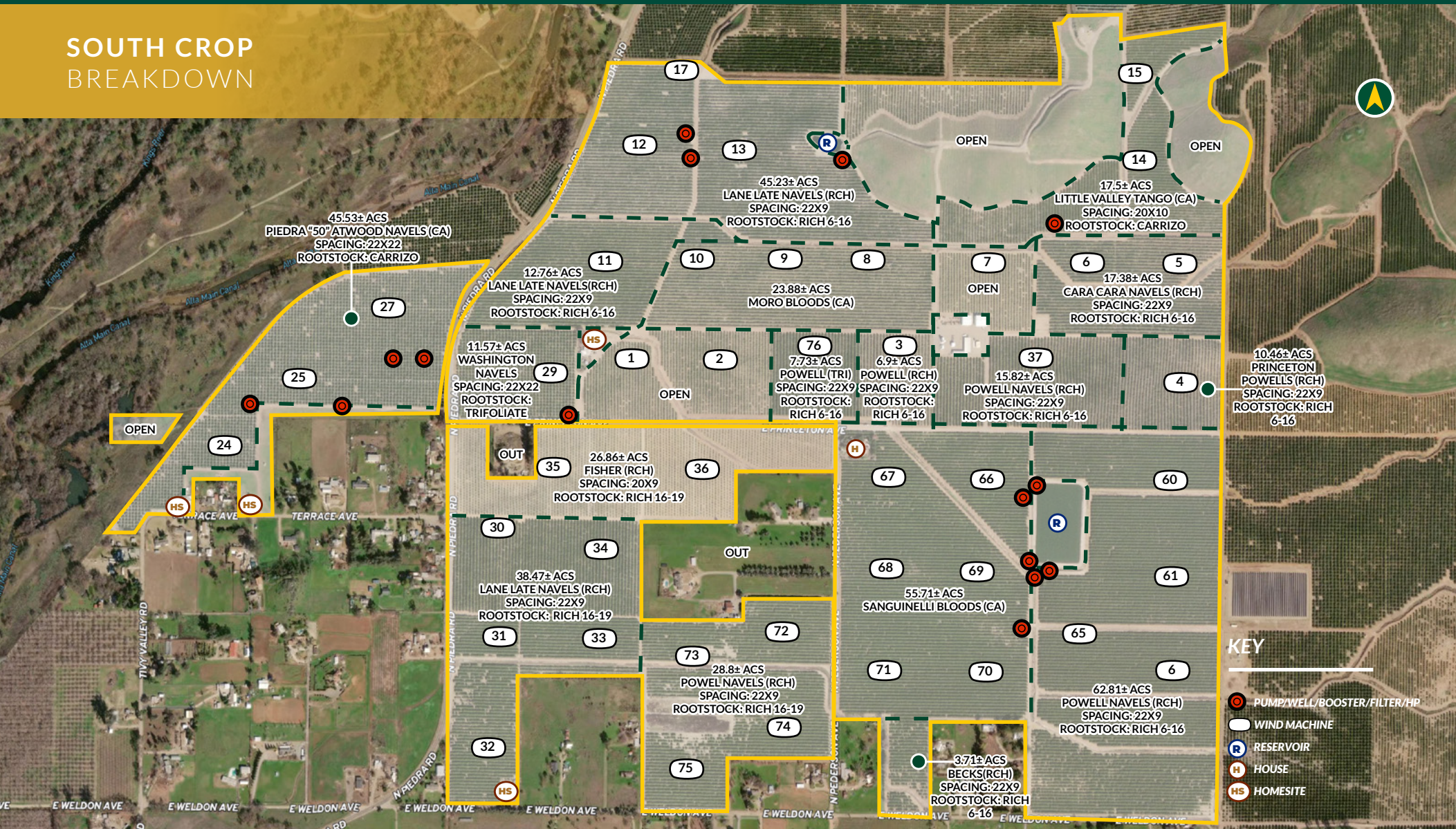
EAST CROP BREAKDOWN



KEY

- PUMP/WELL/BOOSTER/FILTER/HP
- WIND MACHINE
- HOMESITE
- SOLAR

SOUTH CROP BREAKDOWN



PROPERTY PHOTOS



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OFFICES SERVING
THE CENTRAL VALLEY

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