

181.47±
ASSESSED ACRES

DEL REY PACKING
FRESNO COUNTY, CALIFORNIA

\$11,631,050

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

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Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
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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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CA DRE #00020875



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EXECUTIVE SUMMARY

OVERVIEW

Del Rey Packing is a vertically integrated raisin portfolio combining agricultural land, dehydrator infrastructure, and processing/ packaging facilities. The agricultural holdings include 106.1 acres of raisin grapes, 20.9 acres of almonds, and 39.07 acres of open ground and ancillary land. Located in Del Rey, the 4.14-acre processing facility includes a packing house, boiler room, fumigation building, and storage building. The facility features a full raisin processing line with an estimated capacity of 80,000 pounds per eight-hour shift, complemented by multiple packaging lines and raisin paste production capabilities. The separate 11.26-acre dehydrator site features 16 pass-through dehydration tunnels with natural gas-fired heat circulated by blower motors. Additional infrastructure includes 20 sulfur tunnels and two covered fruit handling areas.

IRRIGATION

-Central Del Rey Ranch: Located within Consolidated Irrigation District, but receives pump water only. The ranch has three wells. The portion identified as 95% pumped water is located within the district but does not receive surface water. The water is delivered to the vines via drip irrigation with one hose per row. The almonds are irrigated via dual line drip.

-Lincoln Avenue Ranch: Consolidated Irrigation District (Church Water), with one well.

-Del Rey Avenue Ranch: Consolidated Irrigation District (Church Water), with one well. The ranch is irrigated with both flood and drip irrigation.

LOCATION

The properties are located in the Sanger and Del Rey areas.

- **Residence 1:** 2,614sqft on the Central Del Rey Ranch
- **Residence 2:** 1,340sqft on the Central Del Rey Ranch
- **Residence 3:** 1,338sqft on the Del Rey Avenue Ranch

LEGAL: Fresno County APNs:

- | | |
|---------------|---------------|
| • 332-100-02 | • 350-080-11 |
| • 332-100-21 | • 350-080-64s |
| • 332-100-26 | • 350-080-65s |
| • 332-100-30 | • 350-080-76s |
| • 332-100-34 | • 350-093-02 |
| • 350-020-27s | |
| • 350-050-41 | |

PRICING SUMMARY

\$11,631,050 (\$64,093/acre). Cash at the close of escrow. Buyer to reimburse seller for cultural costs towards 2027 crop.

PROPERTY DETAILS

CENTRAL DEL REY RANCH

LAND USE	ACRES
TRADITIONAL RAISINS	15.50±
DOV RAISINS	48.80±
ALMONDS	18.50±
OPEN LAND	3.00±
ANCILLARY LAND	11.26±
TOTAL	97.06±

LINCOLN AVENUE RANCH

LAND USE	ACRES
OPEN LAND	19.00±
ANCILLARY LAND	.55±
TOTAL	19.55±

DEL REY AVE RANCH

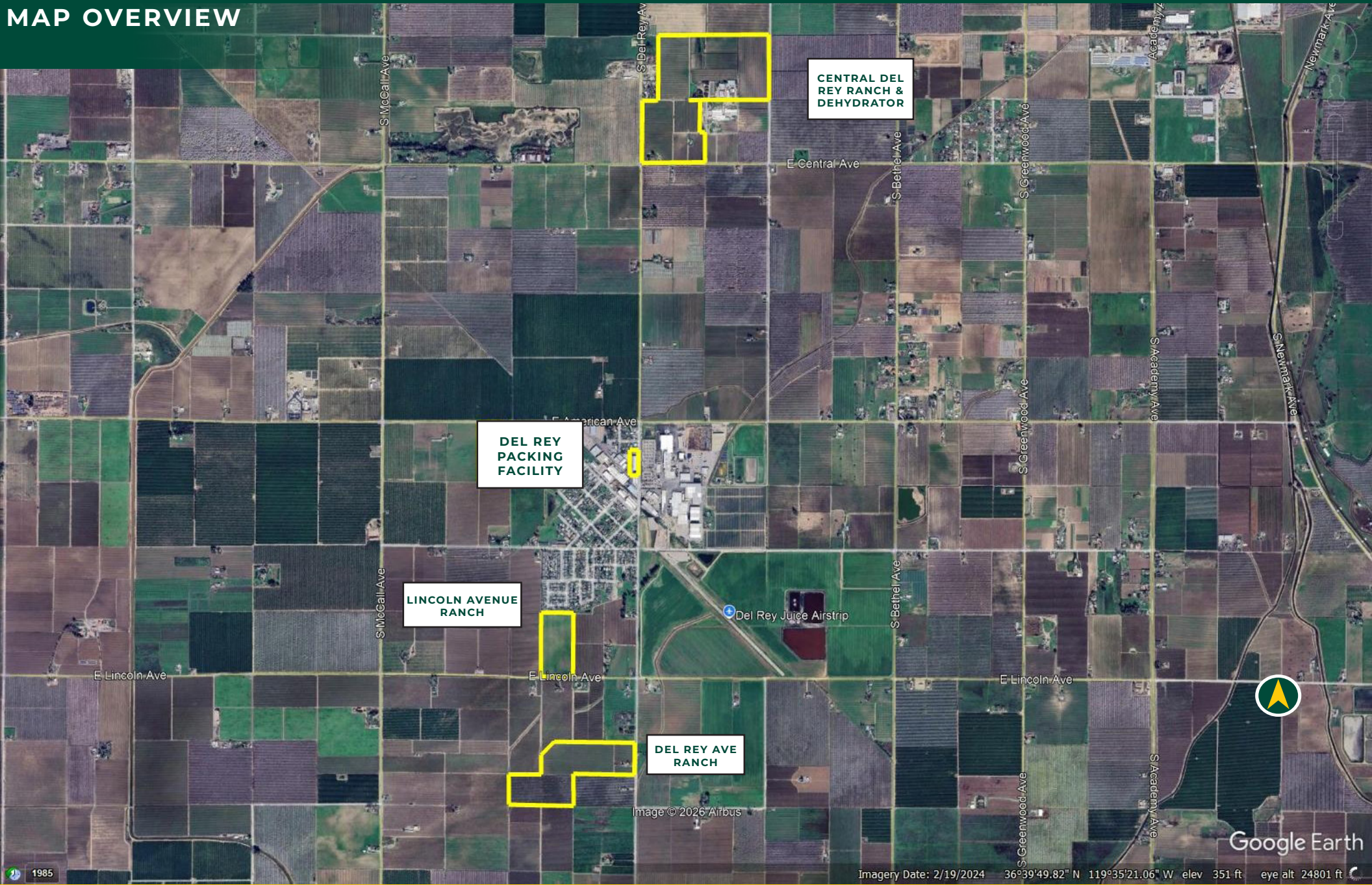
LAND USE	ACRES
DOV RAISINS	26.00±
ALMONDS	18.20±
ANCILLARY LAND	5.26±
TOTAL	49.46±

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MAP OVERVIEW



PROCESSING FACILITY

Complete 4.14-acre raisin processing and packaging facility with an estimated capacity of 80,000 pounds per 8-hour shift. The facility offers multiple packaging formats and raisin paste production, with flexibility to serve a variety of retail and bulk packaging needs.

The processing and packaging lines include:

- Two pillow bag lines equipped with 14-head combination scales, handling package sizes from 250 grams to 5 pounds. Both lines are auger-fed and can also package a variety of other products.
- Raisin paste line that grinds raisins into paste.
- Bag-in-box line that inserts bags produced on the bag lines into boxes and seals them, accommodating sizes from 250 grams to 15 ounces.
- Six-pack carton line that fills 1.33- to 1.5-ounce raisin cartons and groups them into six-packs wrapped in cellophane.
- Half-ounce carton line that fills 0.5-ounce raisin cartons and conveys them for bagging and sealing, with multiple carton-count configurations per bag.

This facility combines high-volume processing with versatile packaging capabilities, supporting products ranging from individual snack portions to larger bags and raisin paste.

DEHYDRATOR

A separate 11.26-acre raisin dehydration site with natural gas-fired tunnels and the sulfur, fruit handling, and storage improvements needed to support seasonal drying operations.

The site improvements include:

- Sixteen pass-through dehydration tunnels totaling 12,324 square feet, with natural gas-fired heat circulated by blower motors.
- Twenty sulfur tunnels totaling 4,004 square feet.
- Two covered fruit handling areas totaling 20,936 square feet.
- A 16,019-square-foot equipment and bin storage building, two additional bin storage structures totaling 16,315 square feet, and a 550-square-foot storage shed.
- An office, employee break area, restrooms, a kitchenette, and a former labor dwelling with an adjacent carport.
- Gravel and asphalt paving, concrete aprons, partial perimeter fencing, and a large solar system providing electrical service.

Improvements vary in age and condition, with the dehydration tunnels in poor to fair condition and most other structures in fair to average condition.

PACKING HOUSE

BUILDING	AREA SQ.FT.
Packing House	22,800
Boiler Room	728
Fumigation Building	13,440
Storage Building	7,200



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DEHYDRATOR LAYOUT

BUILDING	AREA SQ.FT.
Dehydrator Tunnels	12,324
Fruit Handling Area 1	14,012
Employee Break Area	1,680
Fruit Handling Area 2	6,924
Sulfur Tunnels	4,004
Storage Building	16,019
Office	375
Bin Storage 1	5,000
Car Port	690
Labor Dwelling	1,274
Storage Shed	550
Bin Storage 2	11,315



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