

# FOR SALE



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

## Thompson Vineyards, Raisin Processing Facility and Fruit Dehydrator



### Vineyards

- *452± Acres Thompson Vineyard*
- *Prime Soils*
- *Irrigated, Wells and Fresno Irrigation District*
- *Number 1 Agricultural County in the USA*

### Facilities

- *Processing Facility, Packing, Shipping and Storage: 243,000± SF*
- *Fruit Dehydrator: 110,000± SF*
- *115± Acres with Facilities*
- *Operations, Sales, Marketing and Management Available*

**Exclusively Presented By: Pearson Realty**

**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA BRE #00020875



# Thompson Vineyards, Raisin Processing Facility and Fruit Dehydrator

<i>452± Acres Thompson Vineyard</i> .....	<i>\$18,544,000</i>
<i>115± Acres Raisin Processing and Dehydrator</i> .....	<i>\$20,000,000</i>
<i>567± Acres</i>	<i>\$38,544,000</i>

## DESCRIPTION:

This offering includes 567± acres of Thompson vineyards plus agricultural processing facilities thereon, used for the dehydration and processing/packaging of raisins. The modern, well maintained facilities include approximately 243,000± sq.ft. of structures used for processing, packaging and storage of raisins, with an output capacity of approximately 10 unprocessed tons/hour on stainless steel processing equipment, and located on 55± acres as well as 110,000± sq.ft. of dehydration/storage structures, including 22 dehydrator tunnels and 26 sulfur houses for Golden or Dipped raisins, located on 60± acres. Both facilities have their own office and truck scales, maintenance shops, and other support buildings. The operation is supported by raisins produced on the owner's vineyards, as well as numerous contract growers. Both facilities have the necessary processing permits.

## LOCATION:

The producing Thompson vineyards, raisin processing facility and fruit dehydrator are located approximately 4 miles north of Kerman, California and 10 miles west of Fresno, California in the heart of the San Joaquin Valley midway between San Francisco and Los Angeles CA. The producing mature vineyards are located on various avenues and streets within approximately 3 to 4 miles of the processing and dehydrating facility. The processing and packing facility is located at 4087 North Howard Avenue, Kerman, CA and the dehydrator is located at 4677 North Howard, Kerman, CA.

## LEGAL & ZONING:

The properties are zoned for agricultural production and processing in the County of Fresno. Most agricultural properties are enrolled in the Williamson Act Tax Preserve. The facilities are zoned and permitted for current uses. A list of Assessor Parcel Numbers are available on request.

## IMPROVEMENTS FARMLAND AND FACILITIES:

**FARMLAND** – There is approximately 567± acres of producing Thompson vineyards for raisin production. The vineyards are well maintained, trellis for raisin production and are located on prime soils with adequate water for irrigation purposes. Owners have indicated that production has been good and with high quality raisins. The properties are flood irrigated with irrigation systems including subsurface pipeline with risers. There are several residences on the properties used for farm supervisors and employees.

**PROCESSING FACILITY** – The raisin packaging and processing plant has a capacity of processing 10± tons of raw raisins per hour. The food processing facility has approximately 243,000± sq.ft. of building improvements set on approximately 55± acres. (All permits and a list of onsite equipment used in the operation is available upon request.)

**FRUIT DEHYDRATOR** – The fruit dehydrator is located at 1/3 mile north of the processing facility and is used to support the raisin processing facility. There are 22 concrete block drying tunnels and 27 sulfur houses. The dehydrator includes office, shops and support facilities, shaking equipment, sorting equipment, receiving yard truck scale and additional dry warehousing. This property is a completely fenced 20 acre facility.

### **SOILS:**

The soils are considered prime, well drained and Hanford sandy loam series.

### **WATER AND IRRIGATION:**

Irrigation water is supplied by numerous onsite pumps, wells and generators for the pump motors. Some generators are moved between properties. All properties are within the Fresno Irrigation District. All surface deliveries of irrigation water are based on annual allocations. Electric and motor driven pumps and wells are used throughout the properties most flood irrigated.

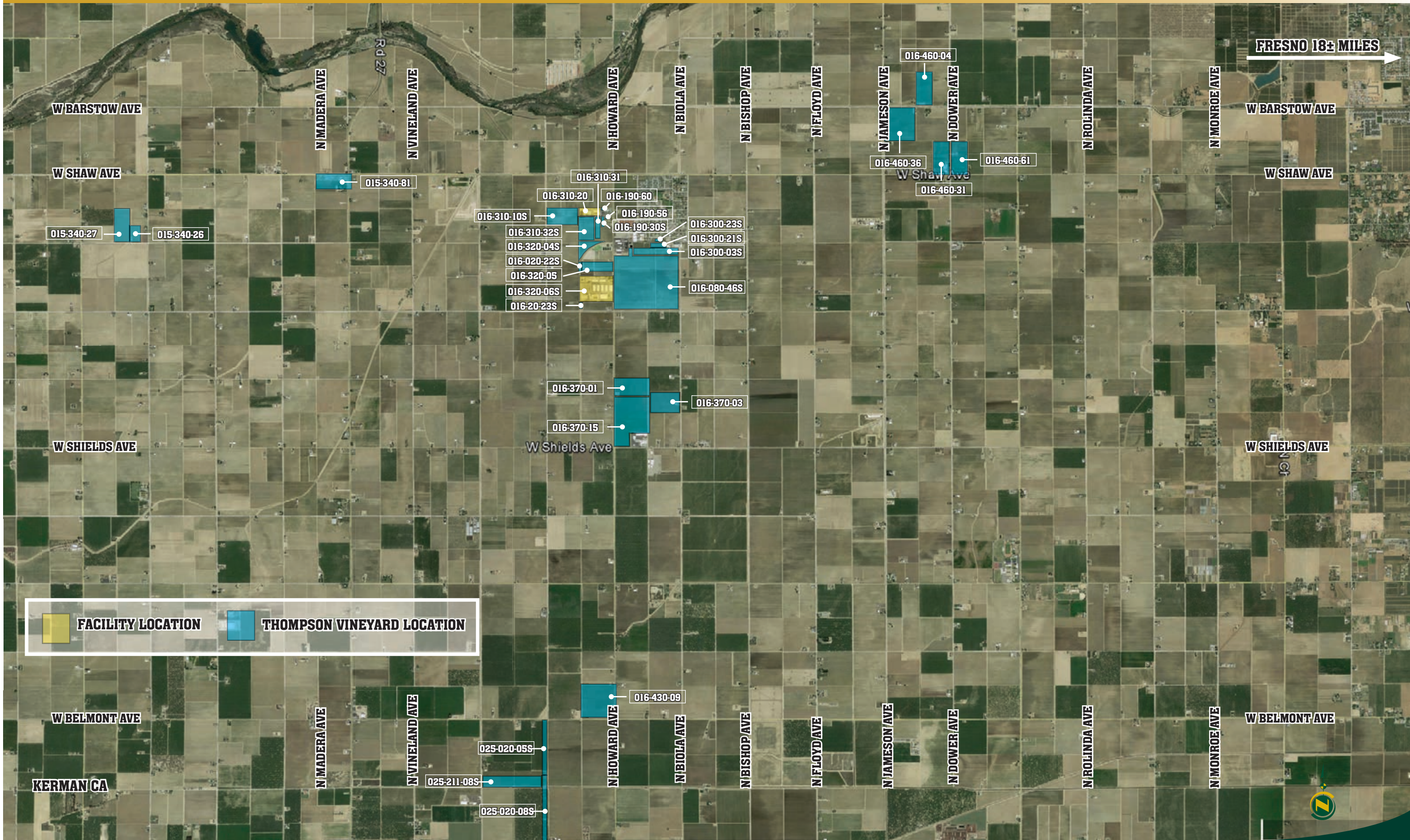
### **PRICE & TERMS:**

\$38,544,000 cash. Seller would prefer to sell both the facility and the vineyard together but will consider the sale of the Thompson vineyard (452± acres). The raisin processing and dehydrator (115± acres) as separate units at the values stated in this offering.

### **CONDITIONS OF PURCHASE:**

- 1) All properties are sold subject to current "as is" condition with no warranties or guarantees either expressed or implied by owners, Chief Restructuring Officer or Pearson Realty. All buyers must perform due diligence and review the property prior to initiating a purchase.
- 2) The sale of the properties are subject to Chapter 11 Bankruptcy Court approval, with the approved sale being subject to overbid at the Court Hearing.
- 3) Growing crops are included in sale after reimbursement of 2015 growing cost to the close of escrow.
- 4) Assessor Parcels, preliminary title reports and all information in the possession of the broker is available upon request.
- 5) Pearson Realty will cooperate with real estate brokerage firms regarding fee. Contact listing agent for fee agreement.
- 6) Tours of any property is by appointment only. Do not disturb ongoing operations. Contact listing agent to schedule an onsite tour.

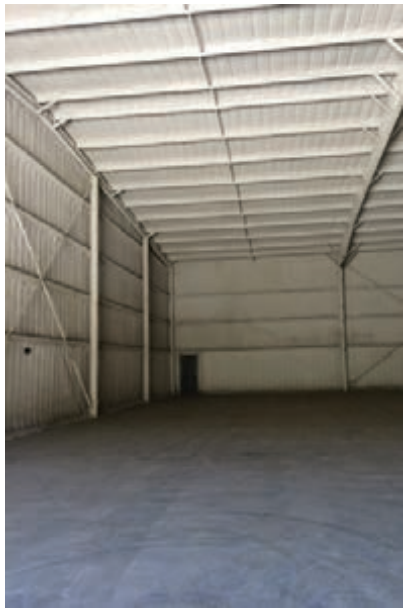
**PROPERTY LOCATIONS AND ASSESSOR PARCEL NUMBERS \***



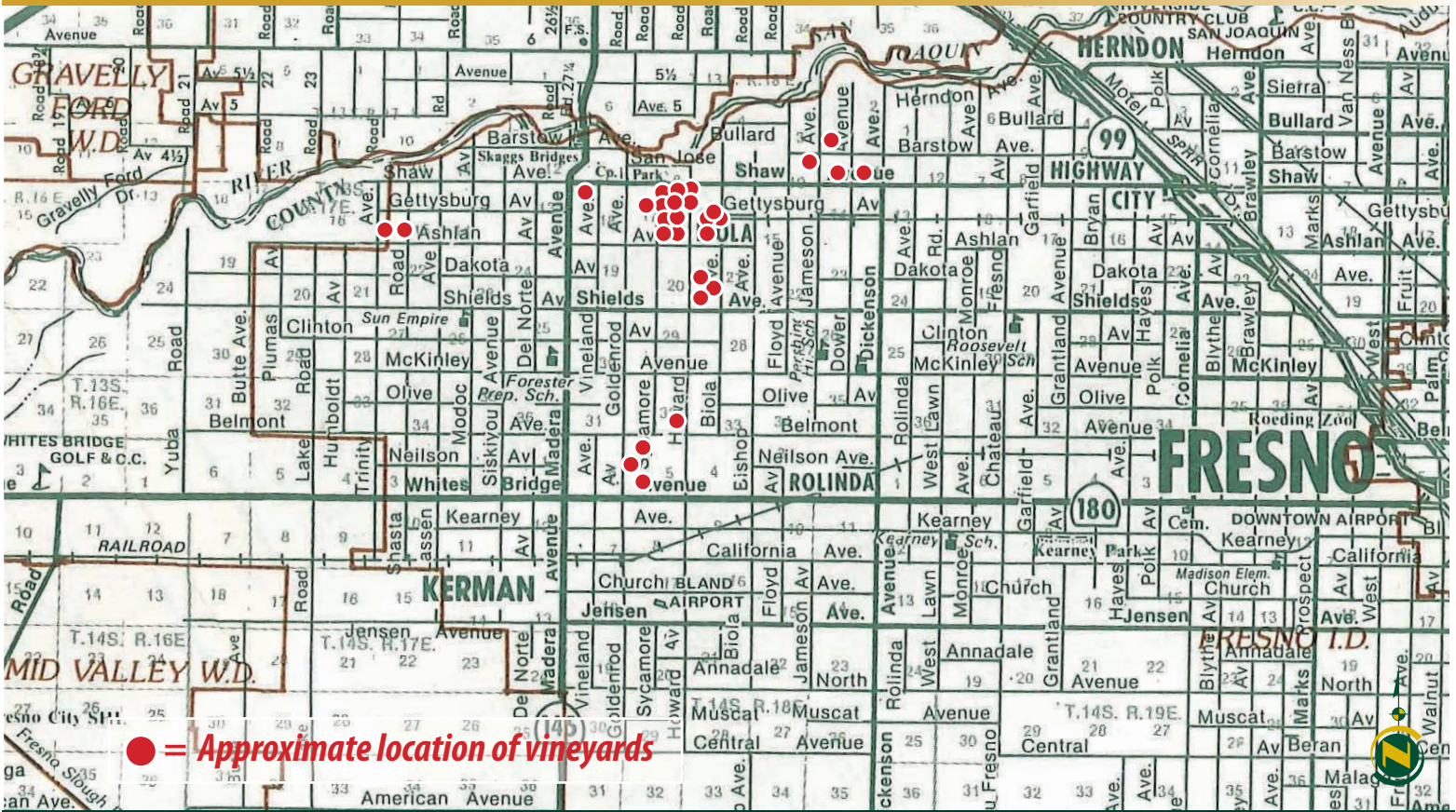
\*Locations and APN's are deemed accurate but not guaranteed by Pearson Realty or Owner.

Thompson Vineyards, Raisin Processing Facility and Fruit Dehydrator





# LOCATION MAP



# REGIONAL MAP



## Offices Serving The Central Valley

**FRESNO**  
7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

**VISALIA**  
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559.732.7300

**BAKERSFIELD**  
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Bakersfield, CA 93301  
661.334.2777



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

