

301.10±
ASSESSED ACRES

WAWONA FARM CO. LLC - ALTA IRRIGATION DISTRICT
REMAINING AVAILABILITY | TULARE COUNTY, CALIFORNIA

EXCLUSIVELY PRESENTED BY



FRESNO

7480 N. Palm Avenue, Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Avenue, Suite 210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875



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.

TABLE OF CONTENTS

PAGE

03 OFFERING SUMMARY

04 PROPOSED SALES PRICE

05 MAP OVERVIEW

06 CROP MAP

07 RANCH BREAKDOWN

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, Suite 210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

OFFERING SUMMARY

Pearson Realty is proud to present the largest solely owned grouping of fresh market stone fruit in the United States. With a large portion of the acreage in nectarines and peaches, the next owner will have an opportunity to secure a strong portion of this market in the San Joaquin Valley.

The portfolio was divided into seven (7) **Land Groups** based on location, soil, water profile, and pricing. The remaining land outlined in this brochure is within the Alta Irrigation District. All the land has characteristics proven to be bountiful for tree-fruit and may also be suitable for other fresh fruit commodities, nut crops, citrus, and vegetables. Production history may be provided upon request. Along with the existing crops, several ranches may include homes, barns, shops, and other buildings.

The remaining ranches may be sold together or separately. The 2024 crops are included in a sale with full reimbursement to the Seller for cultural costs incurred through the date of possession by the Buyer.

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.

**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

PROPOSED
SALES PRICE

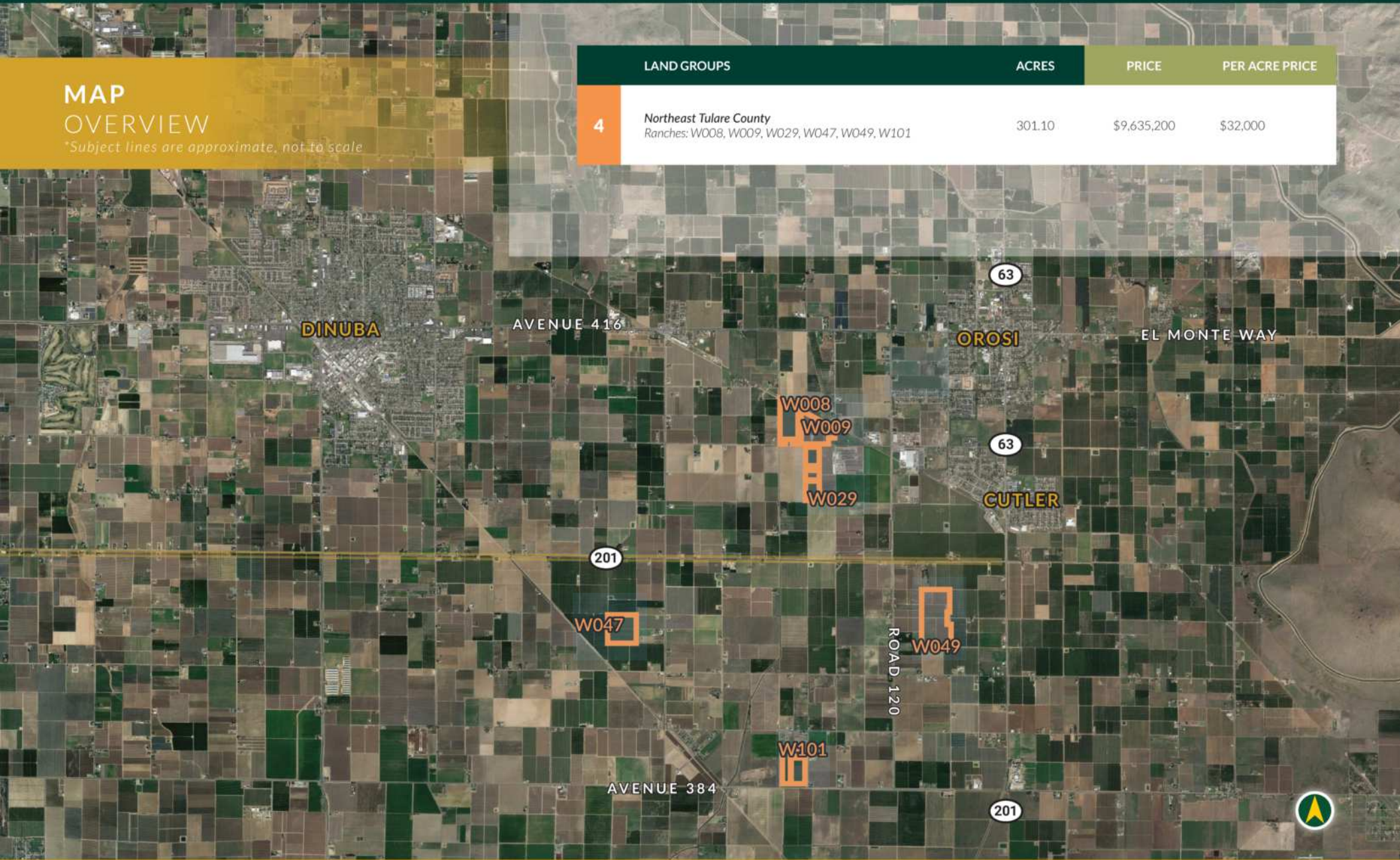
| LAND GROUPS | ACRES | WATER INFO | PRICE | PER ACRE PRICE |
|------------------------------------------------------------------------------|--------|------------|-------------|----------------|
| 4. Northeast Tulare County Ranches: W008, W009, W029, W047, W049, W101 | 301.10 | Alta ID | \$9,635,200 | \$32,000 |



MAP
OVERVIEW

**Subject lines are approximate, not to scale*

| LAND GROUPS | ACRES | PRICE | PER ACRE PRICE |
|-----------------------------------------------------------------------------|--------|-------------|----------------|
| 4 Northeast Tulare County Ranches: W008, W009, W029, W047, W049, W101 | 301.10 | \$9,635,200 | \$32,000 |

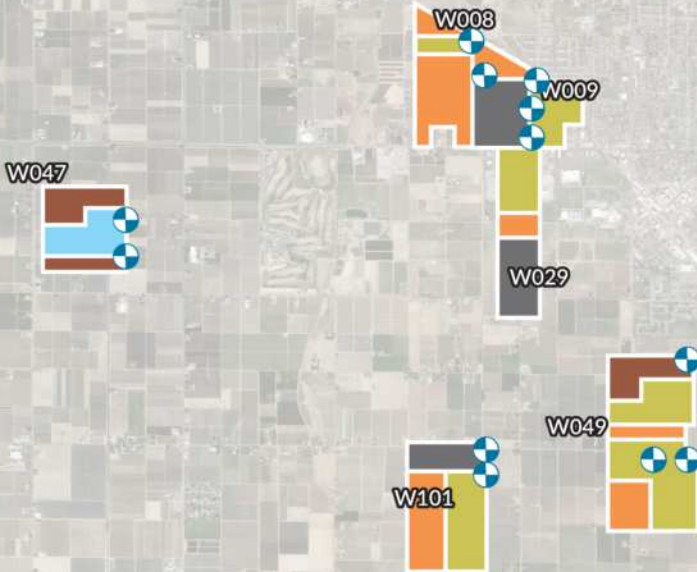


LAND GROUP 4: NORTHEAST TULARE COUNTY & LAND GROUP 5: SOUTHEAST TULARE COUNTY
CROP MAP*

KEY

- YOUNG PEACH
- MATURE PEACH
- YOUNG NECTARINE
- MATURE NECTARINE
- YOUNG PLUM
- MATURE PLUM
- OPEN LAND
- APRICOT
- PUMP & WELL

YOUNG = 2020 OR YOUNGER
*Subject lines are approximate, not to scale



| LAND GROUP 4: NORTHEAST TULARE COUNTY | | | | | | | | |
|---------------------------------------|----------------|----------------|------------|------------------|--------------------|----------|-------------------------------|---------------------------------------------------------------------------------------|
| RANCH # | FARMABLE ACRES | ASSESSED ACRES | PLANT DATE | CROP | VARIETY | DISTRICT | APN | WELL(s) |
| W008/ W009 | | | | | | AID | 021-240-058 | (1) 15HP Turbine, (1) 10HP Submersible, (1) 30HP Turbine, & (1) 50HP Turbine |
| 8-A | 5.73 | | 2013 | White Peach | Summer Sweet | AID | | |
| 8-B | 5.62 | | 2013 | White Nectarine | Snow Pearl | AID | | |
| 8-C | 5.62 | | 2013 | White Nectarine | Diamond Pearl | AID | | |
| 8-D | 5.61 | | 2013 | White Peach | Snow Princess | AID | | |
| 8-F | 5.67 | | 2013 | White Peach | Ice Princess | AID | | |
| 8-G | 5.63 | | 2013 | White Peach | Sierra Snow | AID | | |
| 9-A | 9.25 | | 2009 | White Peach | Late White Delight | AID | 021-240-028 | |
| 9-B | 12.8 | | 2023 | Open Land | | AID | | |
| 9-C | 12.8 | | 2008 | Yellow Nectarine | August Bright | AID | | |
| 9-D | 9.23 | | 2013 | Yellow Nectarine | Zee Fire | AID | | |
| TOTALS | 77.96 | 83.38 | | | | | | (4) WELLS |
| | | | | | | | | |
| W029 | | | | | | AID | 032-030-002 | (1) 30HP Turbine |
| A | 6.2 | | 2012 | White Nectarine | Candy Pearl | AID | | |
| B | 7.5 | | 2012 | White Nectarine | Summer Sweet | AID | | |
| C | 4.9 | | 2012 | Yellow Peach | June Time | AID | | |
| D1 | 5.06 | | 2022 | Open Land | | AID | | |
| D2 | 6.17 | | 2022 | Open Land | | AID | | |
| D3 | 5.95 | | 2022 | Open Land | | AID | | |
| TOTALS* | 35.78 | 40 | | | | | | (1) WELL |
| | | | | | | | | |
| W047 | | | | | | AID | 030-210-013, & 030-210-002 | (1) 15HP Submersible & (2) 40HP Turbine |
| 47-A | 4.82 | | 2005 | Black Plum | Black Cat | AID | | |
| 47-B1 | 4.29 | | 2005 | Red Plum | Hiromi Red | AID | | |
| 47-B2 | 5.36 | | 2005 | Pluot | Flavor Heart | AID | | |
| 47-C1a | 5.36 | | 2005 | Pluot | Sugar Jewel | AID | | |
| 47-C1b | 4.29 | | 2005 | Pluot | Sugar Jewel | AID | | |
| 47-D | 4.82 | | 2005 | Pluot | Dapple Dandy | AID | | |
| 47-F | 9.65 | | 2005 | Red Plum | September yummy | AID | | |
| TOTALS | 38.59 | 41.5 | | | | | | (3) WELLS |

* = Subject to Sunworld Agreement



| LAND GROUP 4: NORTHEAST TULARE COUNTY | | | | | | | | |
|---------------------------------------|----------------|----------------|------------|------------------|-----------------|----------|---------------------------------------------------------------|-------------------------------------------------|
| RANCH # | FARMABLE ACRES | ASSESSED ACRES | PLANT DATE | CROP | VARIETY | DISTRICT | APN | WELL(s) |
| W049 * | | | | | | AID | 033-110-025 & 033-120-003 | (2) 15HP Submersible, & (1) 40HP Submersible |
| A1 | 6.25 | | 2011 | Red Plum | Red Yummy | AID | | |
| A2 | 3.6 | | 2011 | Red Plum | September Yummy | AID | | |
| A3 | 4 | | 2010 | Red Plum | Fall Fiesta | AID | | |
| A4a | 6.62 | | 2004 | Yellow Nectarine | August Fire | AID | | |
| A4b | 1.6 | | 2004 | Yellow Nectarine | August Fire | AID | | |
| A5 | 9.13 | | 2007 | Yellow Nectarine | Grand Bright | AID | | |
| A6 | 7.77 | | 2004 | Yellow Nectarine | August Fire | AID | | |
| A7a | 5.9 | | 2014 | Yellow Peach | Su Peach 20 | AID | | |
| A7b | 8.33 | | 2014 | Yellow Peach | Su Peach 20 | AID | | |
| B2 | 18.22 | | 2007 | White Nectarine | Majestic Pearl | AID | | |
| TOTALS | 71.42 | 76.82 | | | | | | (3) WELLS |
| W101 * | | | | | | AID | 033-070-018, 033-070-019, 033-070-020, & 033-070-016 | (1) 40HP Submersible, & (1) 15HP Submersible |
| A | 17.8 | | 2012 | Yellow Peach | Su Peach 17 | AID | | |
| B | 17.4 | | 2012 | Yellow Peach | Su Peach 15 | AID | | |
| C | 4.5 | | 2012 | Yellow Nectarine | Su Nect 21 | AID | | |
| D | 13 | | 2012 | Yellow Nectarine | Rose Bright | AID | | |
| TOTALS | 52.7 | 59.4 | | | | | | (2) WELLS |

* = Subject to Sunworld Agreement



EXCLUSIVELY PRESENTED BY



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, Suite 210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

TABLE OF
CONTENTS

