

# W107 - WAWONA TREEFRUIT

34.92± ACRES | TULARE COUNTY, CALIFORNIA

**\$1,222,200**

(\$35,000/Acre)



## PROPERTY HIGHLIGHTS

- ALTA IRRIGATION DISTRICT
- WHITE PEACHES
- MICRO SPRINKLER SYSTEM
- YARD SITE



Independently Owned And Operated  
Corporate License #00020875  
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## LOCATION MAP



## PROPERTY INFORMATION

### DESCRIPTION

34.92± acres planted to white peaches. The property is currently being conventionally farmed by the Seller in preparation for the 2024 harvest, though a Buyer may purchase the property before harvest if full cultural costs are reimbursed.

### LOCATION

The property is locate at the southeast corner of Avenue 392 and Road 64, about 4 1/2 miles northeast of Traver and 4 miles southwest of Dinuba, Ca.

### ZONING

AE-40 Agricultural Exclusive (40 acre minimum).

### WATER

The property is within and receives water from Alta Irrigation District. There is one 40HP pump/well located on the property and the crop is irrigated by a micro sprinkler system.

### BUILDINGS

No buildings on the ranch. There is a yard site on the northside of the property.

### PLANTINGS

31± acres planted to 2019 Ice Princess variety white peaches. The treefruit is planted on Nemaguard rootstock with 18' x 12' spacing.

### PRICE/TERMS

\$1,222,200 (\$35,000/acre) cash at close of escrow. Buyer to reimburse all cultural costs incurred by Seller from April 15, 2024 through and including the closing of escrow. The Seller was established pursuant to the First Amended Joint Chapter 11 Plan of Liquidation of MVK FarmCo LLC and it's Debtor Affiliates in the pending bankruptcy case In re MVK FarmCo LLC, et al., Case No. 23-11721, which is currently pending in the United States Bankruptcy Court for the District of Delaware.

#### \*WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

#### POLICY ON AGENT COOPERATION

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## SOILS INFORMATION



## PARCEL INFORMATION

### LEGAL

Tulare County APN: 029-240-025  
Located in a portion of Section 36, T16S, R23E,  
M.D.B.&M.



## OTHER INFORMATION







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