

EFIRD LIBERTY RANCH

Fresno County, California

513.19± Acres

\$11,044,220



- 5 Pumps & Wells
- Liberty Canal Co. Stock
- 2 Owned Solar Systems
- Almonds, Walnuts, Pistachios & Row Crops



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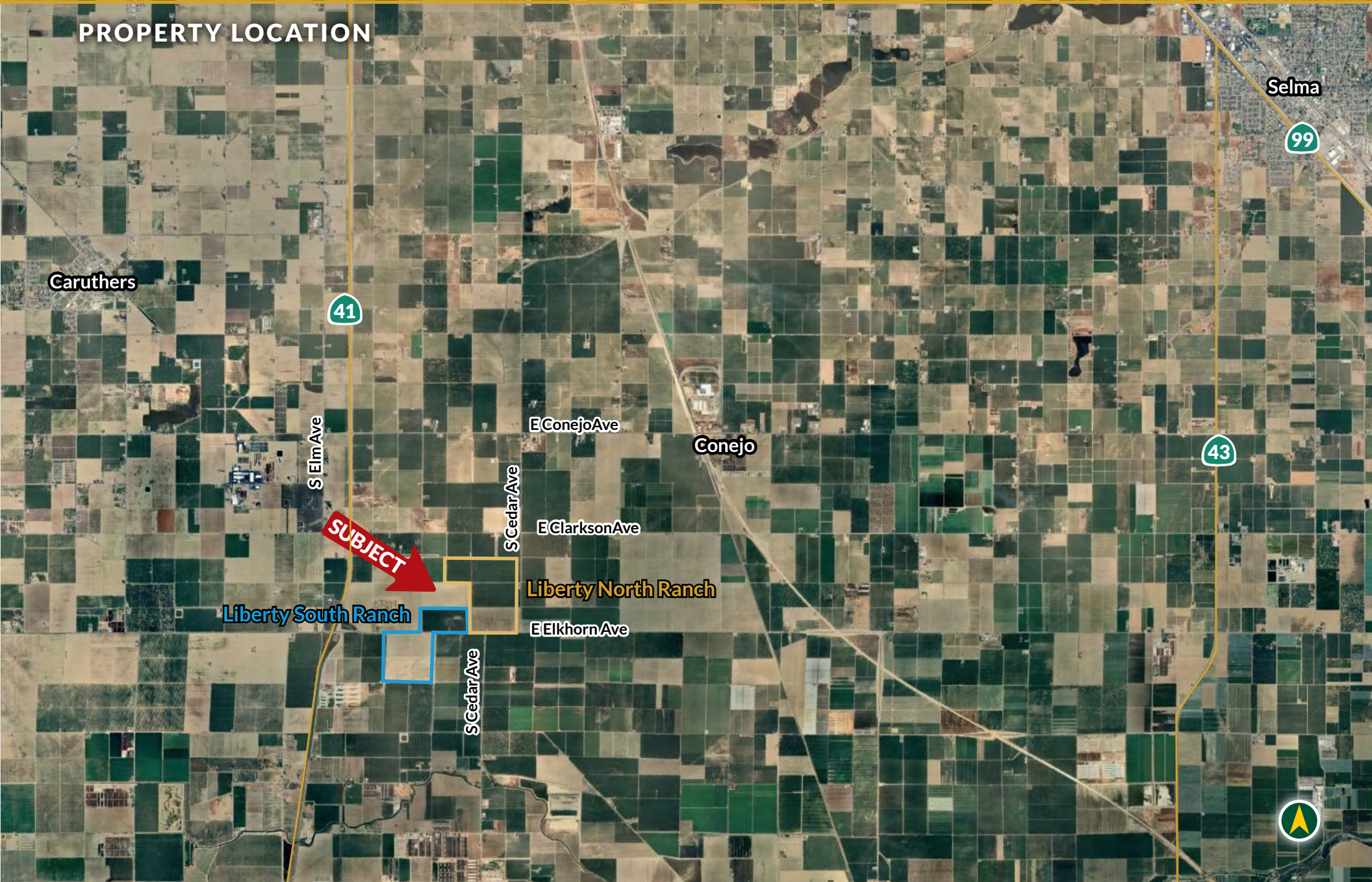


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The **513.19± acre Efir Liberty Ranch** consists of a diversified offering of tree nut orchards and row crop land. Plantings include a 160± acre 2nd and 3rd leaf pistachio orchard with two (2) sources of water, 192± of almonds planted between 2007-2019, 79± of walnuts planted in 2014 and 78± acres of irrigated row crop land currently planted to wheat.

The ranch is divided into the **Liberty North Ranch - 274.29± acres** consisting of almonds, walnuts and row crop land located on the north side of Elkhorn Avenue, and the **Liberty South Ranch - 238.90± acres** consisting of 77± acres located on the north side of Elkhorn Avenue and 160± acres located on the south side of Elkhorn Avenue. The individual ranches have been well maintained and include 2 owned solar systems to offset pumping costs. In addition to the 5 wells, the pistachios orchard receives surface water from the Liberty Canal Company with 1/4 share of Liberty Canal Co. stock included with the sale.

LOCATION

The property lies on the north and south side of E. Elkhorn Avenue west of S. Cedar Avenue, ½ mile east of Highway 41, 6 miles southeast of Caruthers, and 15 miles south of Fresno. Physical address: 16007 S. Cedar Avenue, Fresno, CA 93725.

LEGAL

Fresno County APN's: 042-043-19s, 26, 27, 45s and 58 and 055-060-01s and 02s consisting of 513.19± assessed acres. Located in a portion of Sections 2 and 35, T16S and 17S, R20E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres.
The parcels are enrolled in the Williamson Act.

SOILS

See soils map included.

PLANTINGS

The property is planted to approximately 192± acres of almonds, 161± acres of pistachios, 79± acres of walnuts and 78± acres of irrigated row crop planted to winter wheat. See enclosed planting map for detailed planting information. Production records available upon request.

WATER

The ranches are in Liberty Water District, part of the North Fork Kings GSA. APN's 055-060-01s and 02s have a 1/4 share of Liberty Canal Co. stock and are able to receive surface water from the adjacent Liberty Canal. Irrigation water is supplied by 5 ag pumps and wells with 5 filter stations. The pistachio orchard has a dual line drip irrigation system supplied by a filtration system from both ground and surface water. The almond orchards are irrigated by dual line drip irrigation system. The 10 year old walnut orchard is irrigated with micro sprinklers. The row crop land, currently planted to winter wheat, is flood irrigated. Concrete pipelines are interconnected throughout both the North and South Ranches. The PVC pressure system is interconnected in the Liberty North Ranches and interconnected separately in the Liberty South Ranches.

SOLAR

The property includes 2 owned solar systems to offset groundwater pumping costs.

PRICE/TERMS

\$11,044,220 cash at the close of escrow.
Buyer shall reimburse Seller for cultural costs incurred toward the 2024 crops.

PLANTING, WATER & IRRIGATION SUMMARY

Liberty North Ranch - 274.29 ± acres

Field #	APN	Assessed Acres ±	Crop	Variety	Year Planted	Pump & Well Details *	Irrigation	Additional Improvements
9	042-043-19S	79.09	Walnuts	Tulare on Paradox rootstock	2014	150 Hp Turbine Pump & Well, Filter Station, Irrigated by Field #9 Pump.	Micro sprinklers	
10	042-043-26	78.20	Almonds	NP/Bennett w/Monterey on Brites rootstock	2019	100 Hp Turbine Pump & Well, Filter Station w/ 40 Hp Booster, Irrigated by Field #10 Pump.	Dual line drip system	Solar installed 9/10/2011. 174 Kw DC, 278,000± KwH
11	042-043-27	78.20	Open	Winter Wheat	2023	Irrigated by Field #10 Pump.	Flood irrigation	
16	042-043-45S	38.80	Almonds	NP/Wood Colony on Nemaguard rootstock Superiel on Hanson rootstock	2010	Irrigated by Field #9 Pump or Field #10 Pump.	Dual line drip system	

* **Liberty North Ranch Water and Irrigation Details:** Field #10 pump provides primary irrigation source for Field #10, 11 & 16. Field #10 pump has flood bowls for Field #11 row crops and a 40 HP booster pump when using the pressure system, and it provides Field #10 & 16 with dual line drip for the almonds. Concrete pipelines are interconnected throughout both the North and South Ranches. The PVC pressure system is interconnected in the Liberty North Ranch.

Liberty South Ranch - 238.90± acres

Field #	APN	Assessed Acres ±	Crop	Variety	Year Planted	Pump & Well Details **	Irrigation	Additional Improvements
2	055-060-01S	80.95	Pistachios	Golden Hills w/ Randy/Tejon on Wonderful rootstock	2023	Irrigated by Field #13 Pump.	Dual line drip system	1/4 share of Liberty Canal Co. Stock
3	055-060-02S	80.95	Pistachios	Golden Hills w/Randy/Tejon on Wonderful rootstock	2022	75 Hp Turbine Pump & Deep Well, 30 Hp Lift Pump w/Pressure bowls, Drip Filter Station. Irrigated by Field #3 Pump.	Dual line drip system	
12	042-043-58 (East)	38.50	Almonds	NP/Wood Colony on Nemaguard rootstock	2011	75 Hp Turbine Pump & Deep Well, Drip Filter Station. Irrigated by Field #12 Pump.	Dual line drip system	Solar installed 3/12/2013. 171 Kw DC, 273,000± KwH
13	042-043-58 (West)	38.50	Almonds	NP/Wood Colony on Nemaguard rootstock	2007	75 Hp Turbine Pump & Deep Well, Drip Filter Station. Irrigated by Field #12 Pump.	Dual line drip system	

** **Liberty South Ranch Water and Irrigation Details:** Field #2 & 3 receive surface water delivered by Liberty Canal Company (mutual water company operated by Laguna I.D.). 2024 allocation includes 8 acre feet of surface water, plus access to flood water during flood release periods. Concrete pipelines are interconnected throughout both the North and South Ranches. The PVC pressure system is interconnected in the Liberty South Ranch.

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PLANTING MAP

LEGEND

- Pump & Well
- Lift Pump
- Filter Station
- Solar

Liberty North Ranch - 274.29± acs.

Field 16 38.80± ac. 2010 Almonds	Field 9 79.09± ac. 2014 Walnuts
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Field 10 78.20± ac. 2019 Almonds

Liberty South Ranch - 238.90± acs.

Field 13 38.50± ac. 2007 Almonds	Field 12 38.50± ac. 2011 Almonds
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Field 11 78.20± ac. 2023 Winter Wheat
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Field 2 80.95± ac. 2023 Pistachios
Field 3 80.95± ac. 2022 Pistachios

41

Liberty Ditch

S Cedar Ave

E Elkhorn Ave

S Cedar Ave



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LIBERTY NORTH RANCH - FIELD #9, 10 & 11



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LIBERTY NORTH RANCH - FIELD #9, 10 & 11



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LIBERTY NORTH RANCH - FIELD #16



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LIBERTY NORTH RANCH - FIELD #16



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LIBERTY NORTH RANCH



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LIBERTY SOUTH RANCH - FIELD #2 & 3



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LIBERTY SOUTH RANCH - FIELD #12 & 13

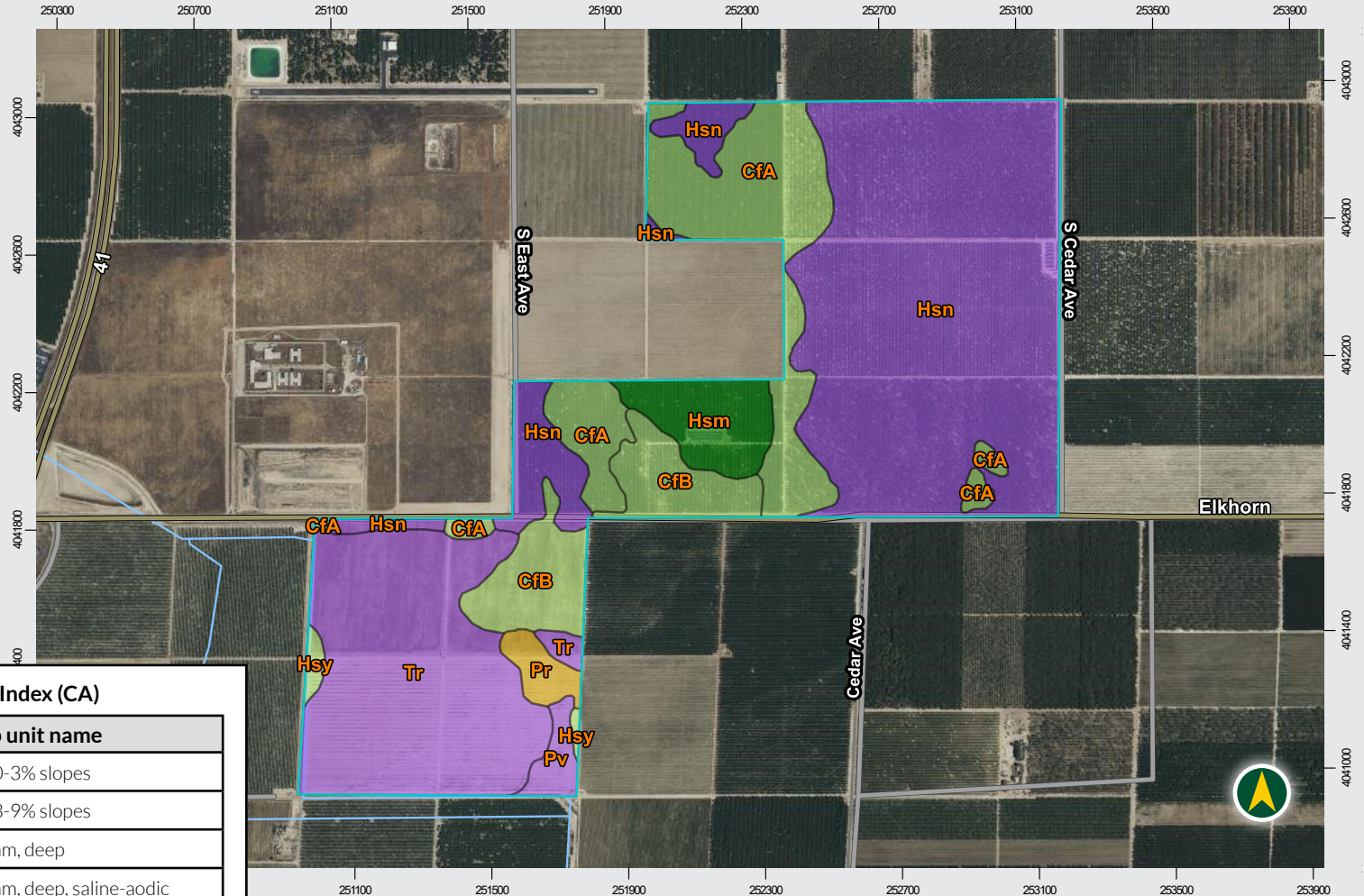


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SOILS MAP



California Revised Storie Index (CA)

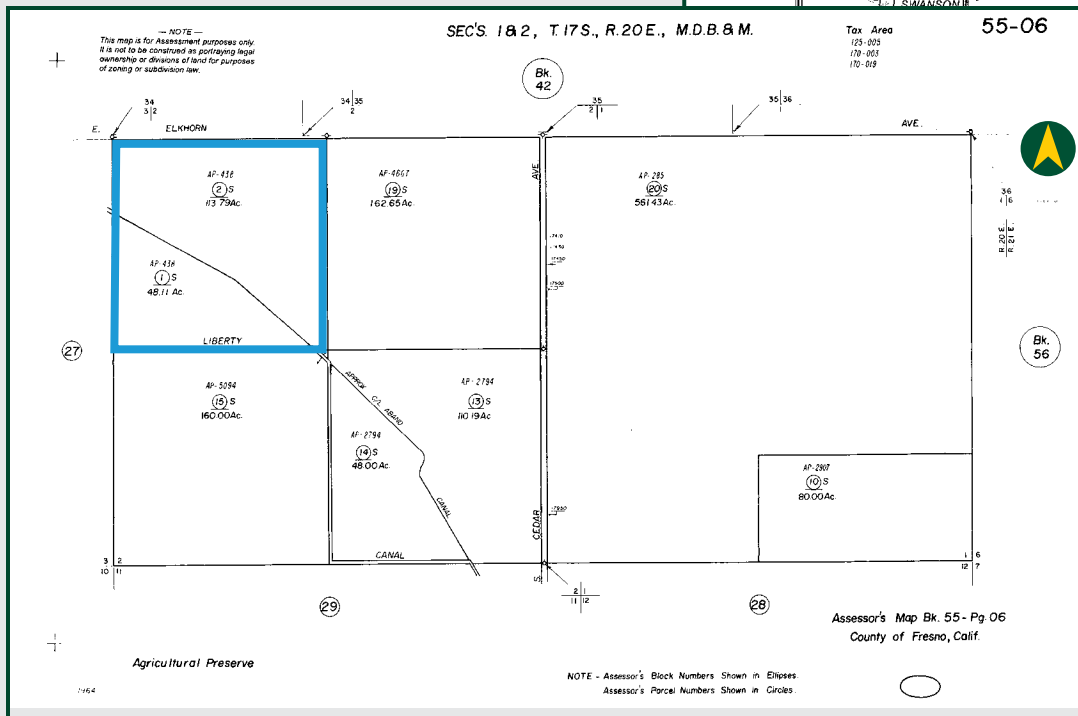
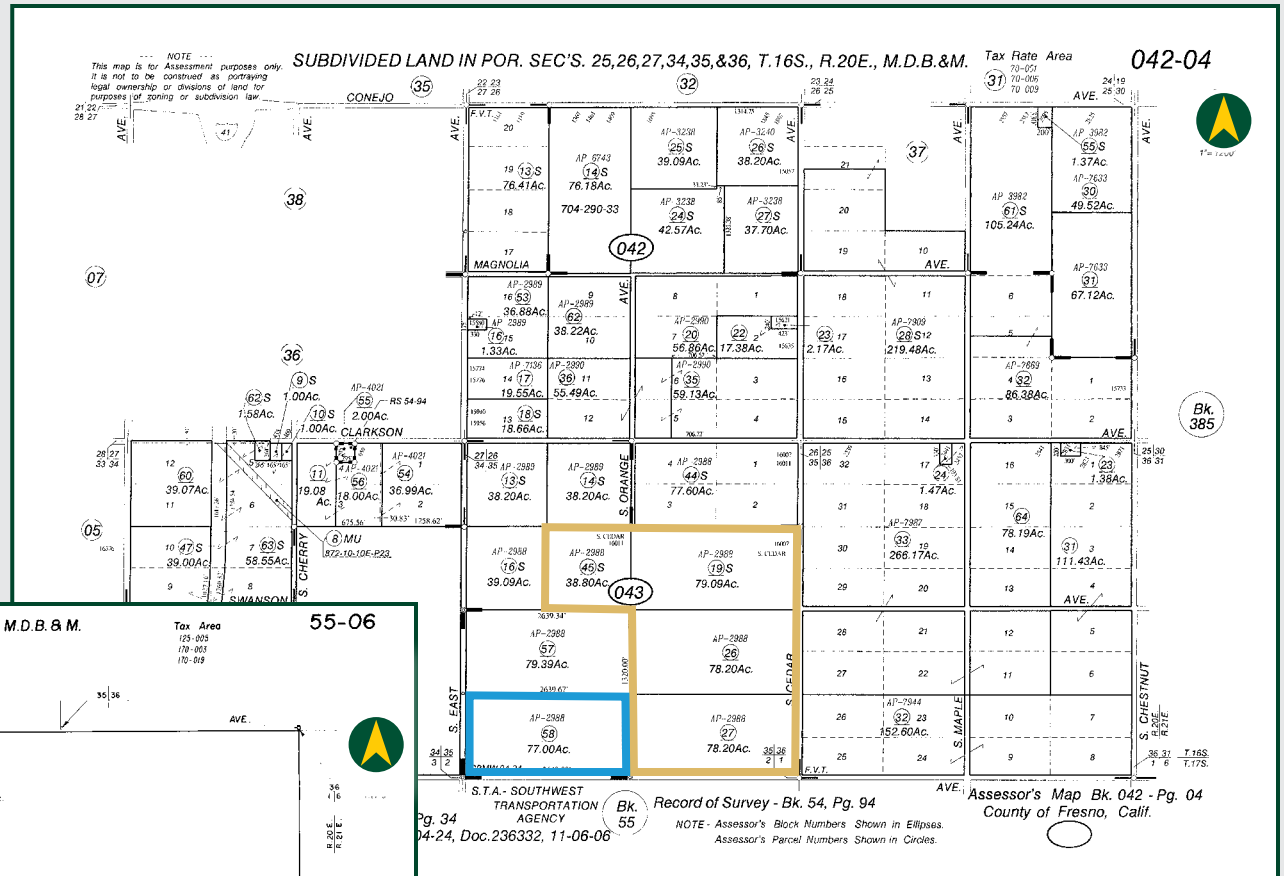
Map unit symbol	Map unit name
CfA	Calhi loamy sand, 0-3% slopes
CfB	Calhi loamy sand, 3-9% slopes
Hsm	Hesperia sandy loam, deep
Hsn	Hesperia sandy loam, deep, saline-aodic
Hsy	Hesperia fine sandy loam, deep, saline-sodic
Pr	Pond sandy loam
Pv	Pond loam
Tr	Traver sandy loam

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PARCEL MAPS



- ▬ Liberty North Ranch - 274.29± acs.
- ▬ Liberty South Ranch - 238.90± acs.

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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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791
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.