

WAWONA EQUIPMENT YARD & FARM

\$2,552,640

79.77± ACRES | TULARE COUNTY, CALIFORNIA

(\$32,000/Acre)



PROPERTY HIGHLIGHTS

- (3) SHOP BUILDINGS WITH BREAK ROOM
- STORAGE YARD
- (1) HOME AND BARN
- ALTA IRRIGATION DISTRICT



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

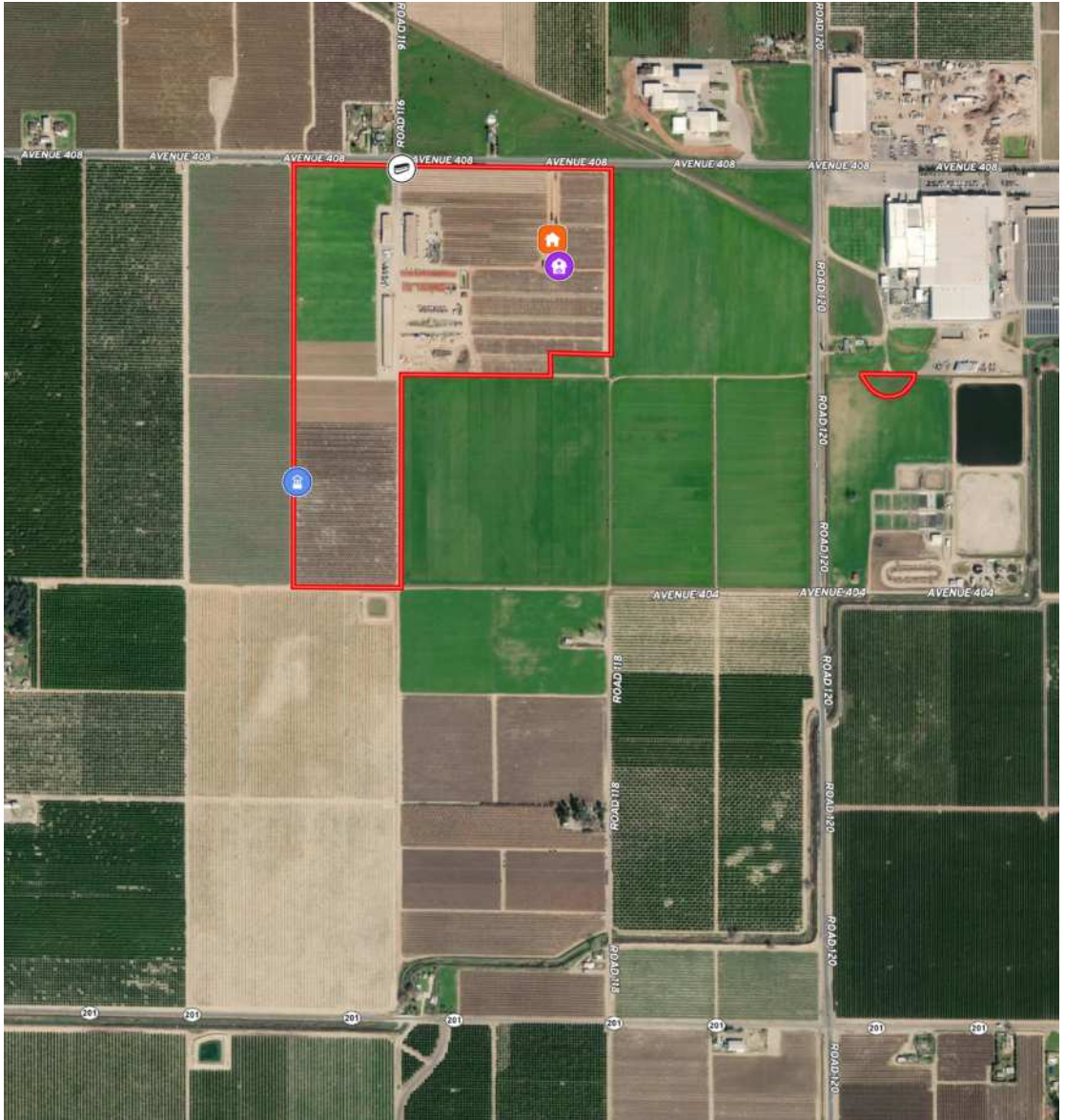
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

WAWONA EQUIPMENT YARD & FARM

79.77± ACRES | TULARE COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

12± acres of the property is comprised of (3) equipment shop buildings, totaling 45,000 sq.ft. (Buyer to verify), equipment storage yard, wash station, above-ground fuel tanks, and drainage reservoir. There is also a home on the property with a barn. The balance of the property is open land, suitable for permanent plantings or row crops. The half circle .70± acre parcel is located south of the Cutler packing/cooling facility, historically used for waste water discharge.

LOCATION

The property is located southwest of Orosi on the south side of Avenue 408. Property Addresses: 11599 Avenue 408 Orosi, Ca 93647 & 11749 Avenue 408 Dinuba, Ca 93618.

ZONING

AE-20 Agricultural Exclusive (20 acre parcel minimum). APNs 032-030-003 & 015 are enrolled in the Williamson Act (79.07±) acres.

WATER

The property is located in and receives water from Alta Irrigation District. There are (2) irrigation pump/wells on the property and (1) domestic well. There is (1) existing filtration system.

BUILDINGS

The south equipment storage building is 21,500± sq.ft.. The building on the east side is 15,000± sq.ft., and the building on the west side is 8,500± sq.ft.. There is one home on the property with an older barn currently leased. Buyer must assume the existing residential lease agreement. The shop building and equipment yard is currently leased until October 1, 2024.

PLANTINGS

Open land.

PRICE/TERMS

\$2,552,640 (\$32,000/acre) all cash at the close of escrow. No equipment is included in the sale. Sellers will need possession of the equipment yard until December 1, 2024 to complete an equipment auction. The Seller was established pursuant to the First Amended Joint Chapter 11 Plan of Liquidation of MVK FarmCo LLC and its 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

SOILS INFORMATION

Map Unit Legend

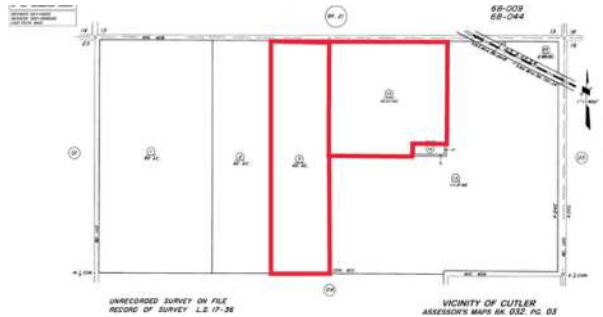
Map Unit Symbol	Map Unit Name
114	Cutter silt, 0 to 2 percent slope



PARCEL INFORMATION

LEGAL

APNs: 032-260-006, 032-030-003 & 015
Located in a portion of Section 19 & 24, Township 16S, Range 24E., M.D.B.&M.



PROPERTY PHOTOS







Independently Owned and Operated
Corporate License #0002087 | pearsonrealty.com

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

7450 N. Palm Ave., Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4800 California Ave., #210B
Bakersfield, CA 93309
661.334.2777