

**1094.54±**  
ASSESSED ACRES

**MOC: MT. WHITNEY RANCH**  
FRESNO COUNTY, CALIFORNIA | WESTLANDS WATER DISTRICT

EXCLUSIVELY PRESENTED BY  
A DIVISION OF PEARSON COMPANIES



**FRESNO**

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CA DRE #00020875



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## OFFERING SUMMARY

Pearson Realty is proud to present the MOC Farms Portfolio, an opportunity to acquire agricultural land in one of California's prominent farming regions. This diverse portfolio features a mix of pistachios, almonds, cherries, and open ground.

Strategically located within a variety of irrigation districts, each ranch boasts diverse soil characteristics ideal for permanent crops, row crops, solar projects, and water mitigation. Historical production data is available upon request.

This portfolio offers flexibility in acquisition, as the ranches may be sold together or separately.

## INSTRUCTIONS FOR OFFERS

This property is being sold through a court-supervised receivership process. All prospective buyers must adhere to the following bidding qualifications and procedures. Please see the link attached for the Court Documents. A summary is below:

### *Qualified Bid Requirement*

- **Written Submission:** All bids must be submitted in writing by the deadline set by the Receiver.
- **Purchase and Sale Agreement (PSA):** All qualified bids must be placed on a **pre-approved PSA** (available upon request).
- **Deposit:** A 5% deposit of the purchase price must be submitted with the qualified bid.

### *Auction and Sale Hearing*

- An Auction or Sale Hearing will be scheduled after the Publication Period concludes.
- The Receiver or Agents will provide at least 14 days' notice to qualified bidders and interested parties.
- The notice will specify the initial overbid amount, minimum bidding increments, and other relevant details.
- Creditors may file objections at least 7 days before the hearing; the Receiver may reply within 2 days of the hearing.
- The Receiver will continue to market the property until the bid submission deadline.

This sale presents a unique opportunity to acquire California farmland through a structured receivership process, ensuring transparency and competitive bidding.

For inquiries, bidding instructions, or to request a PSA, please contact Pearson Realty.

Pearson Realty does not provide legal advice. Interested parties should consult with their attorneys regarding the Court process.



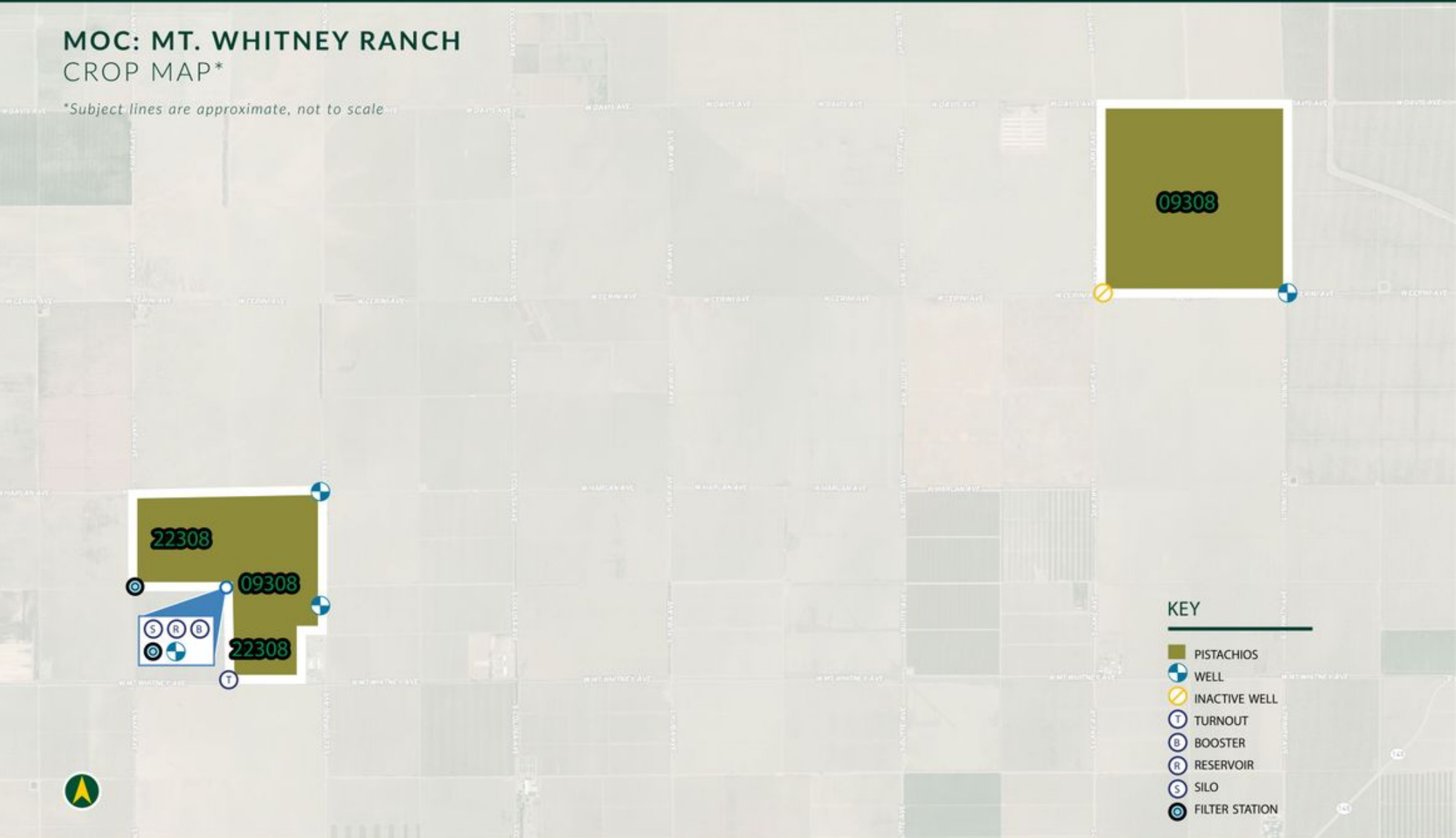
INTERACTIVE  
MAP

\*Subject lines are approximate, not to scale



MOC: MT. WHITNEY RANCH  
CROP MAP\*

\*Subject lines are approximate, not to scale



KEY

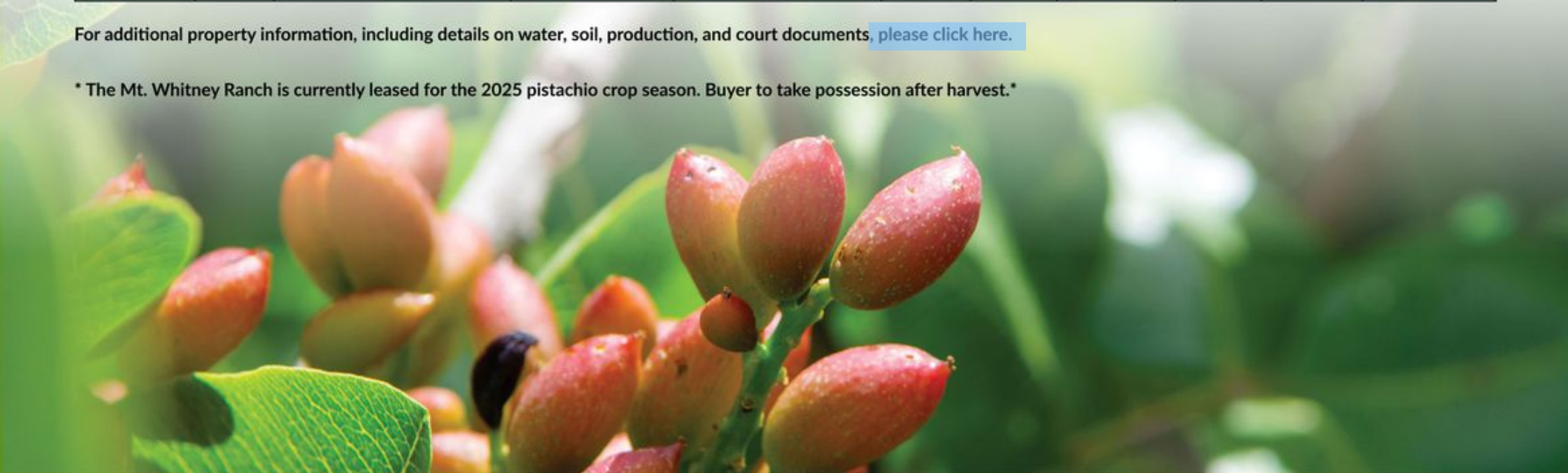
- PISTACHIOS
- WELL
- INACTIVE WELL
- TURNOUT
- BOOSTER
- RESERVOIR
- SILLO
- FILTER STATION



APN NUMBER	FIELD #	OWNER	RANCH NAME	WATER DISTRICT	YEAR PLANTED	CROP	VARIETY	SPACING	ASSESSOR ACRES	PLANTED ACRES
050-040-15s	09308	Maricopa Orchards, LLC	Mt. Whitney Ranch	Westlands Water District	2012	Pistachios	Kerman	18' x 20'	158.18	157.76
050-040-16s	09308	Maricopa Orchards, LLC	Mt. Whitney Ranch	Westlands Water District	2012	Pistachios	Kerman	18' x 20'	160.00	158.91
050-040-17s	09308	Maricopa Orchards, LLC	Mt. Whitney Ranch	Westlands Water District	2012	Pistachios	Kerman	18' x 20'	318.18	317.33
050-070-15s	22308	Maricopa Orchards, LLC	Mt. Whitney Ranch	Westlands Water District	2015	Pistachios	Golden Hills	18' x 20'	160.00	155.99
050-070-18s	22308	Maricopa Orchards, LLC	Mt. Whitney Ranch	Westlands Water District	2015	Pistachios	Golden Hills	18' x 20'	160.00	157.76
050-070-29s	22308	Maricopa Orchards, LLC	Mt. Whitney Ranch	Westlands Water District	2015	Pistachios	Golden Hills	18' x 20'	138.18	136.25
050-040-15s	09308	Maricopa Orchards, LLC	Mt. Whitney Ranch	Westlands Water District		Well			-	-
050-040-16s	09308	Maricopa Orchards, LLC	Mt. Whitney Ranch	Westlands Water District		Well			-	-
050-070-15s	22308	Maricopa Orchards, LLC	Mt. Whitney Ranch	Westlands Water District		Well			-	-
<b>TOTAL</b>									<b>1,094.54</b>	<b>1,084.00</b>

For additional property information, including details on water, soil, production, and court documents, [please click here.](#)

\* The Mt. Whitney Ranch is currently leased for the 2025 pistachio crop season. Buyer to take possession after harvest.\*



**MOC: MT. WHITNEY RANCH**  
FRESNO COUNTY, CA

1,094.54± ACRES

**\$32,836,200**  
(\$30,000/Acre)



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