

CITRUS PACKING FACILITY WITH CITRUS ORCHARDS

\$3,200,000



38.35± Acres, Fresno County

- Two Sources of Water
- Two Citrus Groves
- Turnkey Citrus Facility
- Great Citrus Location

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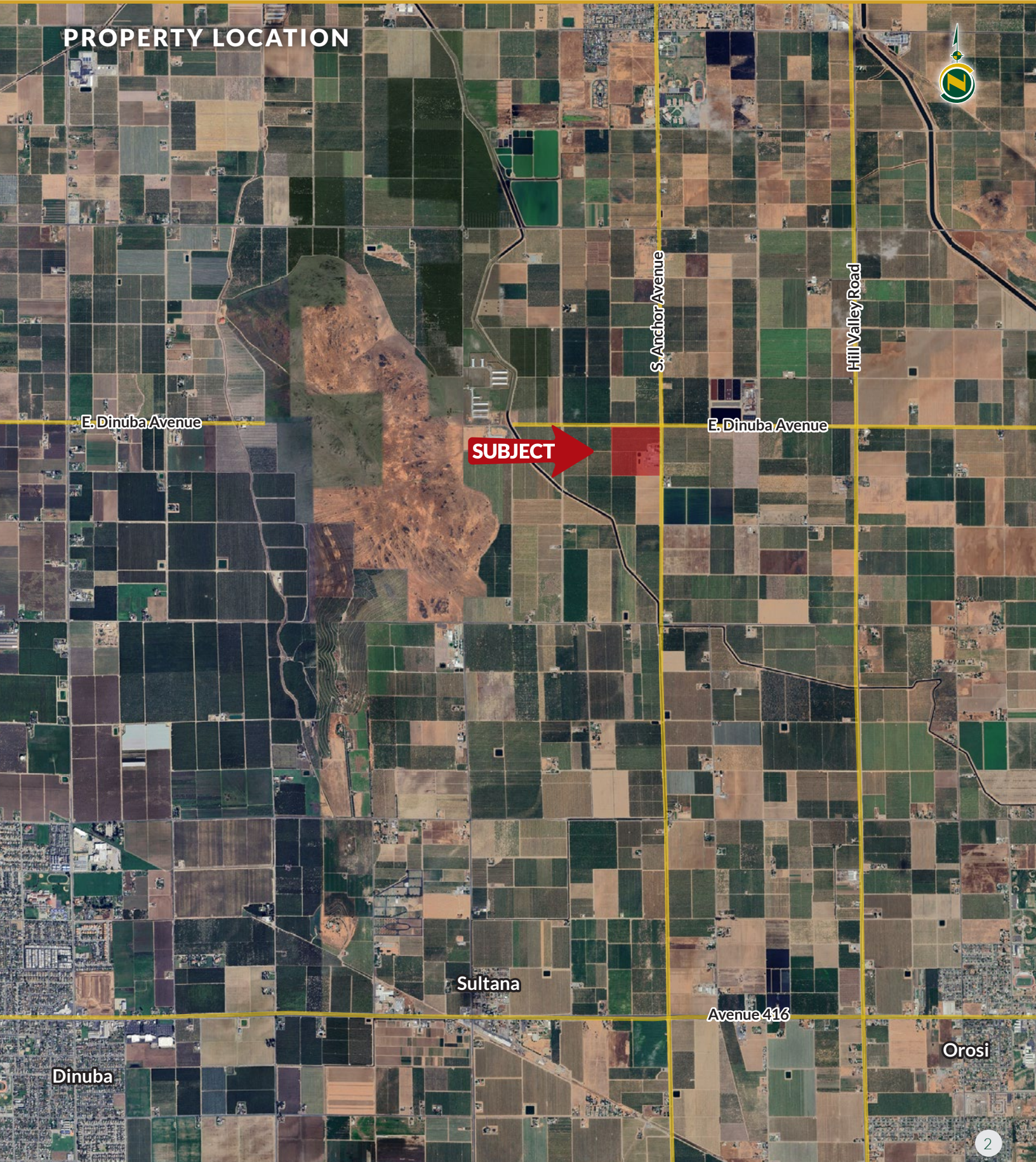
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PROPERTY INFORMATION

DESCRIPTION

This turnkey citrus packing facility is located in a prime citrus growing region near Orange Cove, California. This offering also includes two very well-maintained citrus groves. The facility consists of packing equipment, cold storages, de-greening rooms, dry storage, shop, break rooms, along with a large separate office. This opportunity is a proven facility with high quality orchards.

LOCATION

The property address is 10175 South Anchor Avenue, Dinuba, CA 93618. Located between Orange Cove and Dinuba on the southwest corner of E. Dinuba Avenue and S. Anchor Avenue.

LEGAL

Fresno County APNs 373-160-046 and 053 which total 38.35± acres.

ZONING

A-1 and AE-20

PLANTINGS

- 10± acres west of packing house consists of 2± acres of Washington navels on Trifoliate rootstock with 20'x20' spacing and 8± acres of Gillette navels on Trifoliate rootstock with 20'x20' spacing. Irrigated with sprinkler system.
- 18± acres north of the packing house consists of Gillette navels on Trifoliate rootstock with 20'x20' spacing. Irrigated with sprinkler system.

WATER

Orange Cove Irrigation District along with pumps and wells.

SOILS

San Joaquin loam 0 to 3% slopes
Ramona sandy loam

FROST PROTECTION

Three propane powered Orchard Rite machines.

BUILDINGS

Cold Storage:

Room 1 – 3,600±SF, half the room is racked for pallet storage and the other half can store 400 bins.

Room 2 – 3,600±SF with the same configuration as Room 1.

Room 3 – 3,960±SF, this room is fully racked with approximate capacity of 280 full pallets.

Room 4 – 1,800±SF with racks and open. This room has been used as a set-up room.

Dry Storage:

8,450±SF - this is a newer building that also has an export inspection office.

Shop – 875±SF

Breakroom and bathroom located just south of the main packing shed.

Packing House:

20,000±SF, the main packing line can run up to 80 bins per hour. The second packing line can run up to 30 bins per hour with the capability to feed main line. The packing line has a Compac Invision 9000 for grading fruit to help keep labor cost down. These lines feed a 9 lane Aweta sizer that sends sized fruit to 29 accumulation bins. The packing line has all the equipment needed to pack and process fruit from dumpline to the final automatic palletizing system.

DeGreening Rooms:

12,500±SF divided into 8 rooms which can each hold up to 400 bins. These rooms can also be used as cold storage.

Offices:

2,328± SF, multiple offices and conference room.

PRICE/TERMS

\$3,200,000 cash at close of escrow.

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PROPERTY OVERVIEW

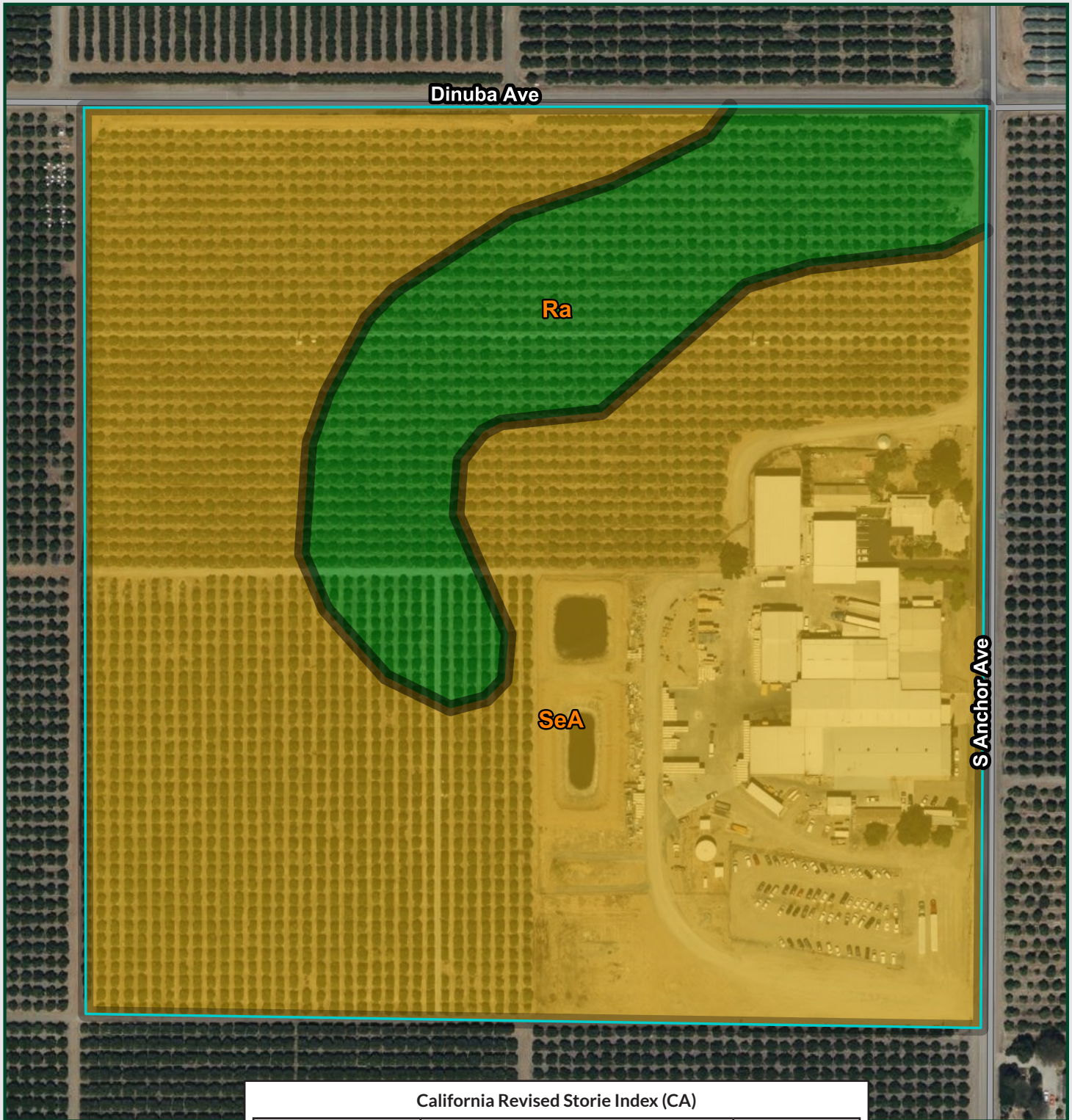


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SOILS MAP



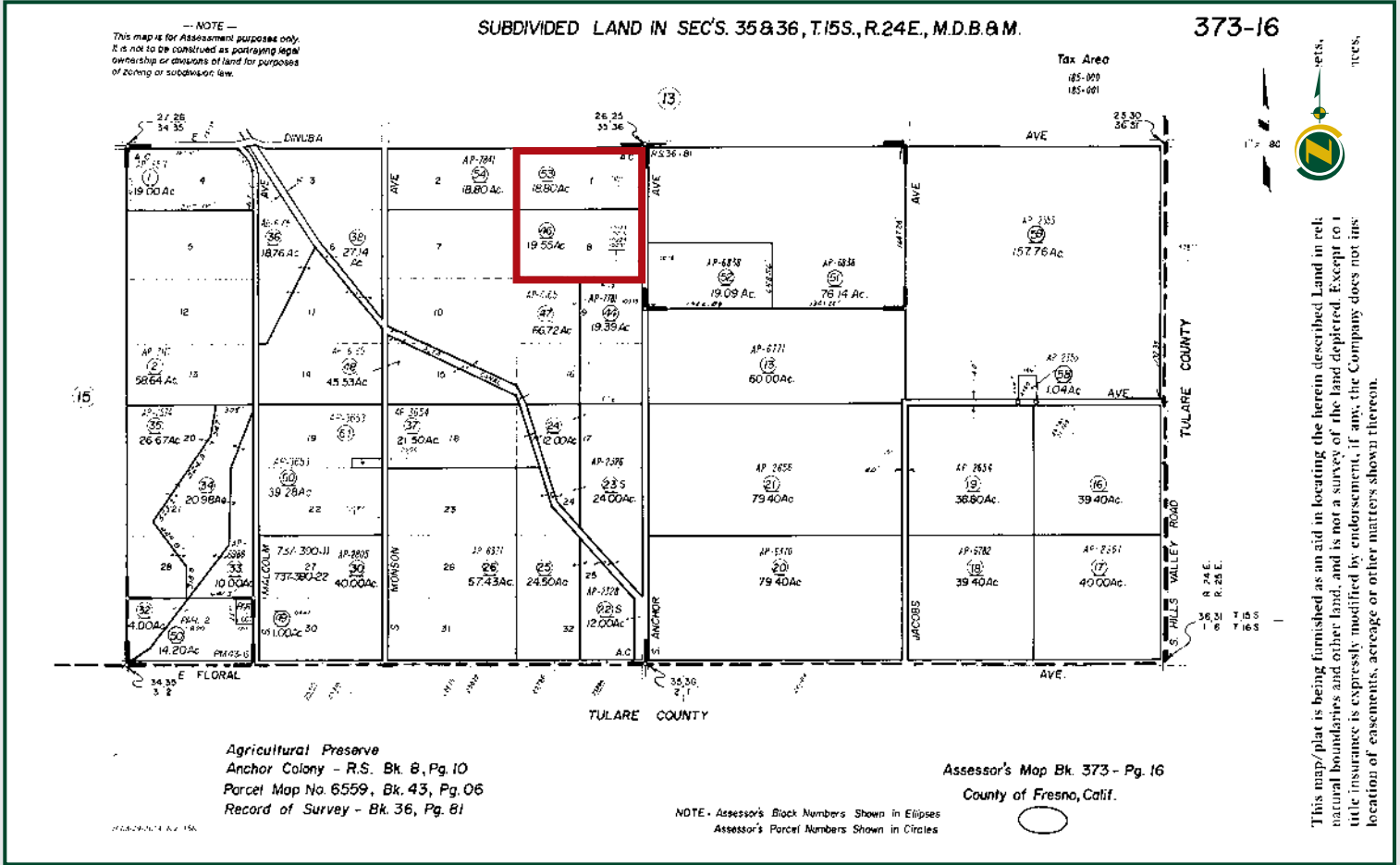
California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Percent AOI
Ra	Ramona sandy loam	18.7%
SeA	San Joaquin loam, 0 to 3 percent slopes	81.3%
Totals for Area of Interest		100.0%

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PARCEL MAP



This map/plan is being furnished as an aid in locating the herein described land in relation to natural boundaries and other land, and is not a survey of the land depicted. Except to title insurance is expressly modified by endorsement, if any, the Company does not insure location of easements, acreage or other matters shown thereon.



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PROPERTY PHOTOS



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PROPERTY PHOTO



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.



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