18.34+/- Acres improved with Walnut Orchard and Dehydrator

Offered for Sale

\$875,000

Mark J. Peterson, AFM, ARA, AAC CA BRE #01872081 MO REC #2019045939 NC REC #331891

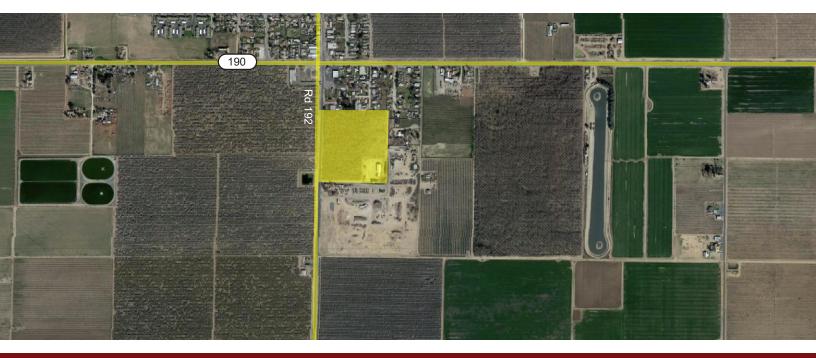


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Location

1/8th of a mile south of Avenue 144 (Highway 190) on the east side of Road 192.

Tulare County Assessor Parcel No. 302-040-037



Walnut Orchard

Planted in 2000 with a spacing of 22' x 12' (165 trees per acre). Four-year production history: 2018 - 6,716 lbs./ac.; 2019 - 3,989 lbs./ac.; 2020 - 4,561lbs./ac.; 2021 - 4,541 lbs./ac. for a four-year average yield of 4,952 lbs./ac.



Walnut Dehydrator

Hulling Line

- Single receiving pit with elevator
- Pre-cleaner
- Float tank
- Dual rotary hullers
- Two rotary wash conveyors
- Air leg separator
- Finish separator
- Primary and secondary optical sorters (leased annually, not part of sale)

Rejects are diverted back to the receiving pit for re-run or discarded.

Drying Line

- Dryer distribution conveyor that lifts walnuts from hulling line
- Dryer distribution conveyor above drying bins
- Hand sorting area as additional point to discard rejects into the garbage chute or re-runs chute that returns walnuts to product receiving pit
- Stadium style dryer system, with twenty-eight (28) drying bins constructed of mild steel and wood, each bin holding approximately 3.4 tons for total drying capacity of 98 tons
- Four (4) 50HP blowers with gas-fired burners each burner services seven (7) bins

After walnuts are dried, approximately 12 to 24 hours, unloading conveyors on either side of the two dryer banks converge dried walnuts to a single cross conveyor and load-out elevator.

Soils

Class I soild constructed of 99% Nord fine sandy loam, 0 to 2 percent slopes and 1% Yettem sandy loam, 0 to 2 percent slopes.

Irrigation Water provided by (1) 30HP onsite well with a yield of 450GPM via microsprinkler and flood irrigation system with concrete valves at every row.

Groundwater Sustainability Agency (GSA)

Tule Basin (#5-022.13) Lower Tule River Irrigation District Groundwater Sustainability Agency.

Building Improvements

- Office 256 s.f. constructed of wood frame, vinyl siding, and composition roof
- 80-foot Fairbanks FB6000 scale
- Dehydrator canopy #1 5,512 s.f. constructed of steel frame, open sides, and metal roof
- Dehydrator canopy #2 1,740 s.f. constructed of steel frame, open sides, and metal roof
- Shade structure 442 s.f. constructed of steel frame, block/open sides, and metal roof







The enclosed information has been furnished by third parties. While this information is believed to be accurate, neither owner nor Kefa Capital, Inc. represent or warrant the accuracy of this information. Any potential buyer needs to conduct its own due diligence to verify the information contained herein.

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