



RIB-ARROW REALTY INC.

**AG LAND • DAIRY
RESIDENTIAL • COMMERCIAL SALES**

Fresno County Dairy and Farmland

637.22 +/- Acres Total

Dairy Facility, Almonds, & Open Farmland



MAX RIBEIRO

President/Broker

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Fresno County Dairy and Farmland - 637.22 +/- Acres Total - Dairy Facility, Almonds, & Open Farmland

PROPERTY DETAILS

Description: An exceptional opportunity to acquire a highly productive 637.22 +/- gross acre agricultural property in the heart of California's Central Valley. This premium offering features a fully operational, permitted dairy facility, prime open farmland planted to almonds, corn, and wheat. Property has a primary residence and five (5) mobile home units on-site. Excellent water resources, modern infrastructure, and large-scale production capacity make this property ideal for investors or operators seeking a turnkey operation with both commercial and residential components.

Location: 10350 W Manning Ave, Fresno, CA. Northeast corner of Manning Ave and Jameson Ave.

APN: 035-070-28S, 035-070-38S

Acreage: 637.22 +/- gross acres. Dairy facility is 100 +/- acres, almonds are planted on 65 +/- acres, and remaining 472.22 +/- acres of open farmland. Open farmland is regularly planted to corn (currently) and wheat.

Dairy Facility

Permitting: From California Regional Water Quality Control Board 2,160 with 15% not to exceed 2,484 total head, supporting stock 1,800 head.

Milking Parlor: Double 25 Herringbone (currently operating as Double 20)

Equipment: 2 milk tanks (+6,000 gallons total capacity), 2 water heaters and storage tanks, air compressor and variable-speed vacuum pump, crowd gate system, 40 milk machines with pulsators, and 4 ice machines.

Structures: 2 hay barns (1,000-ton capacity each) and commodity barn.

Farmland Details: 65 +/- acres of almonds and remaining 472.22 +/- acres of open farmland. Open farmland is regularly planted to corn (currently) and wheat. All irrigated by pipeline.

Herd: Mature milking and dry cows 1,800 +/-, Day old heifers to springers 2,000 +/- and Quota solids non-fat 222.90.

Irrigation and Water: Property has 1 (250 HP) well, 4 (125 HP) wells, and 3 submersible wells (dairy and home use). Located in the McMullin GSA.

SGMA Disclosure: The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

Listing Price : \$20,000,000.00

The information provided was obtained from sources deemed reliable, however, it is not guaranteed to be correct by the seller or Rib-Arrow Realty, Inc. or its agents. All interested parties are advised to do their own investigations and should not rely on the information provided.

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PROPERTY MAPS

-  Water Wells
-  Homes
-  Milk Parlor
-  Commodity & Hay Barns



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DAIRY FACILITY & ALMOND ORCHARD MAPS

100 +/- ACRE - DAIRY FACILITY MAP



65 +/- ACRE ALMOND ORCHARD MAP



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472.22 +/- ACRES OPEN FARM GROUND MAP



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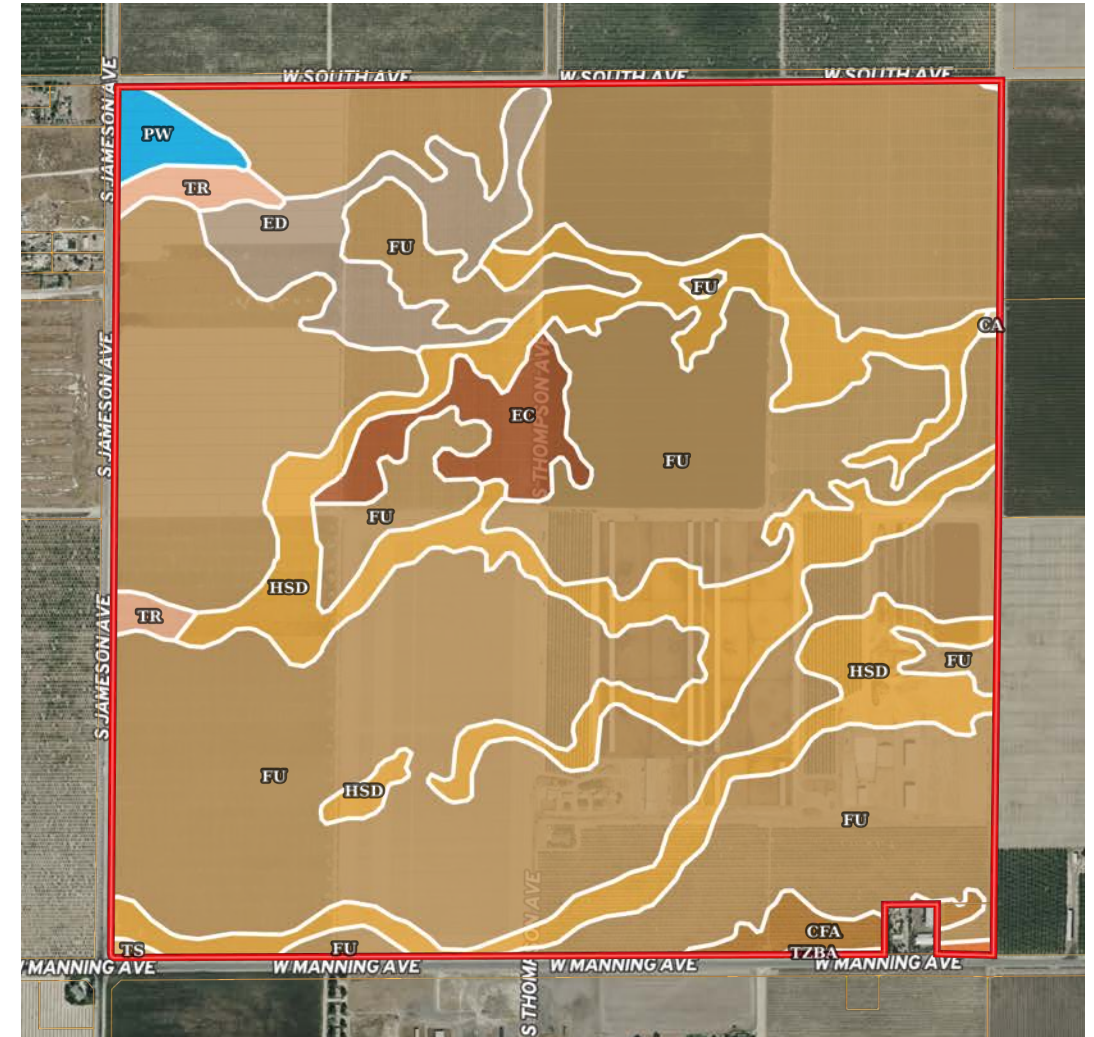
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fu	Fresno fine sandy loam	454.8 4	72.58	0	6	6s
Hsd	Hesperia sandy loam, very deep	108.7 8	17.36	0	14	4s
Ed	El Peco fine sandy loam	26.54	4.24	0	4	4e
Ec	El Peco sandy loam	15.69	2.5	0	4	4e
Tr	Traver sandy loam	6.6	1.05	0	10	4s
CfA	Calhi loamy sand, 0 to 3 percent slopes	6.23	0.99	0	7	4e
Pw	Pond loam, moderately deep	5.99	0.96	0	1	7s
TzbA	Tujunga loamy sand, 0 to 3 percent slopes	0.98	0.16	0	9	4s
Ts	Traver sandy loam, moderately deep	0.56	0.09	0	10	4s
Ca	Cajon loamy coarse sand	0.45	0.07	0	7	4s



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PROPERTY PHOTOS



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