

PREMIUM COMMERCIAL GROUP

BETHEL FARMS LLC



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28 ACRES OF PREMIUM DIVERSIFIED AGRICULTURAL LAND

Executive Summary

Premium Commercial

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PREMIUM COMMERCIAL

Bethel Farm LLC

Premier 29-Acre Diversified Agricultural Estate

Bethel Farm LLC is a fully developed, income-producing agricultural estate combining advanced Dorper sheep production, natural walnut cultivation, poultry egg revenue, and residential properties. This 29-acre turnkey operation has been engineered for efficiency, sustainability, and long-term scalability, supported by modern infrastructure, irrigation rights, and professional-grade equipment.

ASKING PRICE

\$3.5 M for Sheep & Goat Farm, Rental Houses and 9-year-old Walnut Trees.

PLAN OVERVIEW

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OBJECTIVE

The objective of Bethel Farms is to operate a diversified revenue generating 28-acre enterprise that integrates permanent crop production, livestock operation, and income producing residential rentals, while strategically positioning the farm for scalable growth and long-term asset appreciation.

With 12-acres dedicated to walnut cultivation, 13 acres supporting sheep and goat operations, and three on site rental homes generating supplemental cash flow, Bethel Farms is structured to produce multiple income streams that mitigate risk and enhance financial stability. The

farms operational model is designed to maximize land utilization, improve production efficiencies, and leverage value added opportunities in crop processing livestock breeding, direct-to-consumer sales, and agritourism.

Over time, Bethel Farms intends to expand production capacity, optimize livestock stocking ratios enhanced walnut yield performance, and explore strategic partnership and distribution channels that allow for regional market penetration. The long-term vision is to scale the operation into a vertically integrated agricultural enterprise capable of increased acreage management, brand development, and sustained profitability while maintaining responsible land stewardship and community engagement.

TARGET MARKET

Given Bethel Farms' diversified structure (walnuts, sheep, goats, and rental homes), the target market consists of multiple complementary segments that support revenue diversification through community and religious organizations, dietary needs of families and farm direct to consumer walnuts sales.

MESSAGE SUMMARY

Lemoore California is centrally located in Kings County. The location is less than 1 mile from Highway 41 and 37 miles from Interstate 5.

WHY IS THE SELLER SELLING?

Ask Broker.

PROPERTY SUMMARY

The property at 6873 20th Ave, Lemoore, CA, sits on 28 acres. The property offers a diverse range of income-generating opportunities. It includes three rental properties, which generate (Available Upon Request) annual income. Additionally, 12 acres are dedicated to a walnut orchard with 9-year-old trees that produce (Available Upon Request) annually. The remaining 13 acres have been meticulously prepared. The land has been ripped 6 feet deep and laser-leveled for optimal use. There is a barn, a pole barn, and ample parking for trucks and equipment. This property combines steady income streams from both agriculture and rental properties, with the added potential for further agricultural development. Please note one of the rental homes has recently been upgraded.

OPPORTUNITY QUALIFICATION PROCESS AND CRITERIA

Prior agricultural experience will be needed for bank financing.

Cash.

CONTACT BROKER FOR MORE INFORMATION

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