

CENTURY 21 FARM & RANCH®
Jordan Link & Company

AVAILABLE FOR SALE

355.15± ACRES IN TULARE COUNTY

PACHECO & FAGUNDES DAIRY
23388 ROAD 180 LINDSAY, CA



JON DAGGETT

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\$10,950,000
ASKING PRICE

CENTURY 21 JORDAN LINK & CO. | CALDRE# 02032738
WWW.JORDANLINK.COM | CORPORATE OFFICE: 2300 W.
WHITENDALE AVE. VISALIA, CA 93277 | (559) 733-9696

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355.15± ACRES IN TULARE COUNTY



THIS IMPRESSIVE DAIRY IS DESIGNED FOR OPERATIONAL EFFICIENCY, WITH ALL ACREAGE CONVENIENTLY SITUATED IN CLOSE PROXIMITY. THE PROPERTY INCLUDES APPROXIMATELY 355.15 +/- TOTAL ACRES WITH THREE PRODUCING AND ONE NON-OPERATIONAL WELL, WHICH IS PERMITTED FOR 1,500± HEAD OF CATTLE, AND FALLING WITHIN THE EASTERN KAWEAH GSA.



THE DAIRY OPERATION FEATURES A WELL-ESTABLISHED, FULLY FUNCTIONAL DOUBLE-PIT BARN. THE FIRST PIT IS A TRADITIONAL DOUBLE 10-HERRINGBONE SETUP, AND THE SECOND — ADDED IN 2007 — IS A DOUBLE 14-PARABONE PIT. INSIDE THE BARN, YOU'LL FIND BOTH A 4,000±-GALLON AND A 6,500±-GALLON MILK TANK, ALONG WITH A MODERNIZED MILKING FACILITY.

AN ADDED BENEFIT IS A PIPELINE SYSTEM THAT CARRIES MANURE WATER FROM THE BARN UNDER HIGHWAY 137 TO APPROXIMATELY 155± ACRES, PROVIDING SUPPLEMENTAL IRRIGATION TO COMPLEMENT THE EXISTING WELLS ON THAT ACREAGE. THE BARNYARD AREA IS ALSO EQUIPPED WITH EXPANSIVE CONCRETE PADS AND OUTDOOR COVERED SPACE, IDEAL FOR AN EQUIPMENT MAINTENANCE SHOP OR STORAGE FACILITY.



CURRENTLY, FIELD 1 NORTH IS PLANTED TO ALFALFA AND FIELD 1 SOUTH IS PLANTED TO WHEAT (BUYER ALREADY ESTABLISHED). FIELDS 3 & 4 HAVE BEEN HISTORICALLY PLANTED TO ROW CROPS, MOST RECENTLY CORN, BUT THE SOIL AND LAYOUT MAKE IT EQUALLY WELL-SUITED FOR ORCHARD CULTIVATION. NEIGHBORING PROPERTIES ARE PLANTED WITH THRIVING NUT AND CITRUS ORCHARDS, AND RECENT SOIL TESTS SHOW A PH RANGE BETWEEN 6.0 AND 7.0 — IDEAL AND PRIMARILY GOOD SOILS SUITABLE FOR ORCHARD PRODUCTION.

IN ADDITION TO THE DAIRY AND FARMING OPERATIONS, THE PROPERTY OFFERS MULTIPLE RESIDENTIAL INCOME OPPORTUNITIES. THERE ARE FOUR HOMES IN TOTAL: TWO APPROXIMATELY 1,600±-SQUARE-FOOT, THREE-BEDROOM, TWO-BATH HOMES NEAR THE DAIRY (ONE RECENTLY RENOVATED), A 1,200±-SQUARE-FOOT, THREE-BEDROOM, TWO-BATH MOBILE HOME, AND AN ADDITIONAL HOME ACROSS THE STREET WITH A CORRAL AND OLIVE ORCHARD. THESE HOMES COULD SERVE AS EMPLOYEE HOUSING OR GENERATE APPROXIMATELY \$1,800± PER MONTH EACH — ABOUT \$86,400± ANNUALLY IN RENTAL INCOME.

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BUILDINGS AND IMPROVEMENTS

MILKING BARN

- 1,500± HEAD OF CATTLE, PERMITTED AND CURRENT
- 1,200± HEAD OF REPLACEMENT HEIFERS AND YOUNG STOCK
- 6,500± GALLON MILK TANK
- 4,000± GALLON MILK TANK
- (2) REFRIGERATION UNITS
- (1) FLUSH TANK FOR LANES; NO FLUSH IN THE BARN

DOUBLE PIT BARN

- (1) PARABONE ADDED IN 2007 DOUBLE (14)
- WASH PINS 120± COWS AND DRIP PIN ADDITIONAL 120± COWS (11±) FANS LOCATED IN THE PARABONE WITH LIFT GATE
- (1) HERRINGBONE, DOUBLE (10±) ALSO USED AS A HOSPITAL BARN
- WASH PINS 120± COWS CROWD GATE AND DRIP PIN ADDITIONAL 120± COW

OPEN STALLS

- (1) FLUSH SYSTEM FLUSHES ALL LANES
- (40) STANCHIONS USED PRIMARILY FOR CALVING LOCKUPS THROUGHOUT THE PROPERTY

(1) OFFICE

(1) BREAKROOM

(1) RESTROOM

(1) RESIDENCE RECENTLY REMODELED NEAR THE MILKING BARN, 1,600± SQ.FT., 3 BEDROOMS AND 2 BATHROOMS

(2) RESIDENCE, 1,600± SQ.FT., 3 BEDROOM AND 2 BATHROOMS

(1) PERMITTED MOBILE HOME 1,200± SQ.FT. 3 BEDROOMS AND 2 BATHROOMS

(1) SIX BAY COMMODITY BARN

MULTIPLE CONCRETE SILAGE AND EQUIPMENT SLABS

(1) 340±' X 60±' METAL ROOF STEEL HAY BARN

(13) MILK CORRALS

(3) HEIFER CORRALS

(4) CLOSEUPS AND SPRINGER CORRALS 60± HEAD EACH RUNNING NORTH AND SOUTH

(4) HEIFER CORRALS 100± HEAD EACH RUNNING NORTH AND SOUTH

(9) CALF CORRALS, YOUNG STOCK, 300± HEAD



LOCATION

THE SUBJECT PROPERTY IS LOCATED IN TULARE COUNTY, 23388 ROAD 180, LINDSAY, CA 93247. DIRECTIONS INCLUDE EAST OF VISALIA, CA, HWY 63, SOUTH TO HWY 137; EAST OF TULARE, HWY 99 TO HWY 137 EAST, AND SOUTH OF EXETER ON HWY 65 TO HWY 137 WEST TO THE SUBJECT PROPERTY

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\$10,950,000
ASKING PRICE

S 1/2 SEC. 4, T.20S., R.26E., M.D.B. & M.

TAX CODE AREA 197-06

108-003

86-007

APN# 197-060-001, S 1/2 SEC. 4, T.20S., R.26E., M.D.B. & M, 160.00+/- ACRES



ASSESSOR'S MAPS BK. 197, PG. 06

COUNTY OF TULARE, CALIF.

NOTE --- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



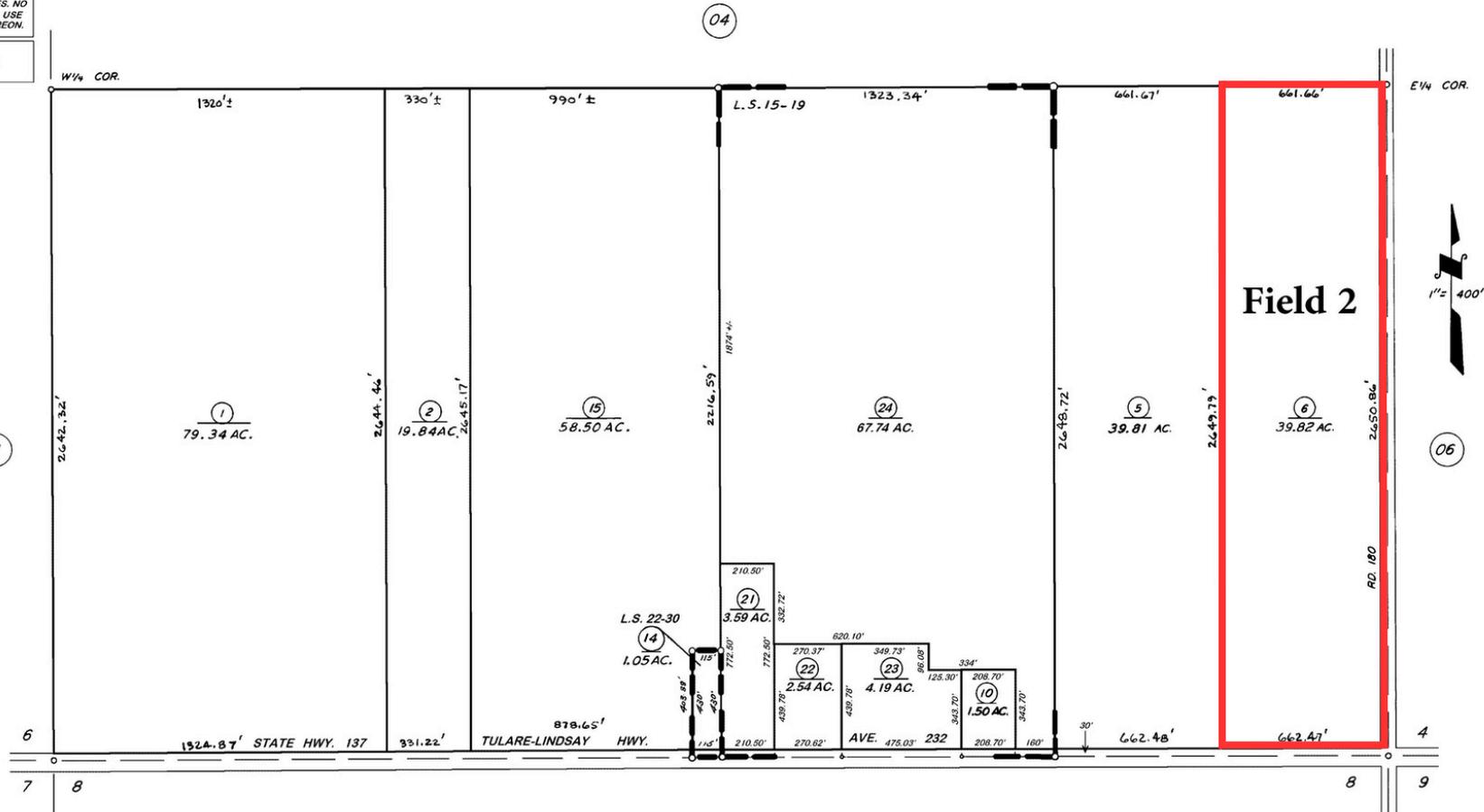
DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

REVISED: 07/01/2009
 REASON: 2007-0082405
 CAD TECH: LLB

S 1/2 SEC. 5, T.20S., R.26E., M.D.B. & M.

TAX CODE AREA 197-03
 108-002

APN# 197-030-006, S 1/2 SEC. 5, T.20S., R.26., M.D.B. & M, 39.82+/- ACRES



RECORD OF SURVEY, L.S. 15-19
 RECORD OF SURVEY, L.S. 22-30

VICINITY OF LINDSAY
 ASSESSOR'S MAPS BK. 197, PG. 03
 COUNTY OF TULARE, CALIF.

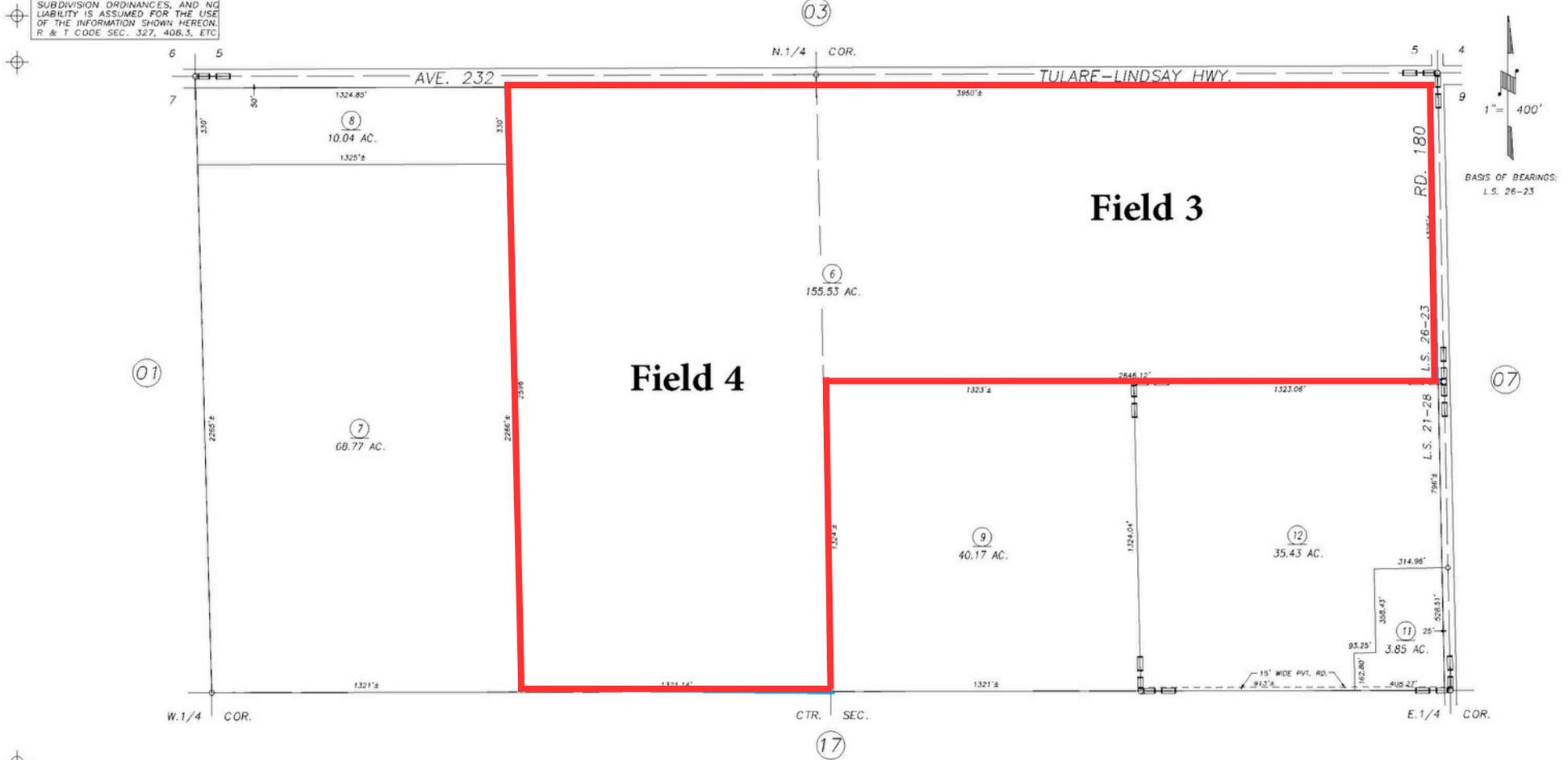
NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

N1/2 SEC.8, T.20S., R.26E., M.D.B.&M.

Tax Area Codes 197-02
108-003

APN# 197-020-006, N 1/2 SEC 8 T.20S., R26E., M.D.B. & M., 155.33+/- ACRES

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RECORD OF SURVEY, L.S. 21-28
POR. RECORD OF SURVEY, L.S. 26-23

VICINITY OF LINDSAY
ASSESSOR'S MAPS BK.197 , PG.02
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)
Assessor's Block Numbers Shown in Ellipses (03) (07) (17)

2014-0059767	01/08/2014	ASG
REVISION	DATE	TECH



SOILS FIELDS

FIELD 1: 116-FLAMEN LOAM. 0 TO 2 PERCENT SLOPES; 132-QUONAL-LEWIS ASSOCIATION, 0 TO 2 PERCENT SLOPES

FIELD 2: 116-FLAMEN LOAM. 0 TO 2 PERCENT SLOPES; 132-QUONAL-LEWIS ASSOCIATION, 0 TO 2 PERCENT SLOPES

FIELD 3: 108-COLPIEN LOAM, 0 TO 2 PERCENT SLOPES; 116-FLAMEN LOAM. 0 TO 2 PERCENT SLOPES; 132-QUONAL-LEWIS ASSOCIATION, 0 TO 2 PERCENT SLOPES

FIELD 4: 108-COLPIEN LOAM, 0 TO 2 PERCENT SLOPES; 132-QUONAL-LEWIS ASSOCIATION, 0 TO 2 PERCENT SLOPES

SOIL MAPS AVAILABLE UPON REQUEST

PUMPS AND WELLS FLUSH SYSTEMS TO LAGOONS

GRAVITY FLOW TO (3) LAGOONS:

- (1) SOLID WASTE LAGOON (GRAVITY FLOW TO SECOND LAGOON)
- (1) STRAINER/SETTLING LAGOON (GRAVITY FLOW TO THIRD LAGOON)
- (1) AGRICULTURE WATER LAGOON (2-BOOSTER PUMPS: 1 NORTH AND 1 SOUTH)

WATER FROM (1) AGRICULTURE LAGOON, EAST, IS UTILIZED FOR IRRIGATION TO FIELDS 1, 2, 3 & 4

WATER HAS THE ABILITY AND USED FOR PUMPING FROM THE AGRICULTURE LAGOON VIA PIPELINE UNDER HWY 137 TO FIELDS 3 & 4

DAIRY WATER PROCESS

DAIRY 355.15±

KAWEAH EAST GSA
(4) AG PUMPS AND WELLS LOCATED ON FIELDS 1, 2, 3 AND 4
FIELD 4'S PUMP AND WELL ARE NON-OPERATIONAL PRESENTLY
(2) DOMESTIC WELLS TO THE PRESSURE SYSTEM FOR THE DAIRY AND THE HOUSES (1) NORTH AND (1) SOUTH

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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 areal 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