

**1,424.45±**  
**ASSESSED ACRES**

**SCHULTZ RANCH, INC.**  
**WINE GRAPES, ALMONDS & PISTACHIOS**  
**FRESNO COUNTY, CALIFORNIA**

**\$24,000,000**  
**(\$16,849/ACRE)**

**EXCLUSIVELY PRESENTED BY:**  
A DIVISION OF PEARSON COMPANIES



**FRESNO**

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

**VISALIA**

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



[www.pearsonrealty.com](http://www.pearsonrealty.com)  
CA DRE #00020875

**SEALED BID**



**PROPERTY  
HIGHLIGHTS:**

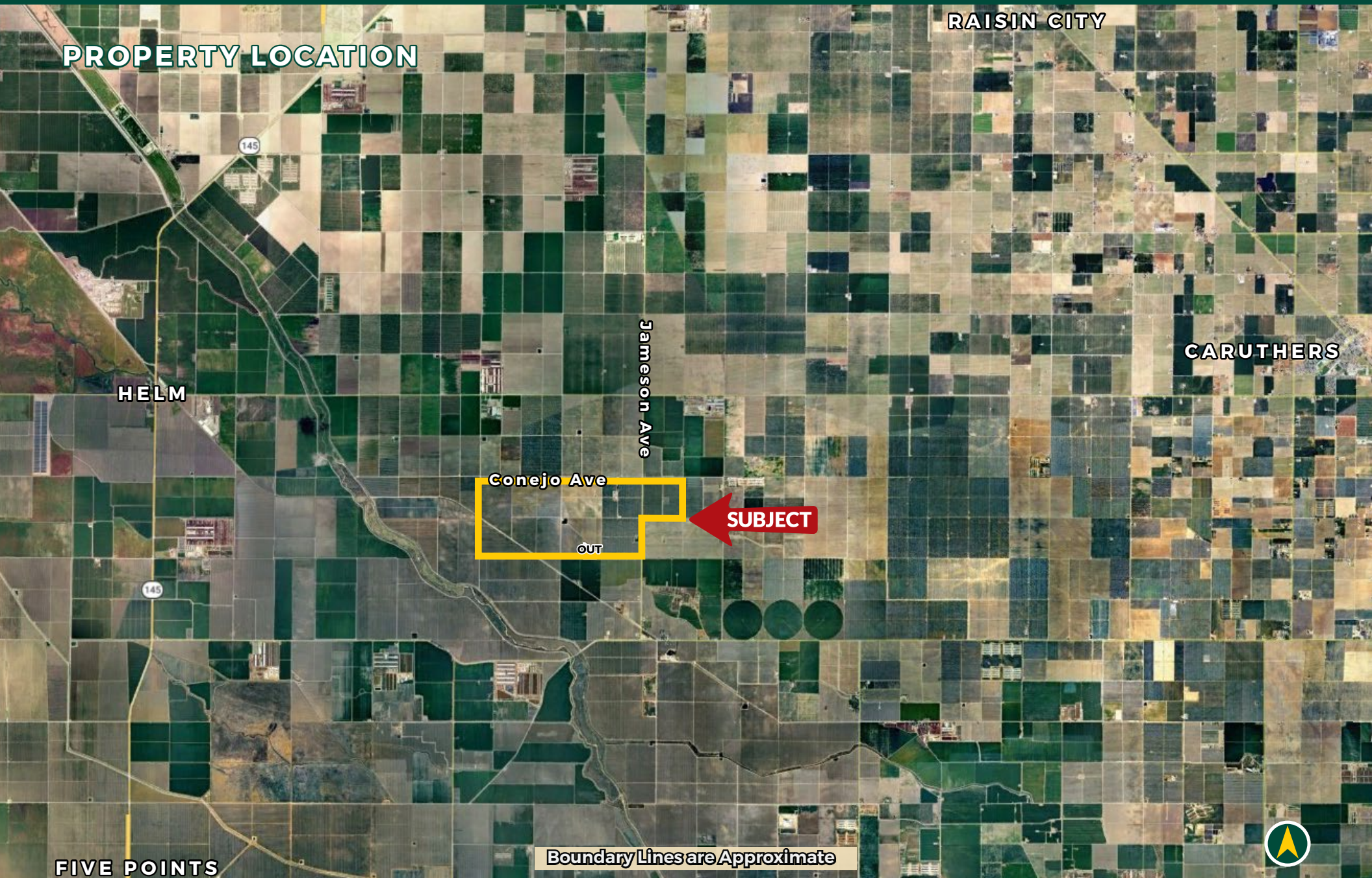
- PRODUCING ALMONDS, PISTACHIOS, & WINE GRAPES WITH CONTRACTS
- IRRIGATION PUMPS & WELLS PLUS DITCH WATER STOCK
- MULTIPLE HOMES, SHOPS, & SUPPORT BUILDINGS

1,424.45± ACRES

SCHULTZ RANCH, INC.  
FRESNO COUNTY, CA

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## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

A unique opportunity to acquire a large contiguous block of almonds, wine grape & pistachios with both irrigation pumps & wells and surface water entitlement from ditch stock included in the sale. The extensive drip irrigation system includes a reservoir and two sand media filter stations. The farm is supported by multiple houses and shop buildings.

### LOCATION

The property is located on the southwest corner of Conejo and Jameson Avenues, Riverdale, CA.

### LEGAL

The NW 1/4 of Section 26; Sections 27 & 28; T16S., R18E., M.D.B.&M.  
Fresno County APNs: 041-100-05s, 25s, 30s, 46s, & 47s;  
041-110-42s, 73s, 74s, 75s, 76s, 81s, 83s, & 84s

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).  
Subject parcels 041-100, 05s, 25s, 30s, 46s, 47s; 041-110-75s, 76s, 81s, 83s, & 84s are enrolled in the Ag. Preserve Program (Williamson Act). Remaining parcels 041-110-042s, 73s & 74s are not enrolled.

### PLANTING SUMMARY

645.80± acres of wine grapes  
586.70± acres of almonds  
111.10± acres of pistachios  
80.85± acres of roads, avenues, farmsteads, and reservoirs  
1,424.45± acres

### BUILDINGS

There are two farmstead sites on the property; the Main Farmstead and the North Farmstead, as follows:

**Main Farmstead** – The main farmstead includes an attractive 2,813± sq. ft., 3-bedroom, 3½-bath home constructed in 2000, which was occupied by the former owner. The home mostly includes carpet and wood flooring throughout, a Jacuzzi tub and tile shower, a study/piano room, and bar area.

A 1,250 sq. ft. office that includes an exercise room. Additionally, there is a 3,750 sq. ft. metal shop building, plus additional equipment storage buildings.

**North Farmstead** – The North Farmstead includes a 3-bedroom, 2-bath, tenant home, a manufactured home, and multiple shops/storage buildings.

*Note: There is a South Farmstead site with 5+ acres that is in the process of being parceled out by Fresno County and will not be included in the sale.*

### PRICE/TERMS

\$24,000,000 (\$16,849/acre). The 2026/27 growing crops are included in a sale with reimbursement to Seller for cultural costs incurred though the close of escrow.

**THERE IS A SEALED BID DEADLINE FOR OFFERS ON AUGUST 31, 2026, AT 12:00 PM. BID INSTRUCTIONS ARE INCLUDED ON PAGE NO. 8 OF THIS BROCHURE.**

## PROPERTY INFORMATION

### WATER

This property is irrigated by 6 irrigation pumps & wells, with supplemental surface water entitlement from ditch stock, including Liberty Mill Race Company, Liberty Canal and Burrell Ditch Company. The water is distributed to the orchards and vineyards from a reservoir and filtration stations through dual line drip for the trees and a suspended drip hose for the vines.

A list of irrigation pumps & wells are as follows:

- (4) 200 H.P. irrigation pumps & wells
- (2) 125 H.P. irrigation pumps & wells
- (4) Out of service pumps & wells

The water stock and historical water deliveries are provided below:

| WATER YEAR                                 | 2014        | 2015        | 2016          | 2017            | 2018          | 2019            | 2020          | 2021          | 2022        | 2023            | 2024            | 2025          | 12 YR. AVEARGE            |
|--------------------------------------------|-------------|-------------|---------------|-----------------|---------------|-----------------|---------------|---------------|-------------|-----------------|-----------------|---------------|---------------------------|
| <b>LIBERTY MILL RACE<br/>ALLOCATION AF</b> | 0           | 0           | 738           | 1,475           | 738           | 1,632           | 536           | 123           | 0           | 1,967           | 1,131           | 492           |                           |
| <b>SHARES HELD</b>                         | 4.9166      | 4.9166      | 4.9166        | 4.9166          | 4.9166        | 4.9166          | 4.9166        | 4.9166        | 4.9166      | 4.9166          | 4.9166          | 4.9166        |                           |
| <b>ACRE FEET/SHARE</b>                     | 0.00        | 0.00        | 150.00        | 300.00          | 150.00        | 332.00          | 109.00        | 25.00         | 0.00        | 400.00          | 230.00          | 100.00        | <b>149.67 ac ft/share</b> |
| <b>LIBERTY CANAL<br/>ALLOCATION AF</b>     | 0           | 0           | 10            | 31              | 25            | 41              | 23            | 2             | 0           | 38              | 20              | 38            |                           |
| <b>SHARES HELD</b>                         | 1.25        | 1.25        | 1.25          | 1.25            | 1.25          | 1.25            | 1.25          | 1.25          | 1.25        | 1.25            | 1.25            | 1.25          |                           |
| <b>ACRE FEET/SHARE</b>                     | 0.00        | 0.00        | 8.00          | 24.80           | 20.00         | 32.80           | 18.40         | 1.60          | 0.00        | 30.40           | 16.00           | 30.40         | <b>15.20 ac ft/share</b>  |
| <b>BURRELL DITCH<br/>ALLOCATION AF</b>     | 0           | 0           | 13.75         | 151.25          | 37.50         | 151.25          | 41.25         | 5.50          | 0           | 137.50          | 96.25           | 41.25         |                           |
| <b>SHARES HELD</b>                         | 27.50       | 27.50       | 27.50         | 27.50           | 27.50         | 27.50           | 27.50         | 27.50         | 27.50       | 27.50           | 27.50           | 27.50         |                           |
| <b>ACRE FEET/SHARE</b>                     | 0.00        | 0.00        | 0.50          | 5.50            | 1.36          | 5.50            | 1.50          | 0.20          | 0.00        | 5.00            | 3.50            | 1.50          | <b>2.05 ac ft/share</b>   |
| <b>TOTAL DELIVERIES</b>                    | <b>0.00</b> | <b>0.00</b> | <b>761.25</b> | <b>1,657.25</b> | <b>800.00</b> | <b>1,824.58</b> | <b>600.17</b> | <b>130.42</b> | <b>0.00</b> | <b>2,142.16</b> | <b>1,247.08</b> | <b>570.92</b> | <b>811.15 ac ft/share</b> |

1,424.45± ACRES

SCHULTZ RANCH, INC.  
FRESNO COUNTY, CA\$24,000,000  
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## PLANTINGS

| BLOCK                | CROP       | VARIETAL                     | YEAR PLANTED | SPACING   | ACREAGE |
|----------------------|------------|------------------------------|--------------|-----------|---------|
| 26-1                 | Almonds    | Shasta                       | 2015         | 15' x 22' | 144.90  |
| 27-1                 | Almonds    | Shasta                       | 2023         | 15' x 22' | 76.90   |
| 27-2&5               | Almonds    | NP 50% / Sonora 25% / WC 25% | 1994         | 22' x 22' | 52.60   |
| 27-3&6               | Almonds    | NP 50% / Sonora 25% / WC 25% | 2000         | 22' x 22' | 89.80   |
| 27-4                 | Almonds    | Shasta                       | 2025         | 15' x 22' | 75.80   |
| 27-8&9               | Almonds    | NP 50% / Sonora 25% / WC 25% | 2022         | 22' x 22' | 71.40   |
| 27-10                | Almonds    | NP 50% / Sonora 25% / WC 25% | 2022         | 22' x 22' | 75.30   |
| 27-7a                | Vines      | Barbera                      | 2019         | 5' x 10'  | 66.80   |
| 27-7b                | Vines      | French Colombard             | 2022         | 5' x 10'  | 77.70   |
| 28-1                 | Vines      | White Zinfandel              | 2013         | 6' x 9'   | 153.20  |
| 28-2                 | Vines      | Rubired                      | 2014         | 6' x 9'   | 62.40   |
| 28-3                 | Vines      | Barbera                      | 2014         | 6' x 9'   | 62.40   |
| 28-4                 | Vines      | Pinot Grigio                 | 2014         | 5' x 10'  | 62.40   |
| 28-5                 | Vines      | Muscat                       | 2011         | 5' x 10'  | 70.80   |
| 28-6                 | Vines      | French Colombard             | 2011         | 5' x 9.5' | 90.10   |
| 28-7                 | Pistachios | Kerman on UCB-1              | 2011         | 17' x 19' | 111.10  |
| -                    | Ancillary  | -                            | -            | -         | 80.85   |
| Total Assessed Acres |            |                              |              | 1,424.45± |         |

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## PRODUCTION

| VINEYARD PRODUCTION      |          |         |       |          |       |       |
|--------------------------|----------|---------|-------|----------|-------|-------|
| VARIETY / CONTRACT       | 2025 GT  | 2025 AC | GT/AC | 2024 GT  | GT/AC | AVG   |
| GALLO CONTRACTS          |          |         |       |          |       |       |
| MUSCAT                   | 761.21   | 70      | 10.87 | 1,129.14 | 16.13 | 13.50 |
| WHITE ZINFANDEL          | 1,877.66 | 160     | 11.74 | 1,870.85 | 11.69 | 11.70 |
| PINOT GRIGIO             | 695.43   | 65      | 10.70 | 692.17   | 10.65 | 10.67 |
| RUBIRED                  | 892.86   | 65      | 13.74 | 823.56   | 12.67 | 13.20 |
| BARBERA                  | 858.08   | 65      | 13.20 | 786.85   | 12.11 | 12.65 |
| BARBERA                  | 1,011.56 | 80      | 12.64 | 1,063.21 | 13.29 | 12.97 |
| O'NEILL CONTRACTS        |          |         |       |          |       |       |
| FRENCH COLOMBARD         | 993.07   | 85      | 11.68 | 1,191.38 | 14.02 | 12.85 |
| FRENCH COLOMBARD         | 695.76   | 90      | 7.73  | 1,105.02 | 12.28 | 10.00 |
| TOTAL GREEN TON PER ACRE | 7,785.63 | 680     | 11.45 | 8,662    | 12.74 | 12.09 |

| PISTACHIO PRODUCTION |         |         |         |
|----------------------|---------|---------|---------|
| YEAR                 | 2025    | 2024    | AVERAGE |
| TOTAL LBS.           | 392,598 | 298,234 | 345,416 |
| ACRES                | 111.10  | 111.10  | 111.10  |
| LBS./AC.             | 3,534   | 2,684   | 3,109   |
| CYCLE                | On      | Off     | -       |

| ALMOND PRODUCTION |         |        |
|-------------------|---------|--------|
|                   | 2025    | #/ACRE |
| TOTAL LBS.        | 990,758 | 2,283  |
| BEARING ACREAGE   | 434     | -      |

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## WINE GRAPE CONTRACTS

| WINE GRAPE CONTRACTS |               |            |              |               |
|----------------------|---------------|------------|--------------|---------------|
| VARIETY / CONTRACT   | CONTRACT DATE | MIN. PRICE | MAX. TONNAGE | MAX. TONS/AC. |
| GALLO CONTRACTS      |               |            |              |               |
| 2011 MUSCAT          | Expired 2024  | -          | -            | -             |
| 2013 WHITE ZINFANDEL | 2013-2027     | \$300      | 3,200        | 20.00         |
| 2014 PINOT GRIGIO    | 2014-2027     | \$385      | 1,235        | 19.00         |
| 2014 RUBIRED         | 2014-2027     | \$250      | 1,625        | 25.00         |
| 2014 BARBERA         | 2014-2027     | \$285      | 1,430        | 22.00         |
| 2019 BARBERA         | 2018-2032     | \$350      | 2,125        | 25.00         |
| O'NEILL CONTRACTS    |               |            |              |               |
| FRENCH COLOMBARD     | 2022-2026     | \$300      | 2,250        | 25.00         |
| FRENCH COLOMBARD     | 2022-2036     | \$300      | 2,250        | 26.79         |

## BID INSTRUCTIONS

- 1) Buyer's shall request a Bid Package from the listing Broker, which shall include a pre-approved PSA, the Bidding Information and requirements.

Listing Broker:

Pearson Realty

ATTN: *Dan H. Kevorkian*

*Sullivan Grosz*

*A.J. Ferdinandi*

7480 N. Palm Avenue, #101

Fresno, CA 93711

(559) 905-8073 Mobile

dkevorkian@pearsonrealty.com

*\*If represented by a licensed real estate broker, the broker must be identified in the Bidder Registration Agreement you will find in the Bid Package.*

- 2) Once a fully executed copy of the Bidder Registration Agreement (located in the Bid Package) is returned to the listing Broker, the due diligence information will be provided to you via a link to access the DropBox.
- 3) Property showings can be arranged through the listing Broker. There is no minimum bid price for the property, however, the suggested minimum bid is \$24,000,000 (\$16,849/ac). The 2026/27 growing crops are included in a sale with reimbursement to Seller for cultural costs incurred though the close of escrow.
- 4) Submit your sealed bid in accordance with the instructions found in the Bid Package on August 31, 2026 by 12:00 PM.
- 5) The Seller will select the bid that it deems to offer the best combination of price and terms, or reject all bids.

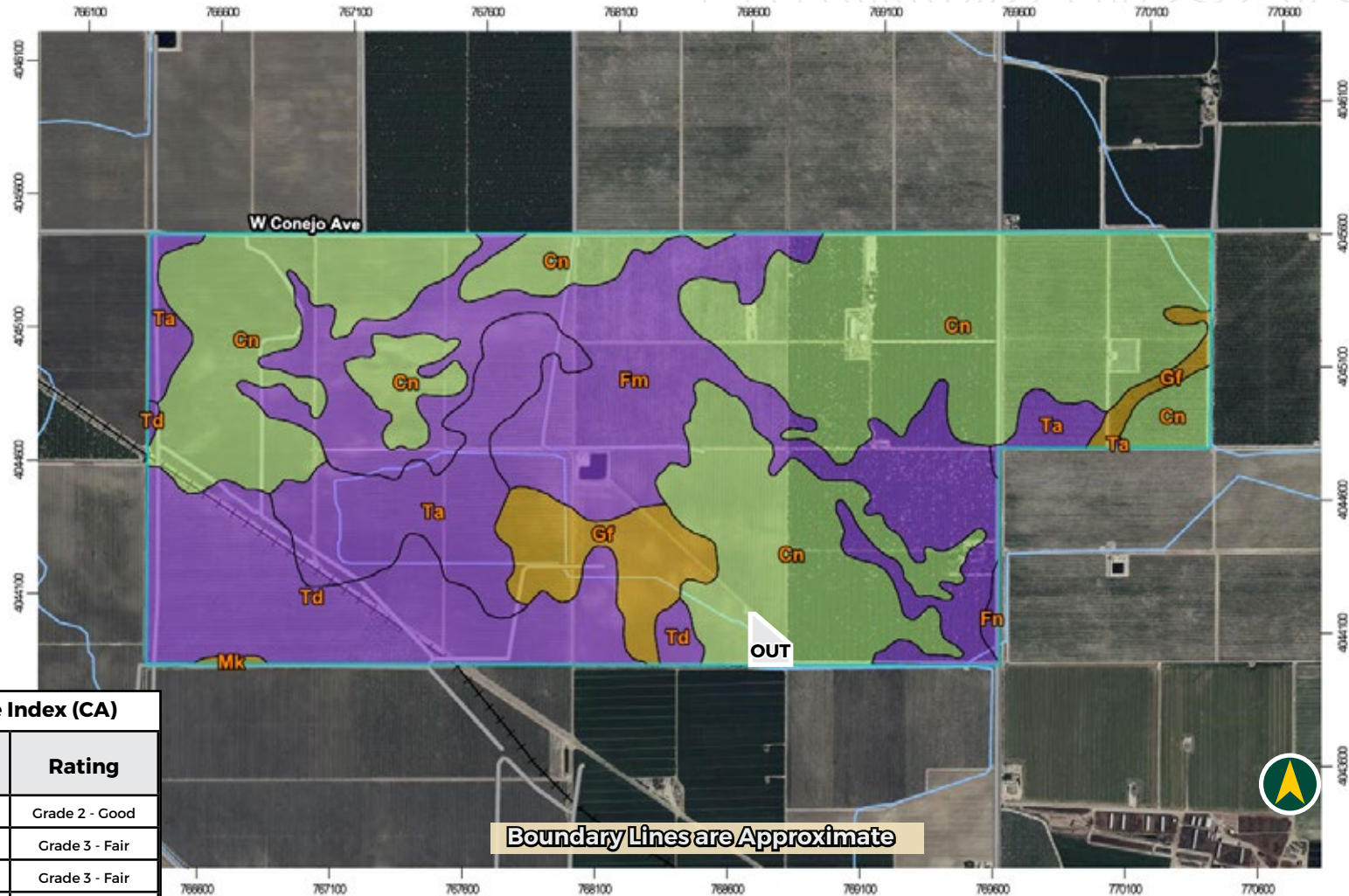
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## SOILS MAP





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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



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OFFICES SERVING  
THE CENTRAL VALLEY

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