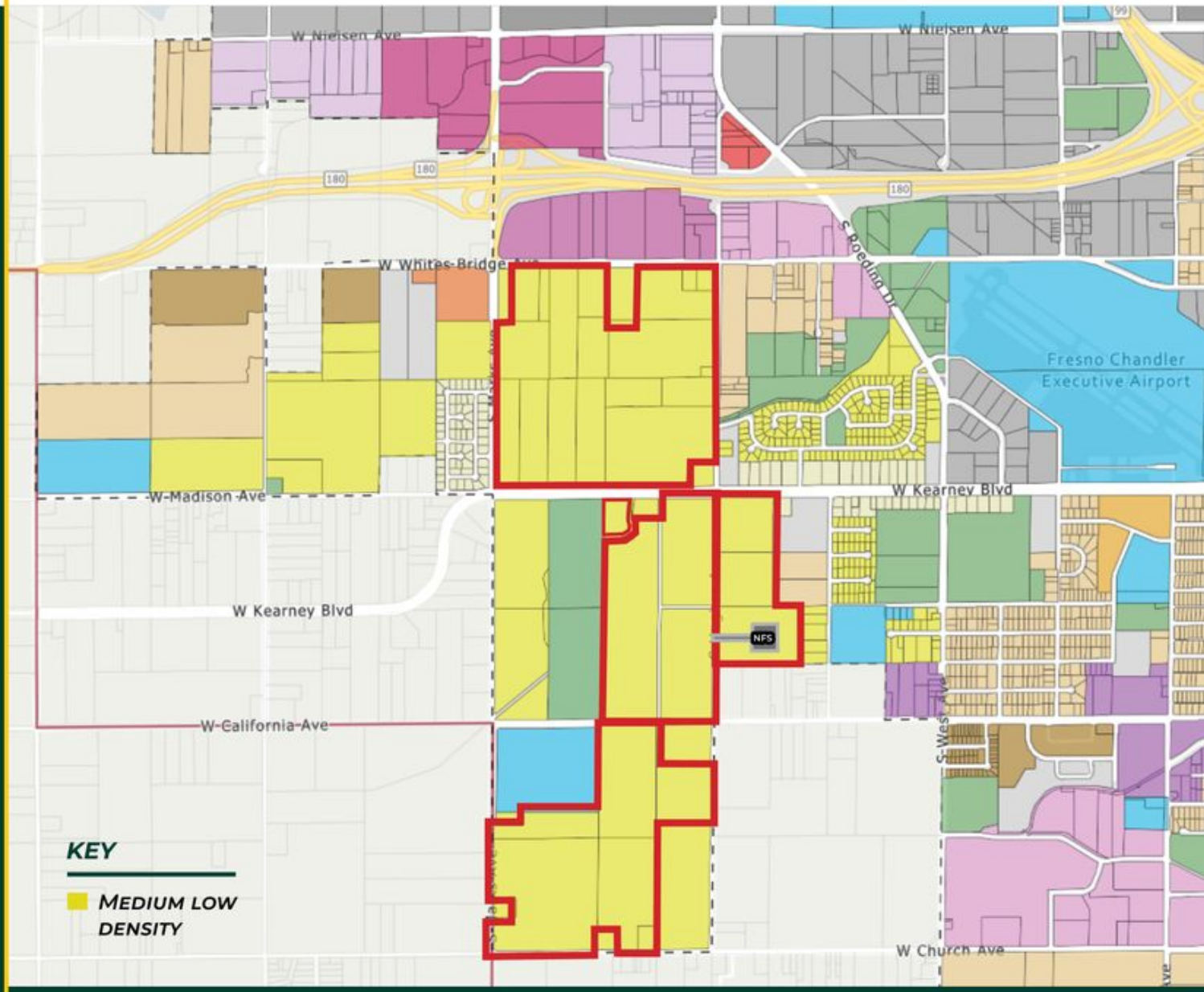
332.10±
ASSESSED ACRES

MOC: MISSION RANCH

FRESNO COUNTY, CALIFORNIA | FRESNO IRRIGATION DISTRICT



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PEARSON REALTY

FRESNO
7480 N. Palm Avenue, Suite 101
Fresno, CA 93711
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OFFERING SUMMARY

Pearson Realty is proud to present the MOC Farms Portfolio, an opportunity to acquire agricultural land in one of California's prominent farming regions. This diverse portfolio features a mix of pistachios, almonds, cherries, and open ground.

Strategically located within a variety of irrigation districts, each ranch boasts diverse soil characteristics ideal for permanent crops, row crops, solar projects, and water mitigation. Historical production data is available upon request.

This portfolio offers flexibility in acquisition, as the ranches may be sold together or separately. Additionally, the 2025 crops are included in the sale, with full reimbursement to the seller for cultural costs incurred up to the date of possession.

INSTRUCTIONS FOR OFFERS

This property is being sold through a court-supervised receivership process. All prospective buyers must adhere to the following bidding qualifications and procedures. Please see the link attached for the Court Documents. A summary is below:

Qualified Bid Requirement

- **Written Submission**: All bids must be submitted in writing by the deadline set by the Receiver.
- **Purchase and Sale Agreement (PSA)**: All qualified bids must be placed on a **pre-approved PSA** (available upon request).
- **Deposit**: A 10% deposit of the purchase price must be submitted with the qualified bid.

Auction and Sale Hearing

- An Auction or Sale Hearing will be scheduled after the Publication Period concludes.
- The Reciever or Agents will provide at least 14 days' notice to qualified bidders and interested parties.
- The notice will specify the initial overbid amount, minimum bidding increments, and other relevant details.
- Creditors may file objections at least 7 days before the hearing; the Receiver may reply within 2 days of the hearing.
- The Receiver will continue to market the property until the bid submission deadline.

This sale presents a unique opportunity to acquire California farmland through a structured receivership process, ensuring transparency and competitive bidding.

For inquiries, bidding instructions, or to request a PSA, please contact Pearson Realty.

Pearson Realty does not provide legal advice. Interested parties should consult with their attorneys regarding the Court process.

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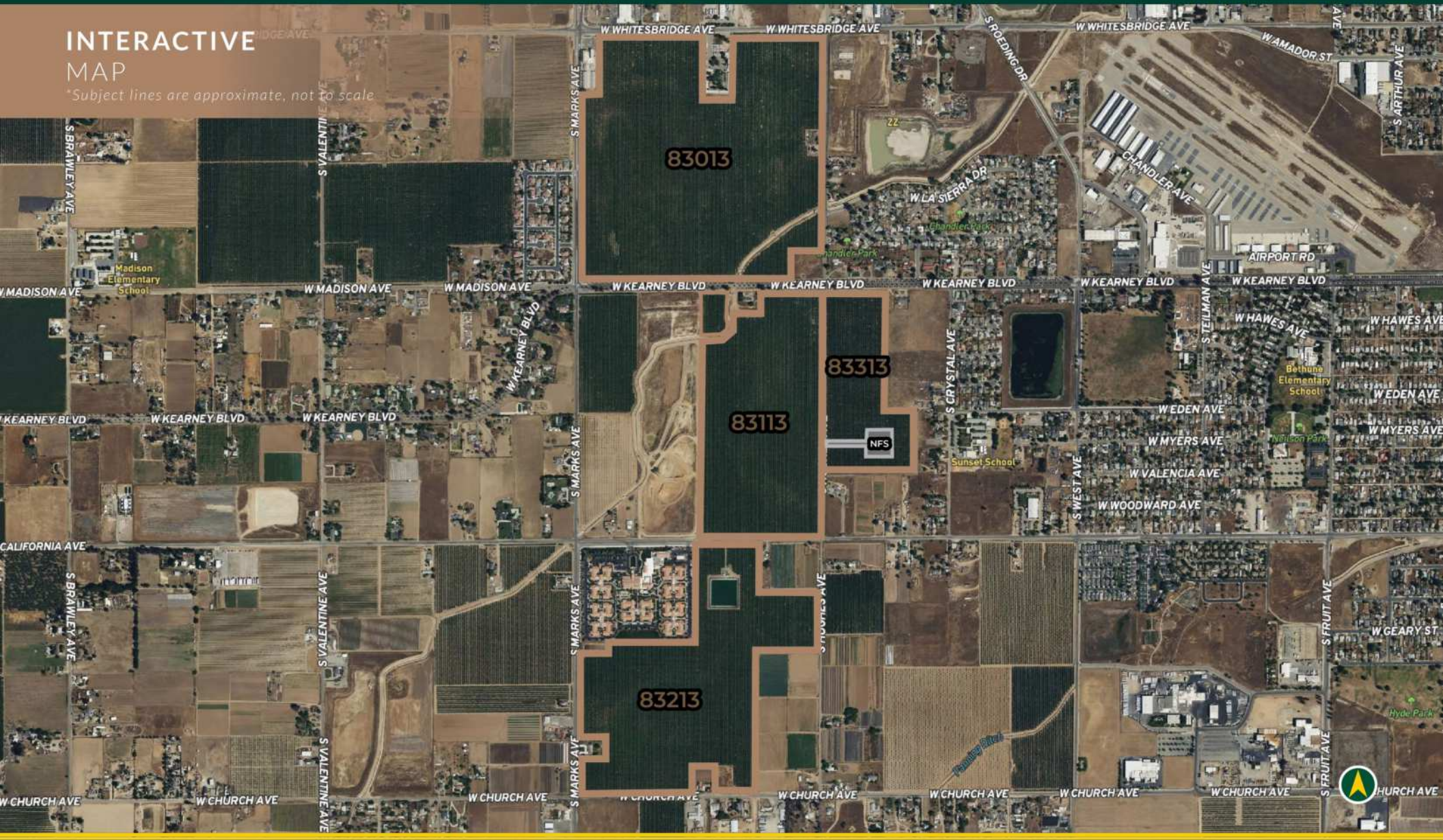
$16,605,000
($50,000/Acre)

INTERACTIVE MAP

*Subject lines are approximate, not to scale



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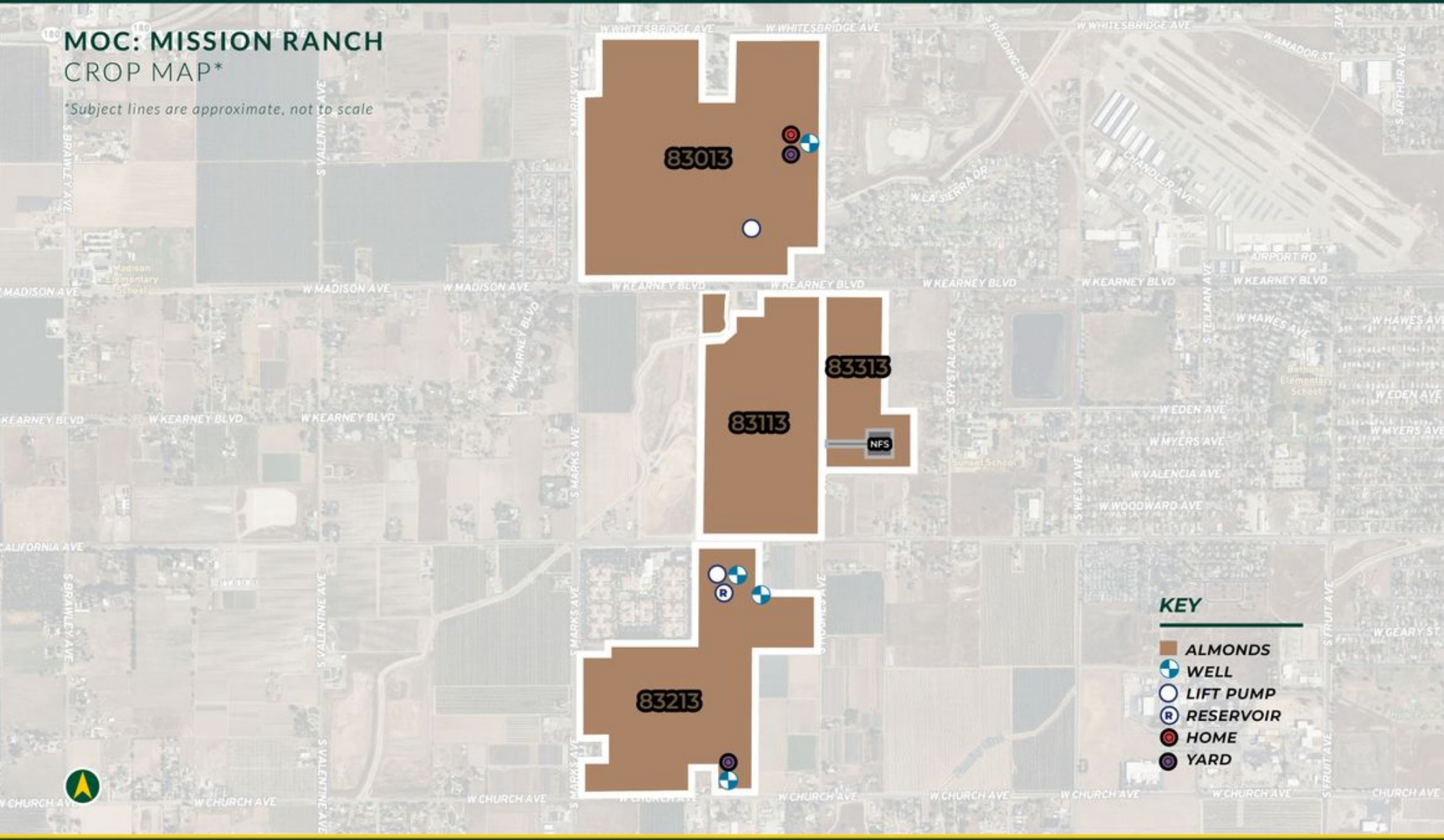
MOC: MISSION RANCH
CROP MAP*

*Subject lines are approximate, not to scale



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APN NUMBER	FIELD #	OWNER	RANCH NAME	WATER DISTRICT	YEAR PLANTED	CROP	VARIETY	SPACING	ASSESSOR ACRES	PLANTED ACRES
464-020-07	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	2.76	2.56
464-020-07	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	5.52	5.13
464-020-07	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	2.76	2.56
464-020-08	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	0.28	0.26
464-020-08	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	0.56	0.52
464-020-08	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	0.28	0.26
464-020-09	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	0.39	0.37
464-020-09	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	0.79	0.74
464-020-09	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	0.39	0.37
464-020-12	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	1.25	1.16
464-020-12	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	2.50	2.33
464-020-12	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	1.25	1.16
464-020-13	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	1.25	1.16
464-020-13	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	2.50	2.33
464-020-13	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	1.25	1.16
464-020-15	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	-	House	-	-	0.50	0.00
464-020-15	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	4.52	4.41
464-020-15	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	9.05	8.83
464-020-15	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	4.52	4.41
464-020-15	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	-	Well	-	-	0.00	0.00
464-020-16	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	0.03	0.02

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464-020-16	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	0.05	0.05
464-020-16	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	0.03	0.02
464-020-16	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	-	Yard	-	-	0.42	0.00
464-020-19	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	2.23	2.07
464-020-19	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	4.46	4.15
464-020-19	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	2.23	2.07
464-020-25	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	6.31	5.87
464-020-25	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	12.63	11.74
464-020-25	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	6.31	5.87
464-020-26	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	1.50	1.40
464-020-26	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	3.00	2.79
464-020-26	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	1.50	1.40
464-020-28	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	2.14	1.99
464-020-28	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	4.29	3.99
464-020-28	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	2.14	1.99
464-020-29	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	2.37	2.20
464-020-29	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	4.74	4.40
464-020-29	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	2.37	2.20
464-020-30	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	2.37	2.20
464-020-30	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	4.74	4.74
464-020-30	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	2.37	2.20

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464-020-31	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	2.37	2.20
464-020-31	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	4.74	4.40
464-020-31	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	2.37	2.20
464-020-34	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	1.17	1.09
464-020-34	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	2.35	2.18
464-020-34	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	1.17	1.09
464-020-35	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	0.44	0.41
464-020-35	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	0.87	0.81
464-020-35	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	0.44	0.41
464-020-36	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	2.46	2.29
464-020-36	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	4.93	4.58
464-020-36	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	2.46	2.29
464-020-37	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	1.18	1.09
464-020-37	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	2.35	2.19
464-020-37	83013	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	1.18	1.09
464-060-17	83113	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	16.87	16.75
464-060-17	83113	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	33.74	33.50
464-060-17	83113	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	16.87	16.75
464-070-10	83313	C&A Farms, LLC	Mission	Fresno Irrigation District	2015	Almonds	Independence	22x14	9.06	9.00
464-070-11	83313	C&A Farms, LLC	Mission	Fresno Irrigation District	2015	Almonds	Independence	22x14	9.06	9.00
464-101-23	83313	C&A Farms, LLC	Mission	Fresno Irrigation District	2015	Almonds	Independence	22x14	13.68	13.00

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477-021-09	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	4.47	4.08
477-021-09	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	8.95	8.15
477-021-09	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	4.47	4.08
477-021-09	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	-	Reservoir	-	-	3.00	0.00
477-021-09	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	-	Well	-	-	0.00	0.00
477-021-11	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	2.50	2.28
477-021-11	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	5.00	4.56
477-021-11	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	2.50	2.28
477-021-11	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	-	Well	-	-	0.00	0.00
477-021-18	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	0.31	0.28
477-021-18	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	0.62	0.57
477-021-18	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	0.31	0.28
477-021-19	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	4.30	3.81
477-021-19	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	8.61	7.63
477-021-19	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	4.30	3.81
477-021-19	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	-	Yard	-	-	1.20	0.00
477-021-20	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	8.53	7.77
477-021-20	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	17.06	15.55
477-021-20	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	8.53	7.77
477-021-20	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	-	Well	-	-	0.00	0.00
477-021-25	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Monterey	20x15	1.81	1.65

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477-021-25	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Non Pareil	20x15	3.62	3.30
477-021-25	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	2014	Almonds	Wood Colony	20x15	1.81	1.65
477-021-25	83213	C&A Farms, LLC	Mission	Fresno Irrigation District	-	Well	-	-	0.00	0.00
TOTAL									332.10	308.49

For additional property information, including details on water, soil, production, and court documents, please click here.

PROPERTY HIGHLIGHTS

- *The almonds are certified organic and continuing to be farmed organically*
- *Within the City of Fresno and Zoned to Medium Low Density*
- *28 Parcels providing opportunity for split projects*
- *The property is located within a Federal Opportunity Zone*
- *286.59± acres are within and receive water from Fresno Irrigation District*
- *45.51± acres are within but do not receive water from Fresno Irrigation District*

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