



AGRICULTURAL APPRAISALS



When you are looking for an appraisal for your farm, ranch, or agribusiness, you want to work with qualified experts that understand the complexity of agricultural and other rural properties so that your rural or farm property valuation will be realistic and accurate. Principal appraiser, A. George Zengel, MAI, has been in the appraisal business in the Fresno and Central Valley area for over 45 years. He has extensive experience and in-depth knowledge of agricultural properties and related industries.

Valuation Analysts

We offer an independent, impartial analysis of your property that will follow certified appraisal regulations and be returned to you in a timely manner. We will consider your property value by examining it from multiple approaches. These may include the Cost, Sales Comparison, and Income Approaches to value.

Valuation of agricultural properties requires extensive exposure and knowledge of this important California industry. ZENGEL & Associates regularly appraises all types of agricultural properties in the Central California area and is now extending into the Central Coastal areas including Santa Barbara and Ventura Counties.

These properties include all types of agricultural usage from irrigated field crop land, to permanent plantings including nut crops, tree fruits, vineyards and open grazing land. We also appraise all types of food processing, nut processing, and special use vegetable processing facilities. We conduct appraisals for corporate agricultural groups and private companies; single site owners; buyers and sellers; landlords and lessees; and lenders.

Our appraisals are prepared and reported in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), and depending on client needs, they can also be prepared to meet Internal Revenue Service Code or Financial Institutions Reform Recovery and Enforcement Act (FIRREA) requirements.

So, contact us for your agricultural appraisals -- chances are we have already handled a valuation situation similar to yours.

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Partial List of Agricultural Experience

- Vineyards and Wineries
- Nut Crops, such as Almonds, Pistachios, and Walnuts
- Tree fruit, such as Citrus (Navel, Valencia, Lemons and Mandarins), Peach, Nectarine, Plum, Apple, Olive, Fig, Pomegranate, and Avocado Orchards
- Grape types, including Wine, Table, and Raisin
- Row and Field Crop land
- Vegetables and Berries
- Small grains, such as rice and wheat
- Livestock Grazing Land and Recreational Ranches
- Irrigated and Native pasture
- Duck and Other Game-Hunting Ranches
- Agricultural Operations and Food Processing Facilities
- Nut Processing Facilities, including Hullers, Shellers and Dehydrators
- Tree Fruit, Fresh Fruit and Vegetable Packing and Cold Storage Facilities
- Cheese Processing Plants and Creameries

Sample Engagements

- For estate valuation purposes we valued +/-1,350 acres and +/-530 parcels of Central Valley agricultural land in the Westlands Water District area including crop varieties of almonds, citrus, pistachio and open irrigated farmland.
Valuation: +/- \$27 million.
- For mortgage loan purposes a modern major walnut processing and hulling facility with multiple storage silos and large warehouse processing, cold storage areas and headquarters office.
Valuation: +/- \$19 million.
- Numerous farmlands of permanent plantings and irrigated field crop land for owners, lenders, and buyers located within the Central and Northern California areas.
Valuation: +/- \$1-10 million.



Take a Look - Contact Us

Explore our web site at www.zengelassoc.com. See more on our agricultural appraisal services plus an expanded client list and more sample engagements. We want to be your preferred provider of professional valuation services.



ZENGEL & ASSOCIATES
Real and Special Use Property Valuation

Integrity is not a choice, it's our Business...

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