

FARMLAND AVAILABLE FOR SALE



94.2 ACRES • ARVIN-EDISON OPEN LAND & CITRUS • KERN COUNTY • CA

PROPERTY HIGHLIGHTS

- ♦ Open Ground and Mature Citrus
- ♦ Arvin-Edison Water District
- ♦ Quality Soils

Newmark Grubb
ASU & Associates

Independently Owned & Operated

For More Information, Contact:

MICHAEL T. ANCHORDOQUY, AAC ♦ Principal ♦ 661.616.3577 direct ♦ manchor@asuassociates.com ♦ CA RE License # 01380986

MARTIN J. STARR ♦ Principal ♦ 661.616.3567 direct ♦ mjstarr@asuassociates.com ♦ CA RE License # 01179469

2000 Oak Street, Suite 100 ♦ Bakersfield, Ca 93301 ♦ 661.862.5454 main ♦ 661.862.5444 fax

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94.2 ACRES

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PROPERTY PROFILE

Size	94.2 Assessed Acres			
Location	The property is located south of Edison Highway and North of Highway 58 at the southwest corner of Muller Road and Neumarkel Road in Kern County, CA.			
Assessor's Parcel Numbers	179-062-34; 179-070-02, 09, 12			
Zoning	“A” – Exclusive Agriculture. The property is not enrolled in the Williamson Act			
Plantings	Approximately 6+/- acres at the northwest corner of the property are planted to Washington Navels on 20' x 20' spacing. The trees were planted in early 1990 with a 3-year production history as follows:			
	PRODUCTION (BINS/ACRE)			
	2015	2016	2017	2018
	39.5	52.5	55.0	49
	The balance of the property, consisting of approximately 88+/- acres, is leased to a tenant farmer and farmed to row crops.			
Leases	The lease for the 88± acres of open land is set to expire at the end of 2018. The 6± acres of navels is currently being farmed and is subject to reimbursement of cultural costs if buyer is interested in the crop.			
Soils	98% Delano Loamy Sand, 0-2% Slopes, Class III 2% Dune Sand			
Water	The property is within the service area of the Arvin – Edison Water Storage District and receives water through district turnout C-72. There is one deep well on the property that is not operating and believed to be beyond repair. Underground mainline is located throughout the property with the citrus utilizing a fan-jet irrigation system. A reservoir is located at the northeast corner of the property and a tail water sump is located at the northwest corner.			
Mineral Rights	Any mineral rights are to be retained by the Seller and not included in the Sale.			
Asking Price	\$2,200,000 (\$23,354/ Acre)			

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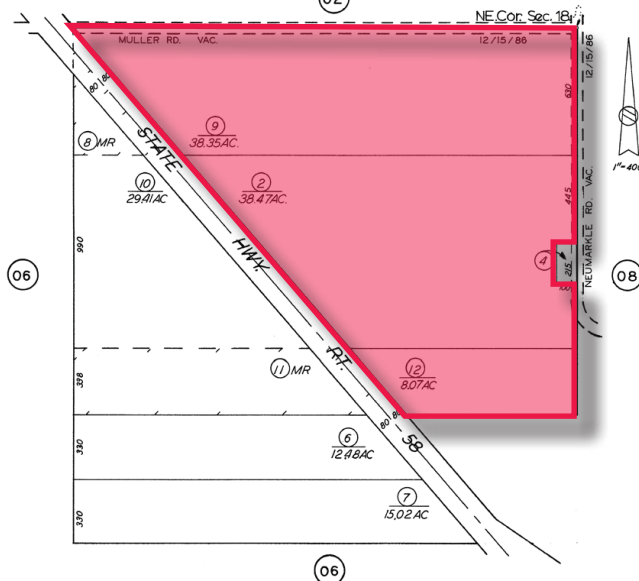
ARVIN - EDISON OPEN LAND AND CITRUS ♦ KERN COUNTY ♦ CALIFORNIA[illegible]

179-07

NE 1/4 SEC 18 T30 S.R30 E.

SCHOOL DIST 66-3

179-07



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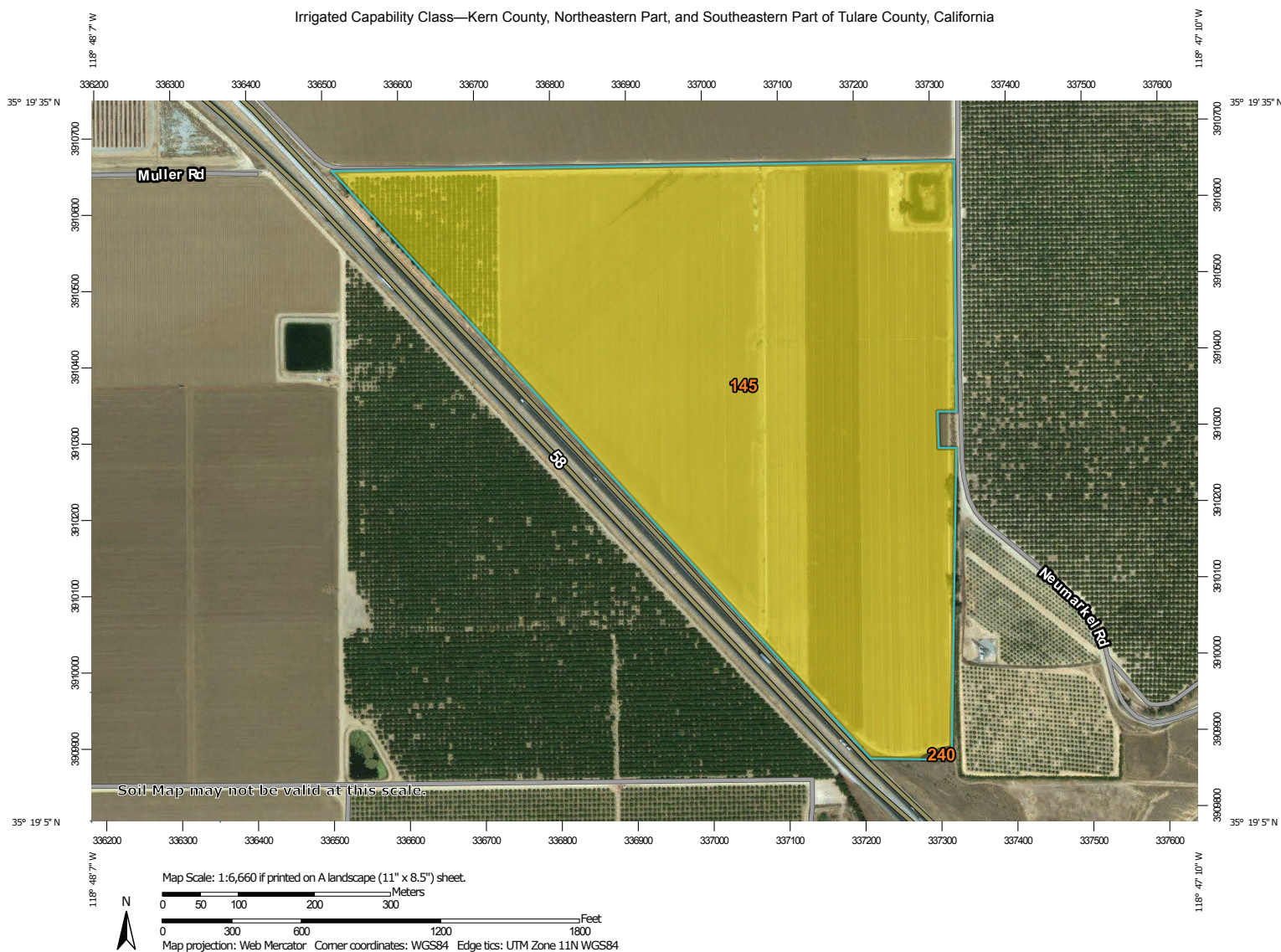
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SOILS MAP



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/14/2018
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AERIAL MAP



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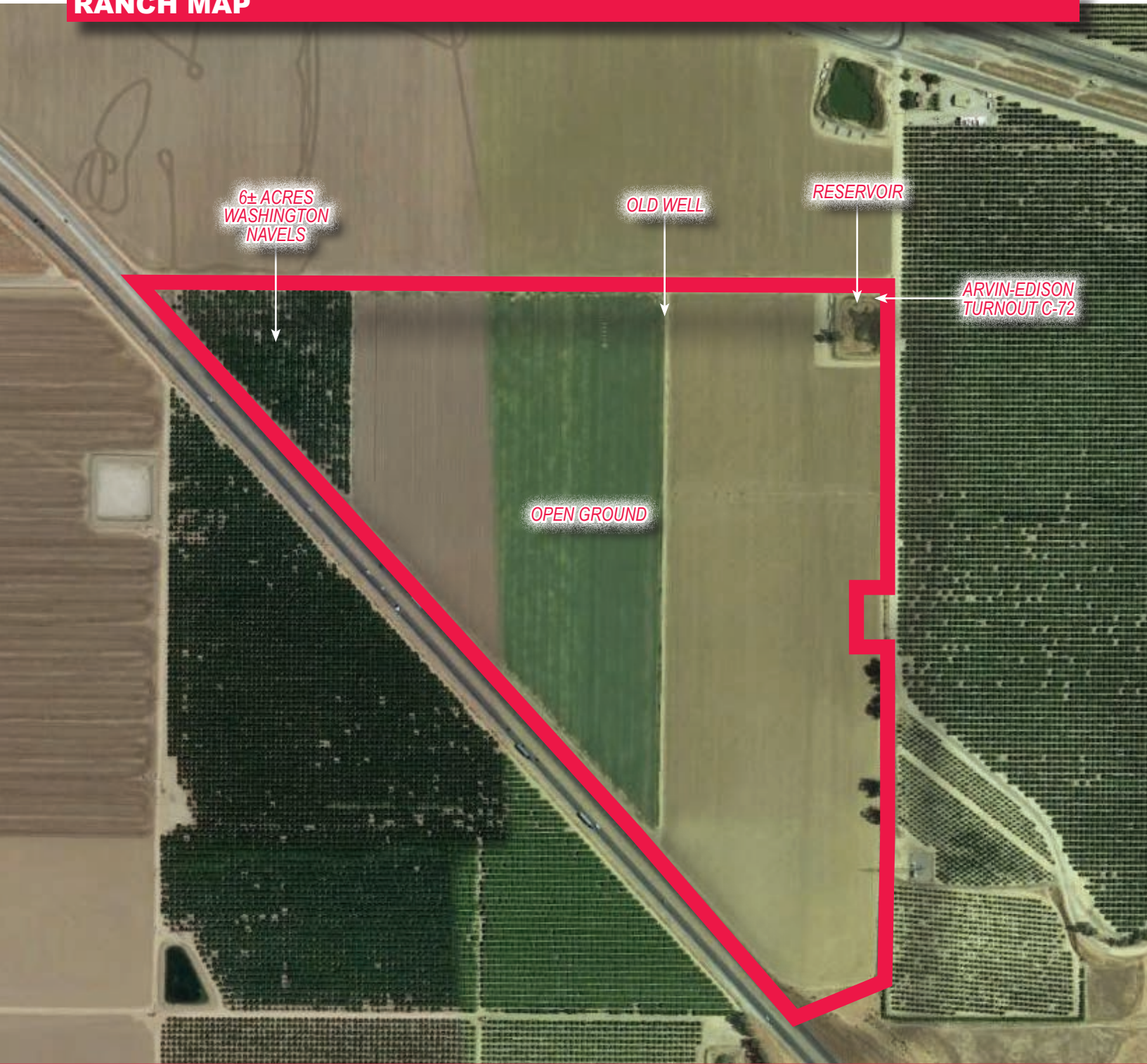
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RANCH MAP



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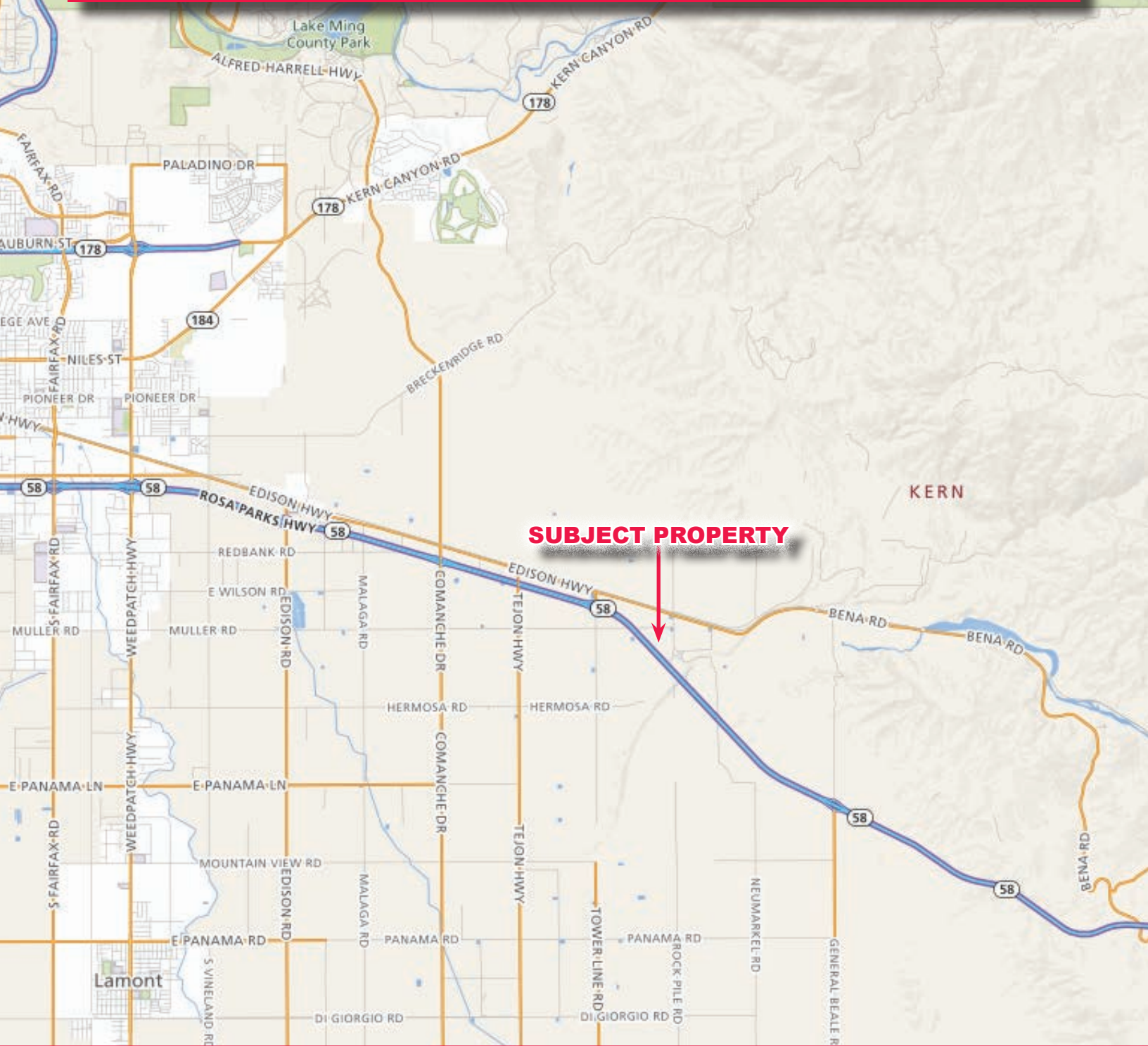
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LOCATION MAP



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