

FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Deer Creek Farmland



**628.52± Acres, Earlimart
Tulare County, California**

- **Well Water and Access to District Water**
- **Quality Soils**
- **Proven Table Grape and Almond Area**
- **Tax Benefits**
- **Potential Water Percolation Basin (Water Banking)**

**Exclusively Presented By:
Pearson Realty**



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CA BRE #00020875



Deer Creek Farmland

628.52± Acres

\$11,628,000
(\$18,500±/acre)

DESCRIPTION:

This 628.52± acre opportunity is located in the desirable farming of Earlimart, CA. The site is traversed by Deer Creek on the northwest corner. The land was being farmed to table grapes with T trellis and Gable trellis. The offering would make an excellent candidate for table grapes, almonds, pistachios, blueberries, cherries, row crops, field crops, vegetable crops, or could be ideal for a percolation basin for water banking.

LOCATION:

The property is on the north east corner of Avenue 64 (E. Deer Creek Avenue) and Road 144 (W. Kramer Road). Approximately 4± miles north east of Earlimart, 54± miles north of Bakersfield, 161± miles north of Los Angeles and 240± miles south of Sacramento.

LEGAL/ZONING:

According to the Tulare County website the parcels are zoned AE-40 (Exclusive AG, min parcel size 40 acres) and is enrolled in the Williamson Act. APN's: 319-290-001 and 002. Sec. 23 Township 23S, Range 25E, MDB&M.

SOILS:

California Revised Storie Index (CA) Summarized Low

39.5±% (124) Hanford sandy loam, 0 to 2 percent slopes, Grade 1- Excellent

28.4±% (109) Crosscreek-Kai association, 0 to 2 percent slopes, Grade 2-Good

25.4±% (101) Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes, Grade 1-Excellent

5.1±% (104) Biggriz-Biggriz, saline-Sodic, complex, 0 to 2 percent slopes, Grade 2-Good

0.8±% (134) Riverwash, not rated

0.8±% (138) Tujunga loamy sand, 0 to 2 percent slopes, Grade 2-Good

WATER:

The farm is located Pixley Irrigation District (PID) and adjoins Deer Creek where an out of service booster pump and turn out is located. The land is classified as excess land for Bureau of Reclamation purposes. PID's assessment charge is \$12.60±/acre in 2019. The farm has 3 wells equipped with; 200HP and 300HP set up for a diesel motors, and 250HP powered by an electric motor. No diesel motors are installed. Pump tests provided by Seller respectfully indicated: 1,700GPM dated 3-16-17, 1,782GPM dated 3-23-18, and 1,387GPM dated 4-5-18. Total output 4,869± GPM from all wells. The property is irrigated by drip irrigation via a reservoir with sand media filters.

PRICE/TERMS:

\$11,628,000 Cash at close of escrow. Seller to retain any remaining mineral rights (if any).

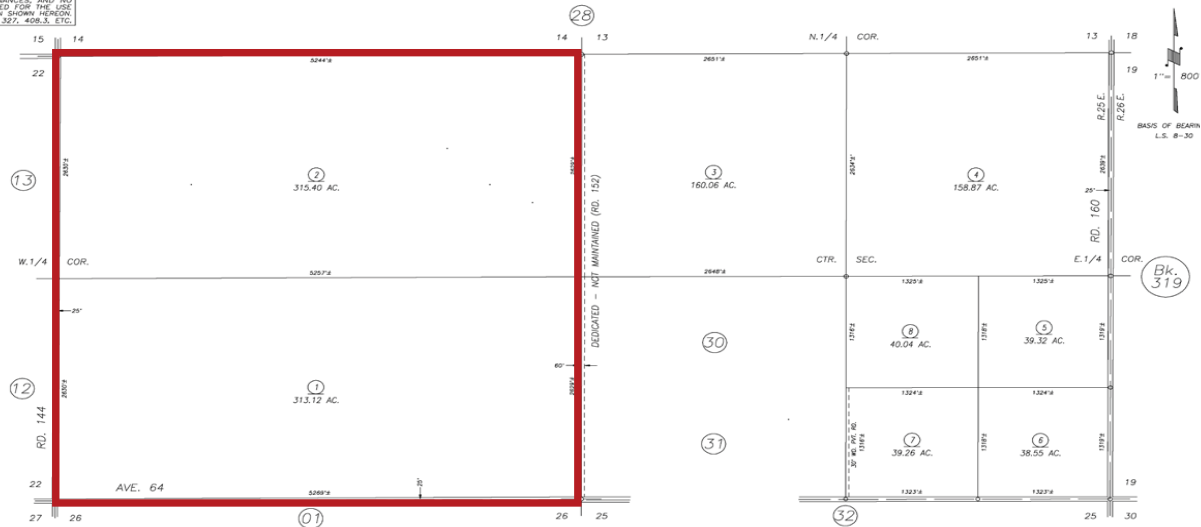


ASSESSOR'S PARCEL MAP

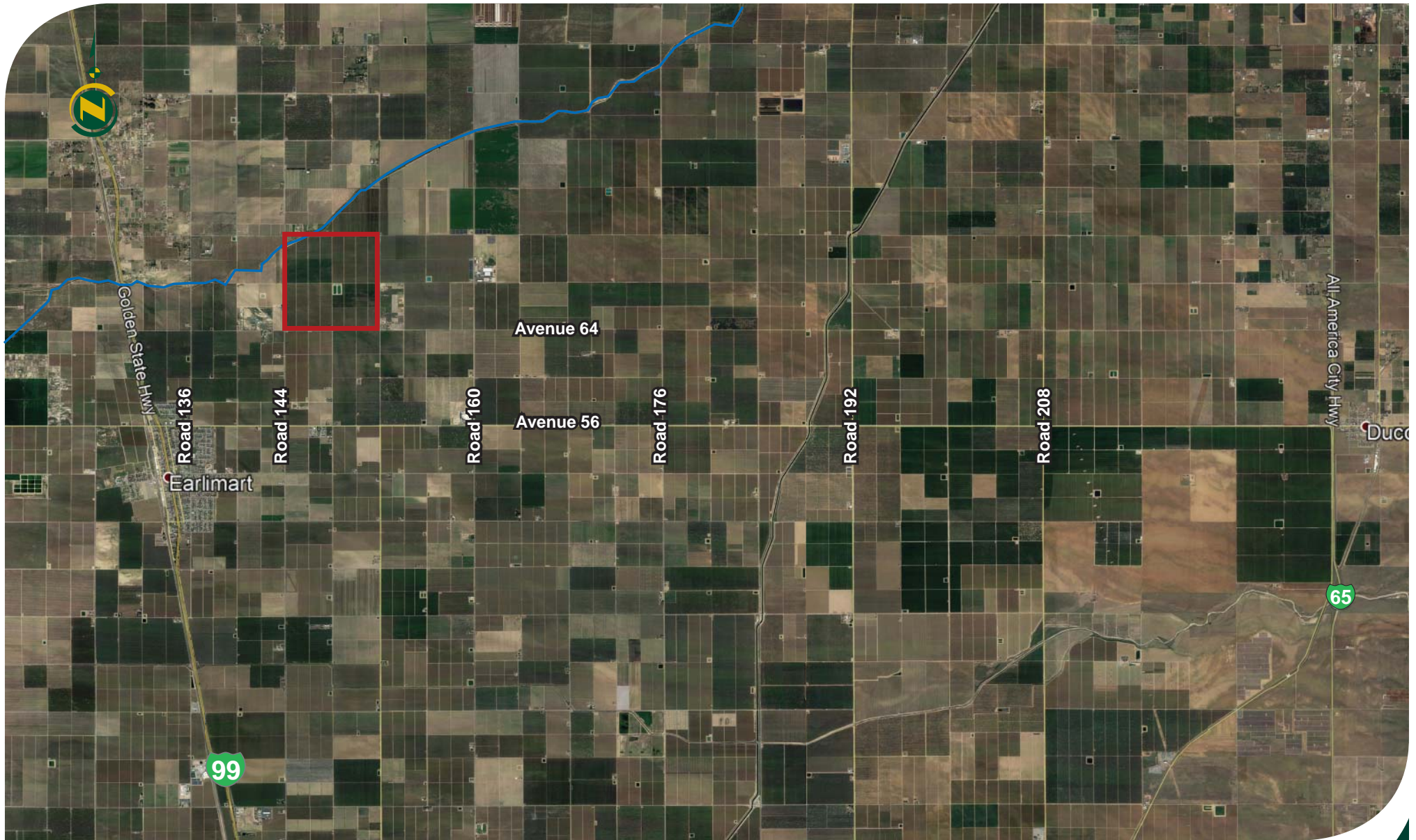
DISCLAIMER
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SEC. 23 & SEC. 24, T. 23S., R. 25E., M.D.B. & M.

TULARE COUNTY 518-29
075-007



AERIAL MAP



PHOTOS



LOCATION MAP



REGIONAL MAP



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 a real 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

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



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