

FOR SALE



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Delano Earlimart ID Cherries



**98.08± Acres, Delano
Tulare County, California**

- **Grade 1 - Excellent Soils**
- **Mature Cherries**
- **Tax Benefits**
- **District Water & Newer Well**

Exclusively Presented By:



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CA DRE #00020875



Delano-Earlimart ID Cherries

98.08± Acres

\$2,844,000
(\$29,000±/acre)

DESCRIPTION:

This opportunity is located in the desirable farming area of Delano, California. The subject property is planted to 96± acres of Sweet Cherries, the varieties are as follows: Brooks (26.8±ac), Samba (19.78±ac), Sequoia (15.66±ac), Rosy Rainier (8.67±ac), Patriot (6.81±ac), Tulare (4.6±ac), R Hazel (1.84±ac), Rainier (1.72±ac), King (1.54±ac), Glenoia (.73±ac), Misc. Pollinizers (.72±ac), R Lynn (.54±ac), Early Pollinizers (.39±ac), and Coral (.26±ac). The original spacing was 18' X 14' and the primary root stock is Mahaleb, but 20±% is on Colt. Additionally re-plants have been added in-between many trees. The property has a residence, detached garage, and pole barn. This unique investment opportunity offers early to market sweet cherries, income, tax benefits, district water, well water and Grade-1 Excellent soils.

LOCATION:

South west corner of Avenue 24 and Road 168 Delano, California. Approximately 40± miles north of Bakersfield, 149± miles north of Los Angeles and 200± miles south of Stockton. The physical address of the residence is: 16501 Avenue 24 Delano, Ca 93215.

LEGAL/ZONING:

The land is zoned AE-20 by the County of Tulare. The property is enrolled in the Williamson Act, except for APN: 338-090-021. Approx. legal: Portions of the NE ¼ Section 19, Township 24S, Range 26E, MDB&M. Tulare County, California. APN: 338-090-021, 022, 023, 024, 025, 026, & 027.

SOILS:

91.1±% (143) Yettem sandy loam, 0 to 2% slopes, Ca. Rev. Storie Index rating Grade 1-Excellent
7.8±% (130) Nord fine sandy loam, 0 to 2% slopes, Ca. Rev. Storie Index rating Grade 1-Excellent
1.1±% (124) Hanford sandy loam, 0 to 2% slopes, Ca. Rev. Storie Index rating Grade 1-Excellent

WATER:

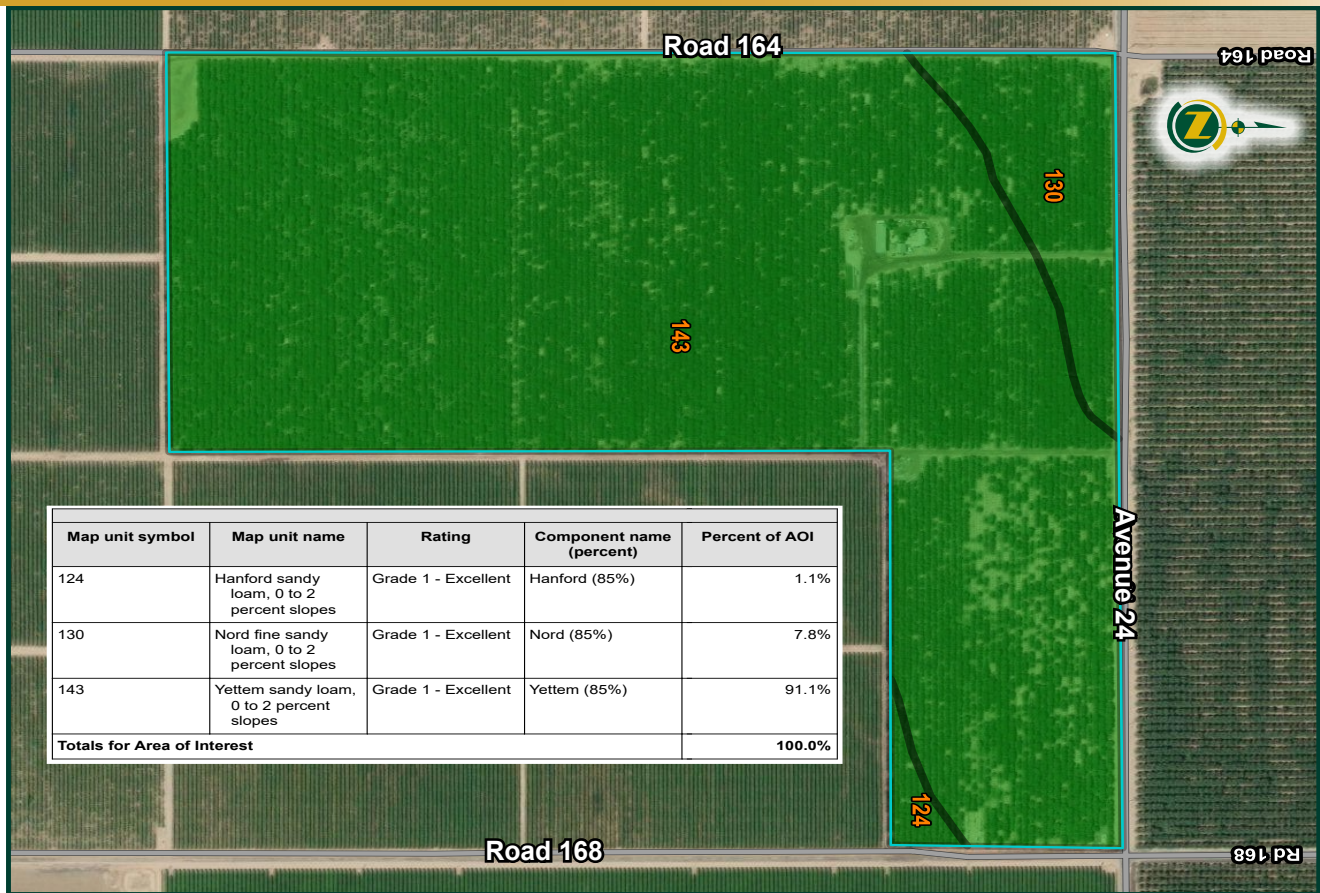
The offering has both district water and well water for the orchard, and a domestic well for the home. The land is located in and receives surface water from the Delano-Earlimart Irrigation District through on-site meter number 530. The district entitlement is approximately 2 acre feet at 100% Class 1 allocation; in 2019 there was not a limit on allocated water. The district levies two primary charges; in 2019 the Water Use Charge was \$125/acre foot, and the four land-based assessments totaling \$132.73/acre. Additionally, the owner drilled a newer 900' Ag well in the fall of 2015, it is equipped with a 200 HP electric motor. The orchard is irrigated with fan jet type system with a flow guard filter.

PRICE/TERMS:

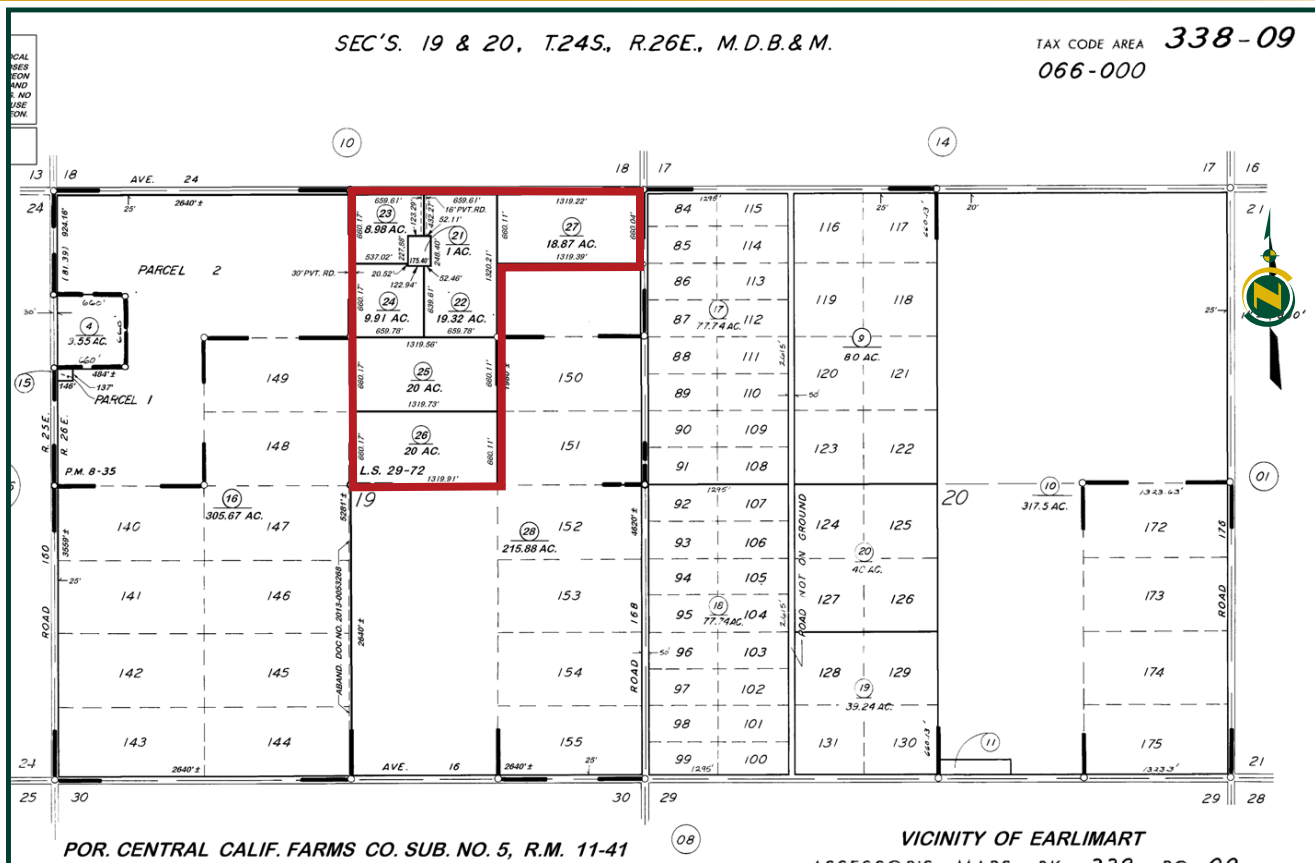
\$2,844,000 cash at close of escrow. Buyer to reimburse Seller for costs toward the 2020 crop. The Sequoia cherry variety is subject to an exclusive packing and marketing agreement with Warmerdam Packing, Inc.



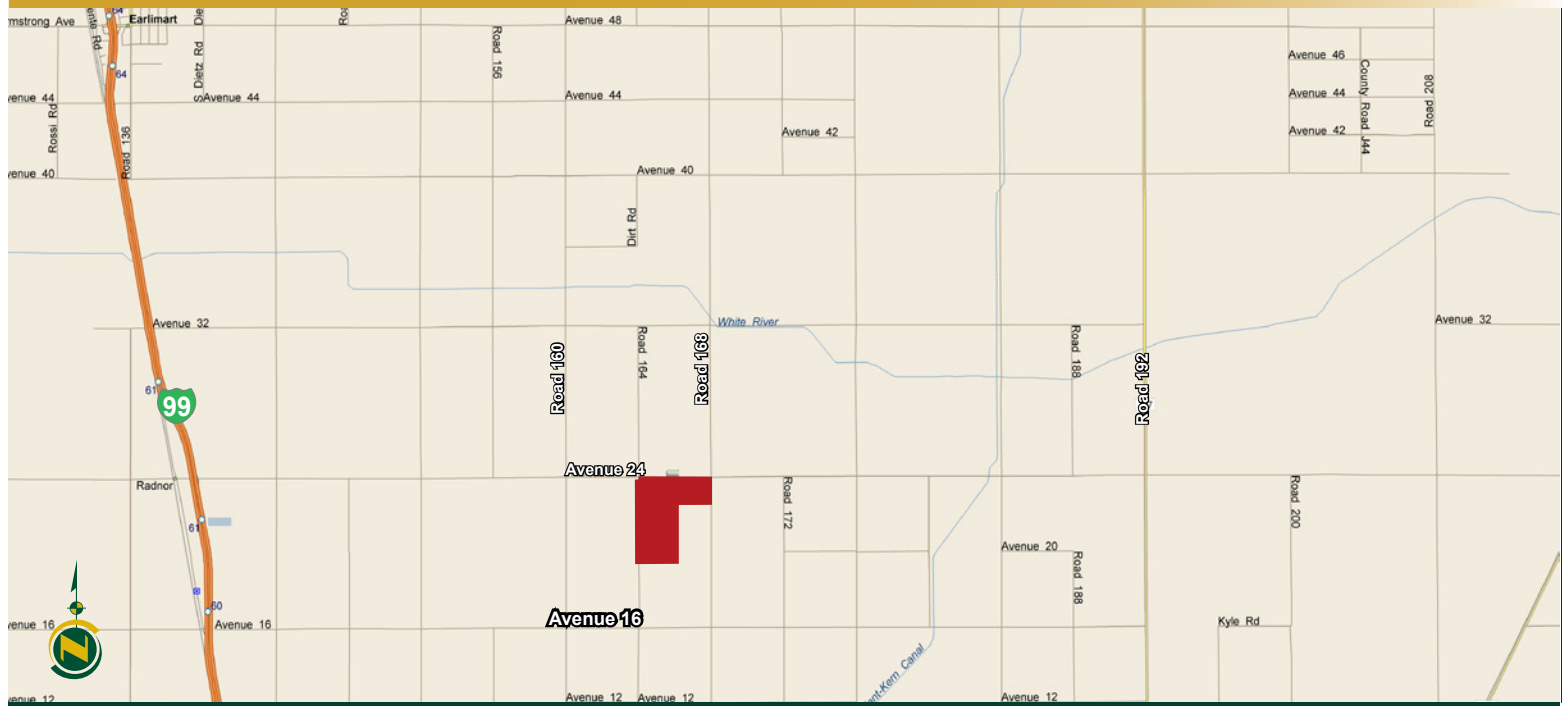
SOIL MAP



APN MAP



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

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