

FOR SALE



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AGRICULTURAL PROPERTIES
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Arvin Almonds and Farmland



154.63± Acres
Kern County, California

- Arvin-Edison WSD and Well Water
- Young Almonds
- Additional Land to Plant
- Strong Soils
- Tax Benefits

Exclusively Presented By:
Pearson Realty



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CA DRE #00020875



Arvin Almonds and Farmland

154.63± Acres

\$3,493,000
(\$22,589±/acre)

DESCRIPTION:

This 154.63± acre almond and farmland opportunity is in the desirable farming area of Arvin, CA. The orchard was planted in October 2018. All of the land is in Arvin-Edison Water Storage District boundaries and is eligible to receive intermittent water deliveries in lieu of ground water pumping through an onsite meter. The farm has one agricultural well. This opportunity features Arvin-Edison WSD and well water, young almonds, additional land to plant, strong soils, and tax benefits.

LOCATION:

Southwest corner of Buena Vista Blvd. and Tejon Hwy., excluding any of the structures along Buena Vista Blvd. Approximately 1± mile north of Arvin, California, 6± miles southwest of Bakersfield, 117± miles north of Los Angeles and 251± miles south of San Jose.

LEGAL:

The site is zoned A (Exclusive Agricultural) and is not enrolled in the Williamson Act according to the county website. The east part of the parcel has a Floodplain Secondary Combining (FPS) overlay. Portion of NE ¼ of a Section 14, Township 31S, Range 29E, MDB&M. APN's 189-070-04, 40, 51, 52, 55, and 58, Kern County, California.

PLANTINGS:

The land is planted to 80± acres of almonds, Independence variety (self pollinating) on Viking rootstock, 22'x14' spacing, established in October 2018, with the balance (74.63± acres) being farmed to carrot/potato rotation.

WATER:

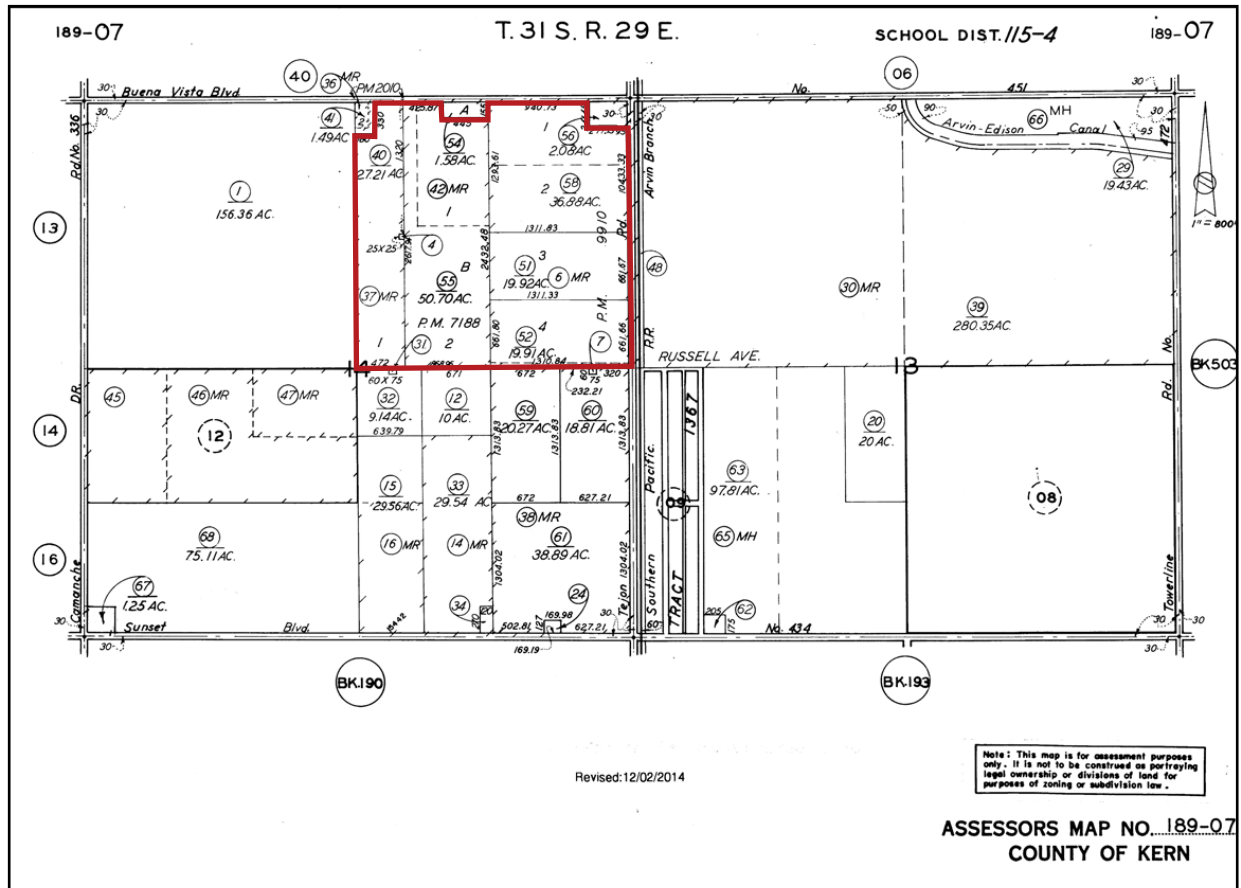
The property is improved with one well and is located in Arvin-Edison Water Storage District (AEWSD). The well is equipped with a 300HP electric motor. The farm can receive intermittent water deliveries in lieu of ground water pumping through meter D-3. In 2020 the water costs \$169±/AF. In 20/21 on behalf of the AEWSD the Kern County Tax Collector collects a total charge of \$114±/acre with the property taxes. The orchard is irrigated with a double line drip through Filtomat filters with a 50HP booster pump. The row crop land is irrigated with portable sprinklers with a diesel booster pump, which is not included in the sale.

PRICE/TERMS:

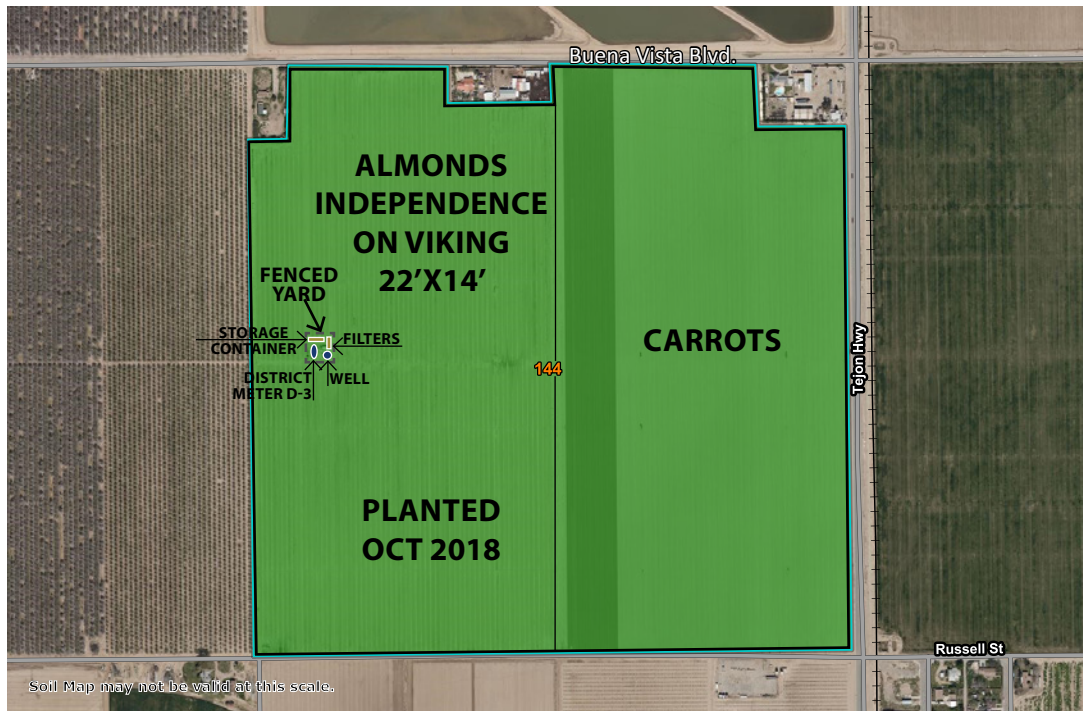
\$3,493,000 (\$22,589±/acre) Cash at close of escrow. Property being sold subject to Seller's completion of carrot harvest summer 2020.



APN MAP

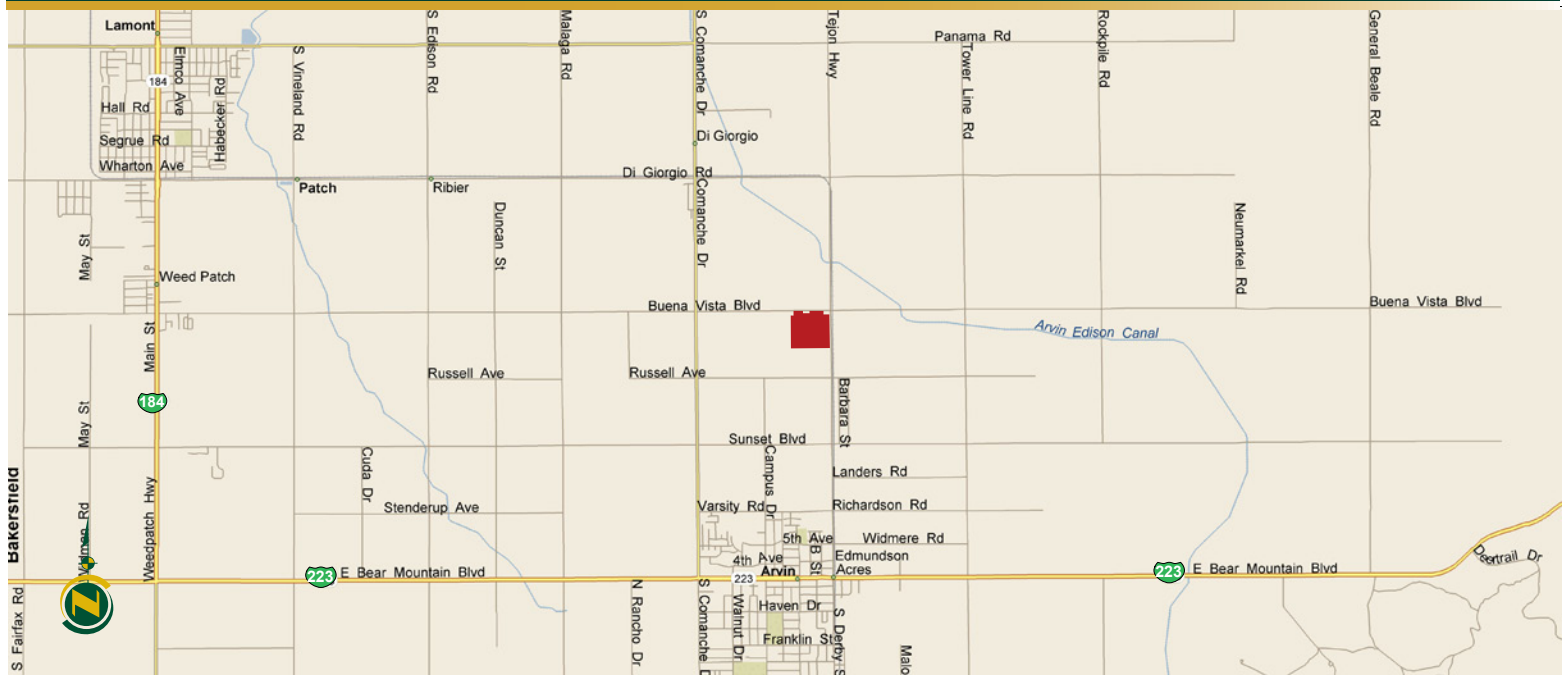


SOIL AND FARM MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
144	Hesperia sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hesperia (85%)	100.0%
Totals for Area of Interest				100.0%

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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