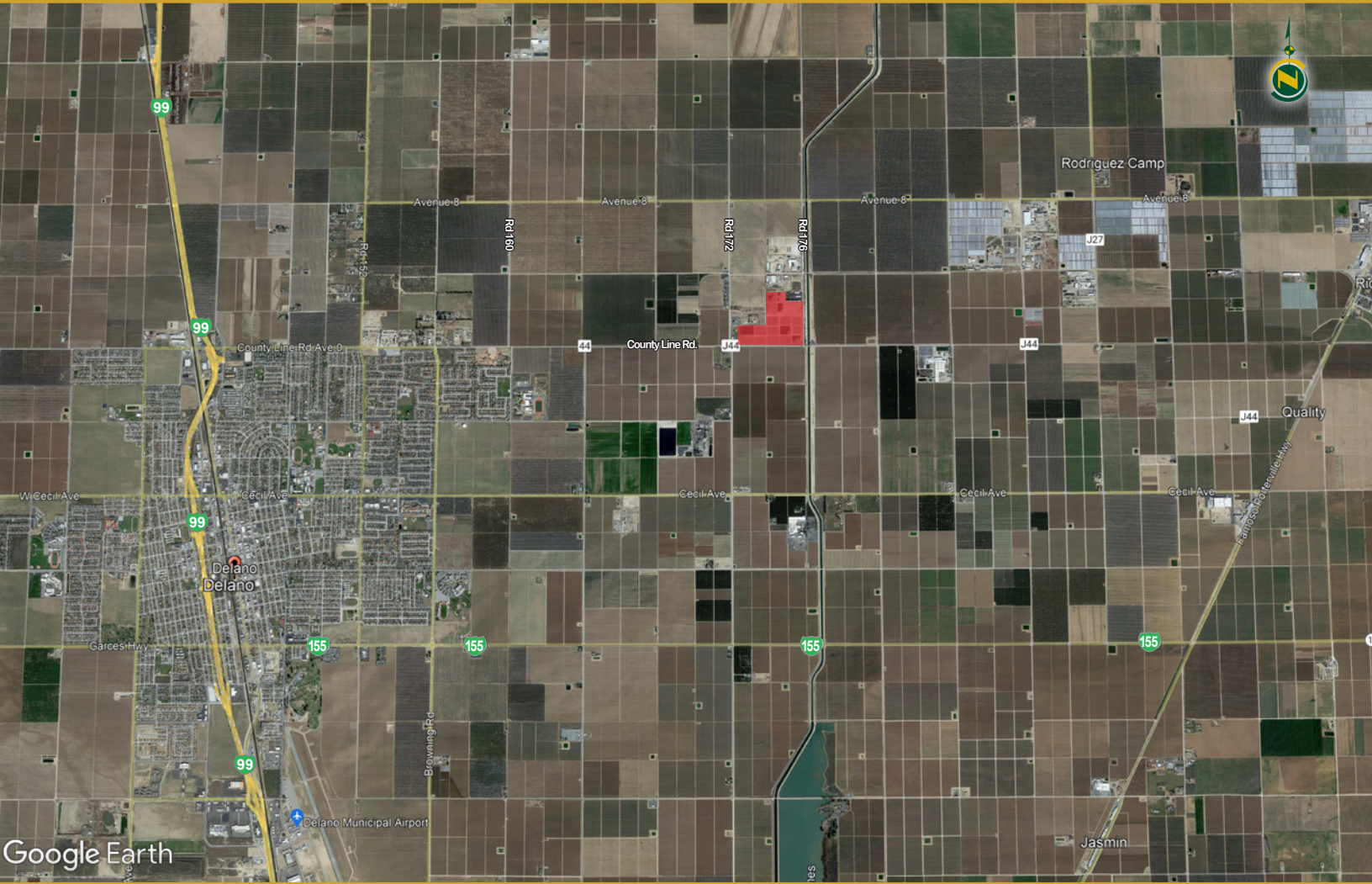


# DELANO EARLMART ID OPEN LAND/STORAGE YARD

*Tulare County, California*



## 70.42± Assessed Acres

- Desirable Farming/Operations Location
- DEID District Water and Well Water
- Excellent Soils
- Tax Benefits

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DRE #00020875

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

# DELANO EARLIMART ID OPEN LAND/STORAGE YARD

70.42± Assessed Acres - Tulare County, CA



## PROPERTY DETAILS

### DESCRIPTION:

This 70.42± acre opportunity is located in the desirable farming area of Delano, CA. The lands current use is as a fenced storage yard but could be used for equipment/product storage or farming to a variety of high valued crops. This unique investment opportunity offers; Desirable farming/operations location, DEID district water and well water, excellent soils, and tax benefits.

### LOCATION:

The offering is at the northwest corner of County Line Road and Road 176, approximately 4.8± miles east of Delano, 38± miles north of Bakersfield, 147± miles north of Los Angeles and 249± miles south of Sacramento.

### SOILS: CA Rev. Storie Index

- 63.1±% (130) Nord fine sandy loam, 0 to 2 percent slopes, Grade 1-Excellent
- 30.9±% (139) Wasco sandy loam, 0 to 2 percent slopes, Grade 1-Excellent
- 6.1±% (143) Yettem sandy loam, 0 to 2 percent slopes, Grade 1-Excellent

### LEGAL:

APN's: 338-270-018 and 020.

The parcels are zoned AE-20 by Tulare County and parcel 338-270-018 is enrolled in the Williamson Act and 338-270-020 is not.

Portion of the southeast 1/4 of Section 32, Township 24S, Range 26E, MDB&M.

### WATER:

The land has both district and well water. The property is in Delano Earlimart Irrigation District (DEID) and is entitled to contract water. In 2022 DEID is collecting the following: assessment of \$16.83/acre, standby of \$31.41/acre, special benefit assessment is \$28.35/acre, supplemental assessment is \$65.82/acre, and water cost of \$155/acre foot. The well is equipped with 75 HP electric motor. The property is plumbed with a fire safety system which is pressured through a booster pump and two 29,000 gallon storage tanks.

### PRICE AND TERMS:

\$2,113,000 (or \$30,000±/acre) cash at close of escrow.

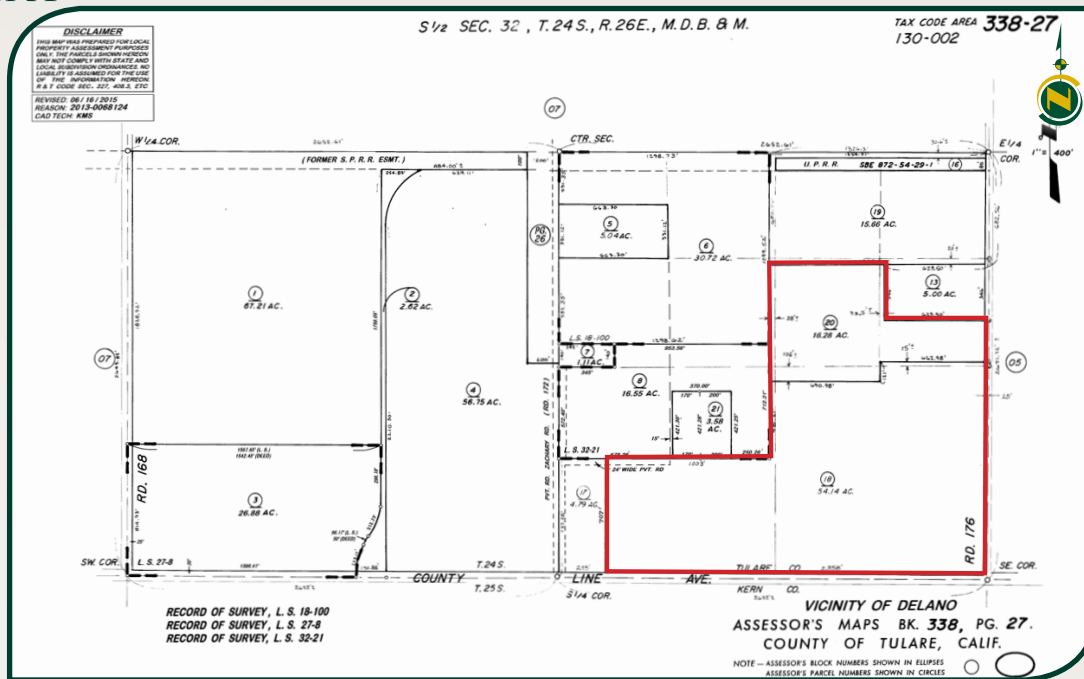




# DELANO EARLMART ID OPEN LAND/STORAGE YARD

70.42± Assessed Acres - Tulare County, CA

## APN MAP



## SOIL MAP



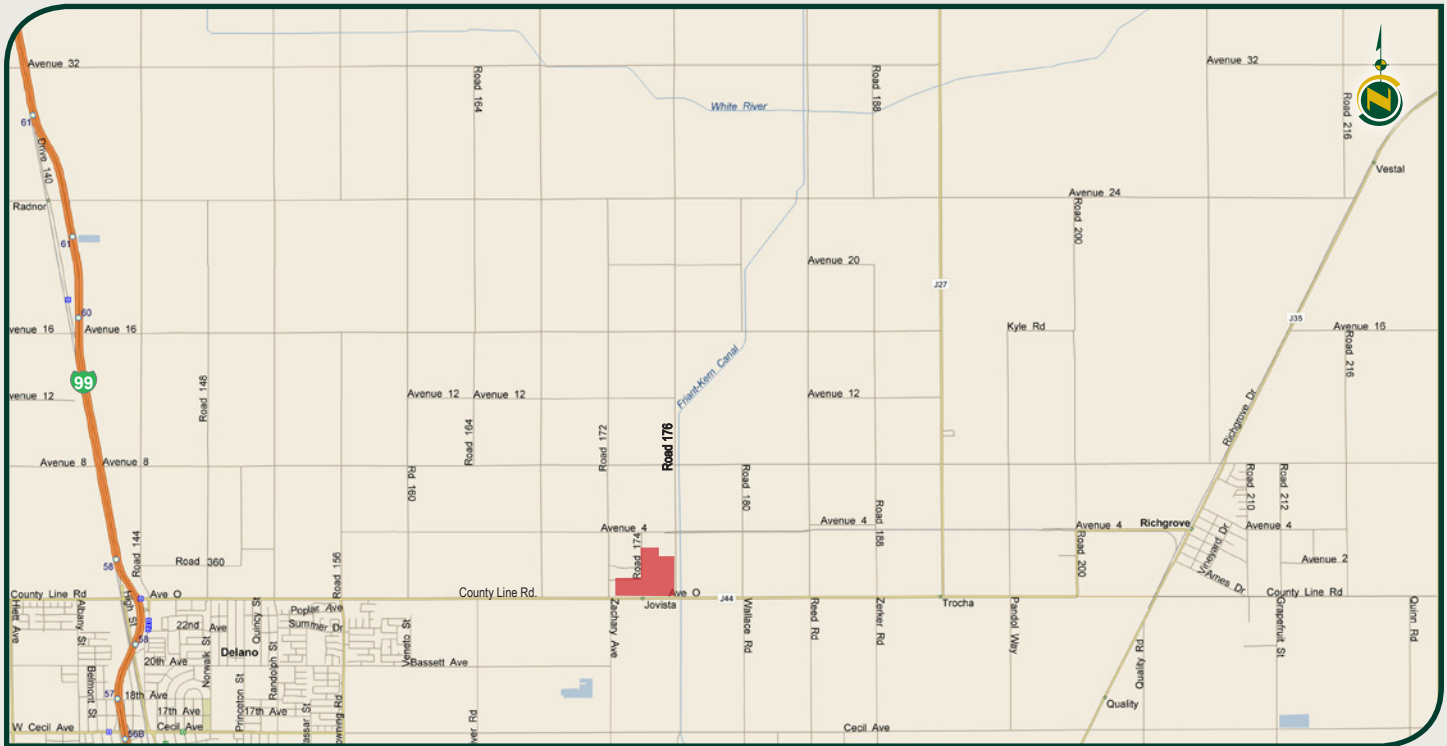
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Nord (85%)	63.0%
139	Wasco sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Wasco (85%)	30.9%
143	Yetter sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Yetter (85%)	6.1%
<b>Subtotals for Soil Survey Area</b>				<b>99.9%</b>
<b>Totals for Area of Interest</b>				<b>100.0%</b>

# DELANO EARLMART ID OPEN LAND/STORAGE YARD

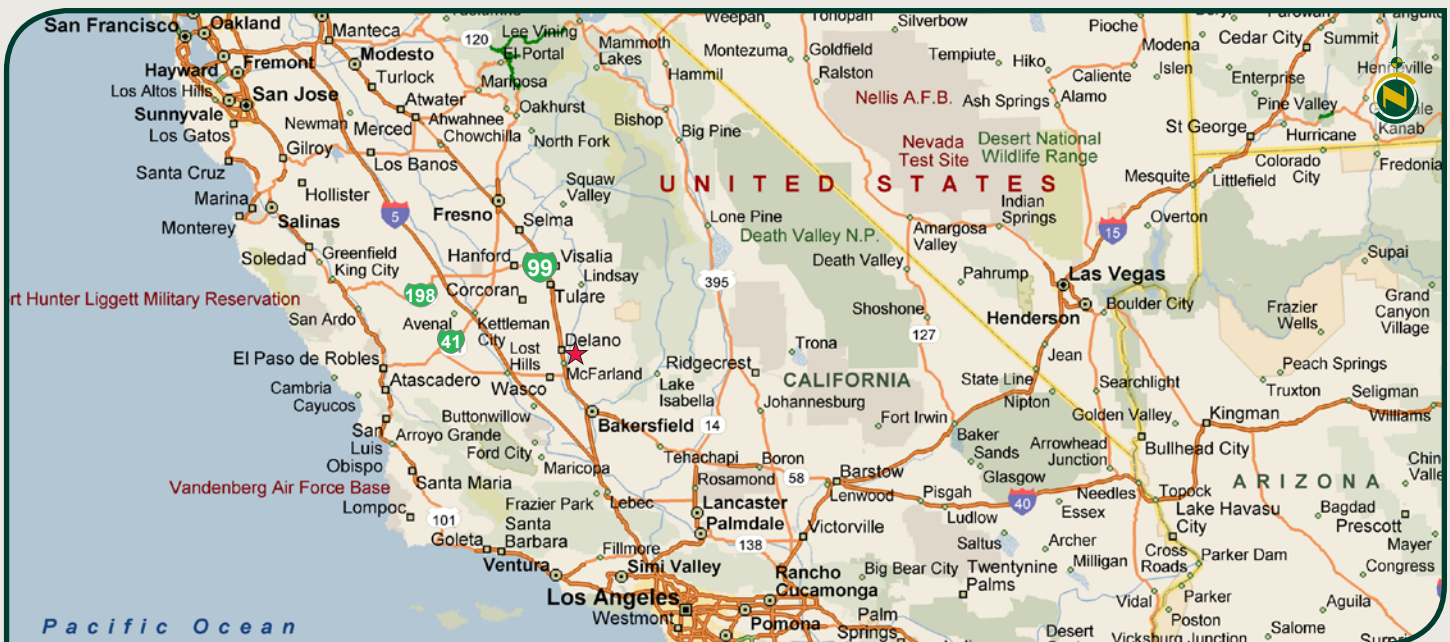
70.42± Assessed Acres - Tulare County, CA



## 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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