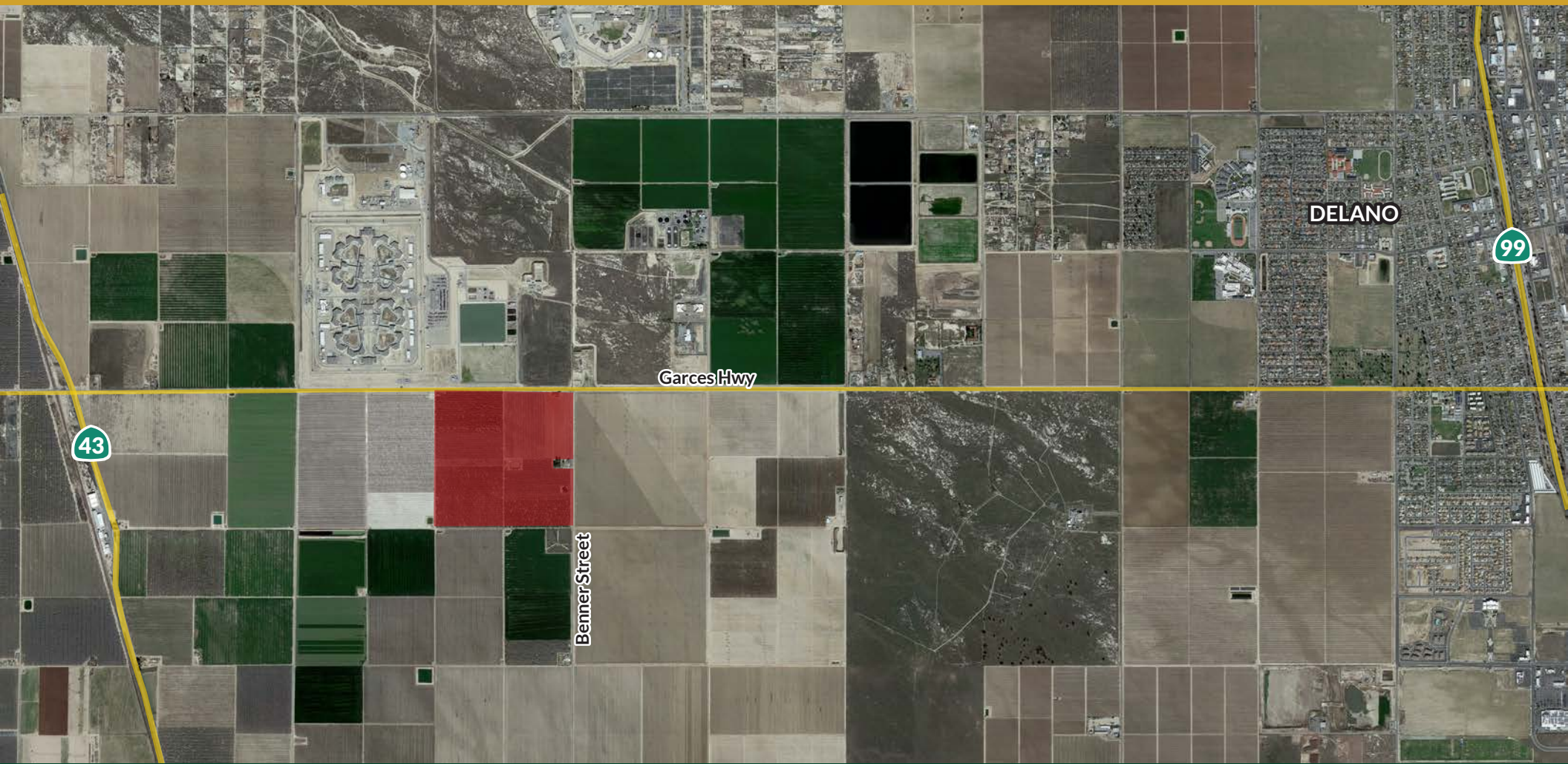


DELANO ALMONDS

Kern County, California

155.88± Acres

\$5,066,000
(\$32,499/Acre)



- SSJMUD Water
- Two Wells
- Young and Older Plantings



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PROPERTY INFORMATION

DESCRIPTION

This property is planted to almonds of which about half are 1 to 10 years old and the other half are 20+ years old.

LOCATION

The property is located on the southwest corner of Garces Highway and Benner Avenue, 2 miles west of Delano, California.

LE GAI

A portion of the north half of Section 18, Township 25S, Range 25E, MDB&M. Kern County APN's 520-170-02, 03, 04, 05, 06, 07 and 014. Approximately 155.88 acres. Zoned A (Exclusive Agricultural). All parcels are within the Williamson Act.

PLANTINGS

See Planting map.

Spacing is 22' x 18'; the northeast block 24' x 17.5'. Production provided upon request.

SOILS

Calflax clay loam 59.1%
Garces silt loam 31.5%
Panoche clay loam 8.9%
Milham sandy loam 0.5%

WATER

This property is within the Southern San Joaquin Municipal Utility District (SSJMUD) and receives contract water from meter #2-14-7. There are two other unused meters #2-14-3 and 2-14-5. Water cost in 2022 was \$450/AF, \$0.50/AF power charge, \$98.17/ Ac assessment. Two wells located on the property pump into the reservoir and filter system. Irrigation to the trees is by Fanjet and inline bubblers in the southwest block only.

Well #1 on the north is a 25HP submersible, 400' deep, 10" casing, SWL 120', pump set at 168'.

Well #2 on the south. A newer well with a 110HP motor and gear head. Depth 500' with 12" PVC casing (avoids corrosion) pump set at 400'. Kern Groundwater Authority GSA.

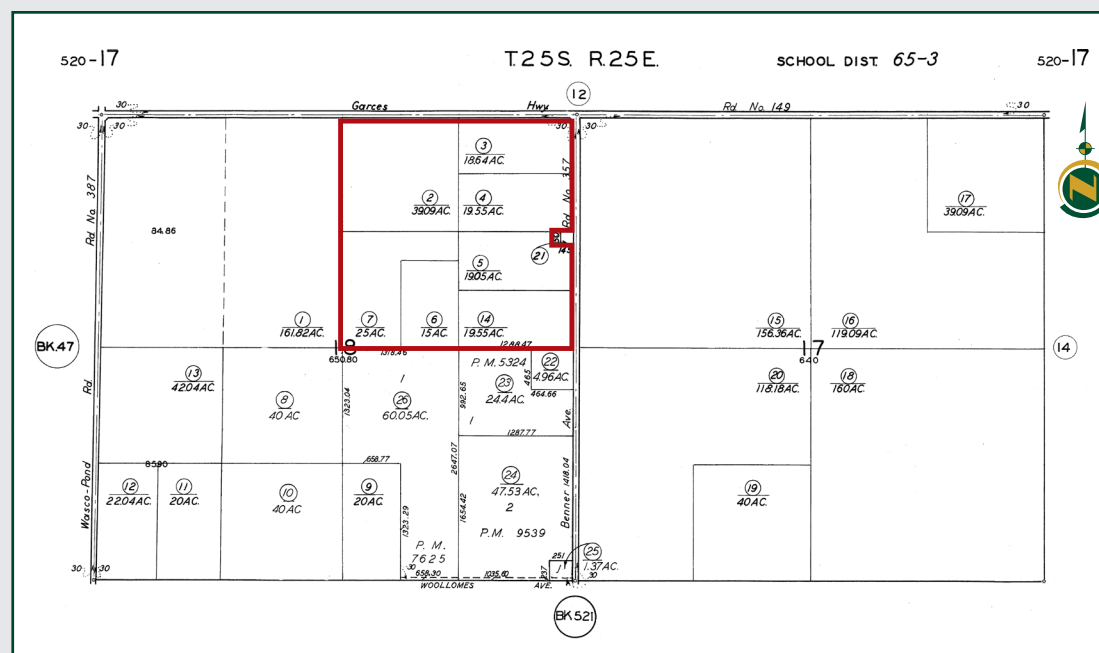
BUILDING

There is an abandon shed of no value.

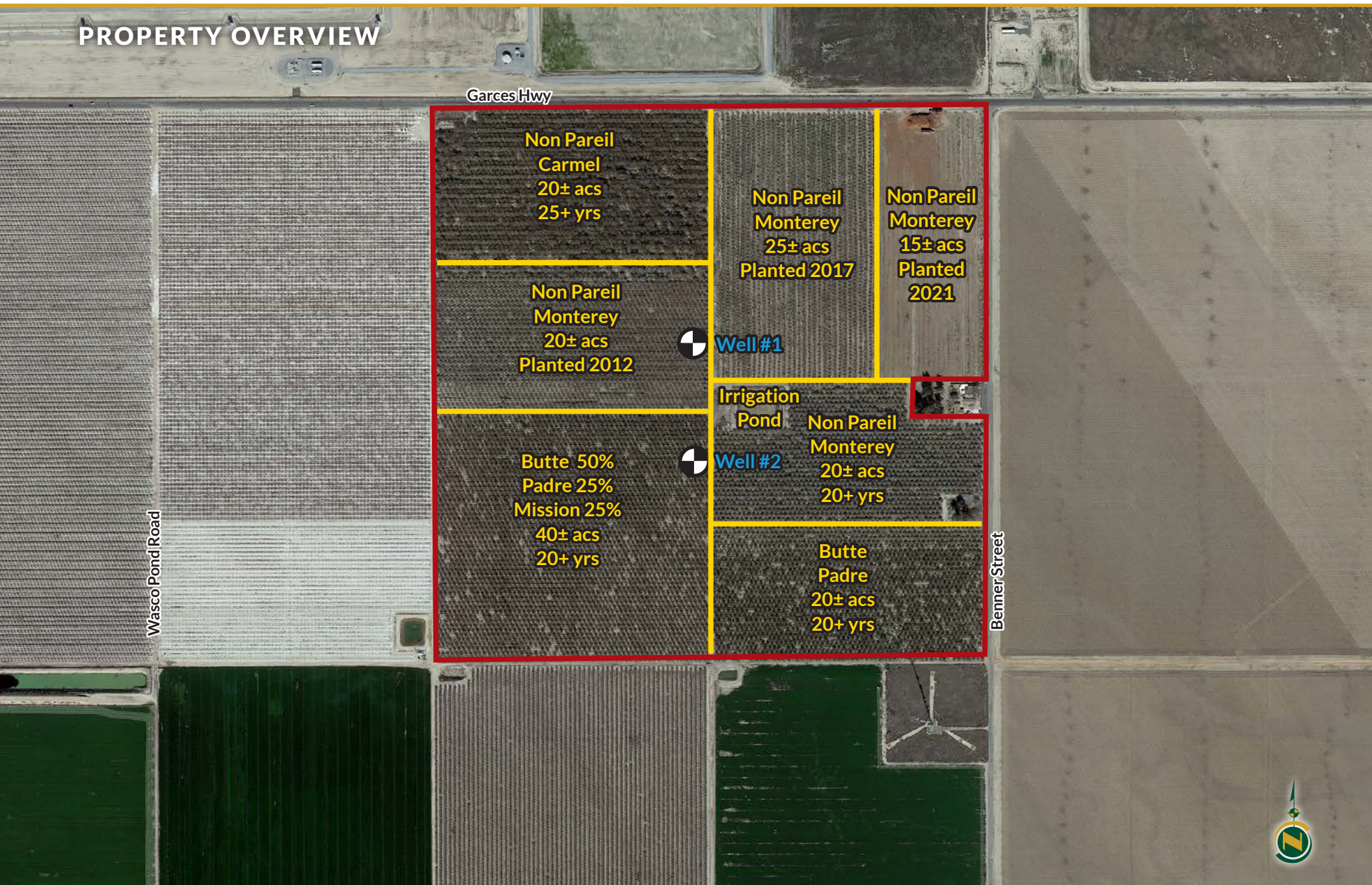
PRICE/TERMS

\$5,066,000 cash or terms acceptable to Seller.

PARCEL MAP



PROPERTY OVERVIEW



DELANO ALMONDS

155.88± Acres
Kern County, CA



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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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.