

MARICOPA OPEN, VINEYARD & GRAZING

Kern County, California

PRICE REDUCED



1,218± Acres

- Early Producing Area
- District Water
- Potential Organic Ground
- Properties can be Sold Together or Separately

Exclusively Presented by:

Pearson Realty

*A Tradition in Trust
Since 1919*



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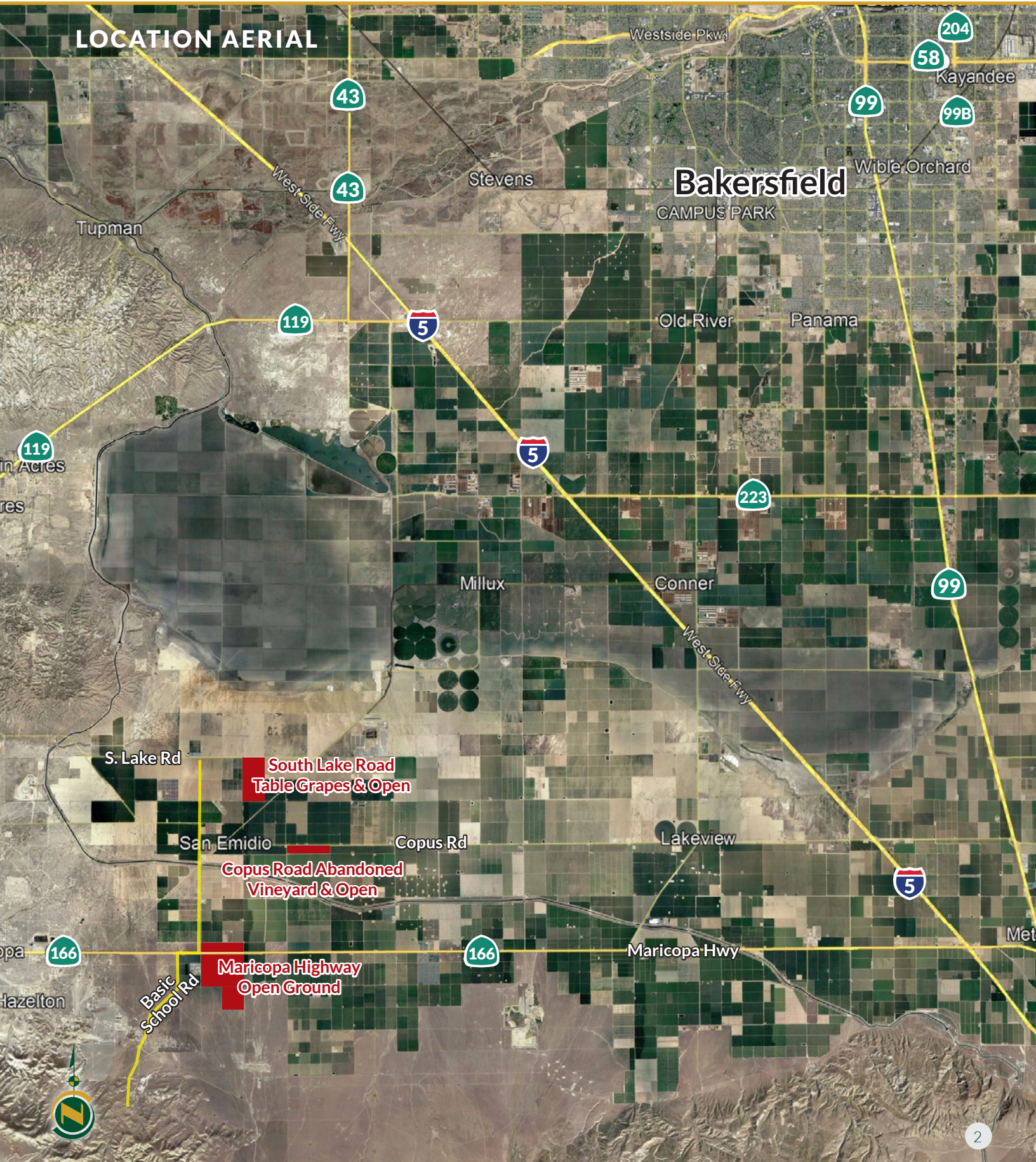
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MARICOPA OPEN, VINEYARD & GRAZING

Kern County, California



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Kern County, California



OVERVIEW OF PROPERTIES

Available for sale are three properties located approximately 25 miles southwest of Bakersfield, California. They consist of table grapes, open ground and abandoned vineyard. Combined acreage is 1,218± Acres.

MARICOPA HIGHWAY OPEN GROUND

This property is early open ground previously Planted to table grapes. It totals 787.88± acres. This ground has not been farmed for 3 years and would be suitable for organic ground.

SOUTH LAKE ROAD TABLE GRAPES & OPEN

This property consist of 316.68± acres of table grapes and open ground with trellis.

COPUS ROAD ABANDONED VINEYARD & OPEN

This property consists of 114.32± acres of abandoned table grapes. The vineyard is in the process of removal. Vines and posts still standing.

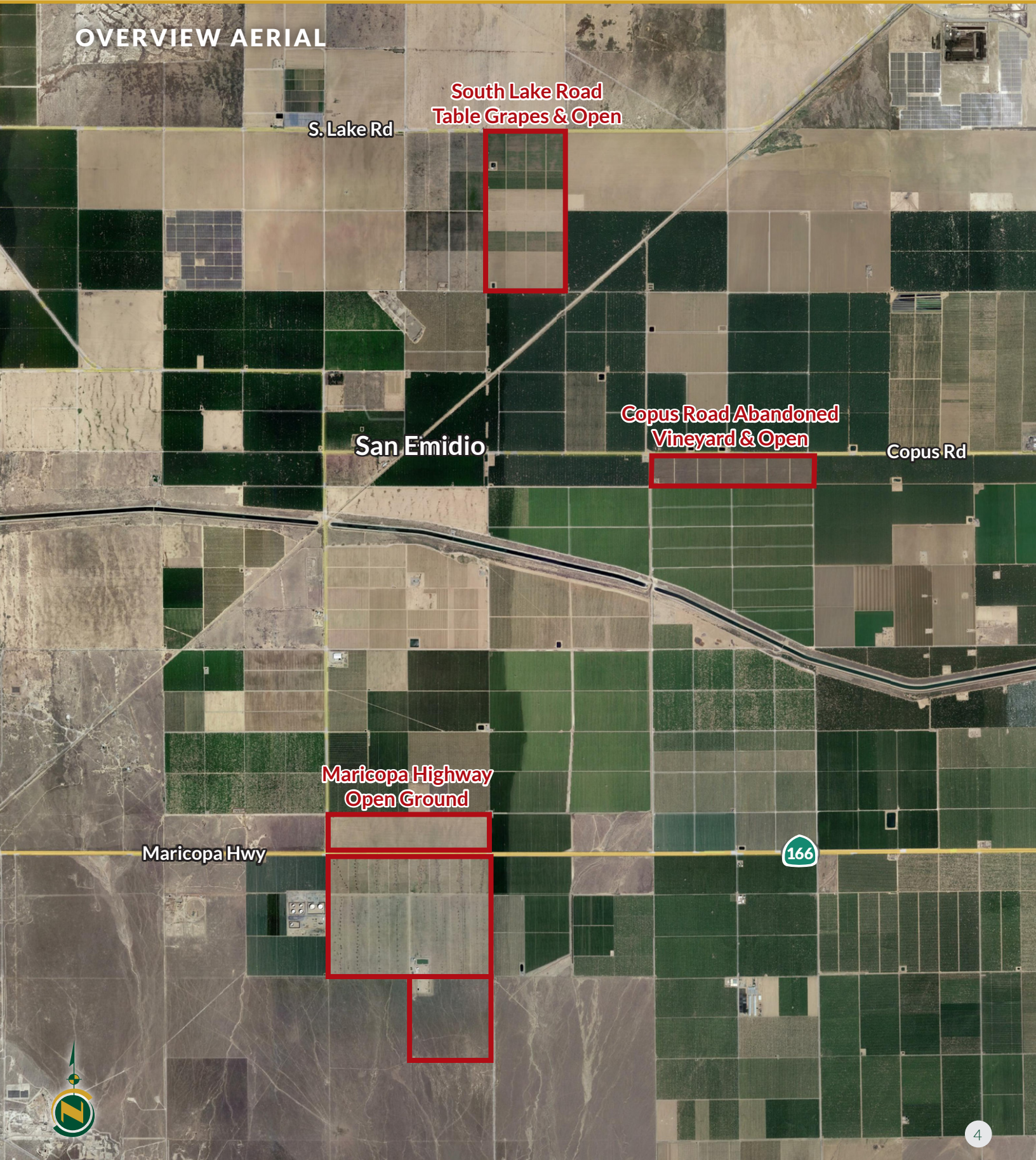
Properties can be sold together or separately. Combined purchase price is \$12,327,200



MARICOPA OPEN, VINEYARD & GRAZING

Kern County, California

OVERVIEW AERIAL



MARICOPA HIGHWAY OPEN GROUND (787.88± ACRES)

DESCRIPTION

This property is early open ground previously planted to table grapes. This ground has not been farmed for 3 years and would be suitable for organic ground.

LOCATION

Two adjacent parcels of open ground on the northeast corner and southeast corner of Maricopa Highway and Basic School Road. This ground is on an upslope and considered very early ground for grapes. An adjacent third parcel to the south is considered grazing ground as it has not been farmed but is within the WRMWSD. This parcel is being used for equipment storage at this time.

LEGAL

Kern County APN's 239-132-11 (627.88± acres) and 239-150-07 (160± acres). Approximately 787.88± total acres.

PLANTINGS

The larger parcel on the south side of Maricopa Highway was planted to table grapes as of 3 years ago. The 160± acres on the north side of Maricopa Highway has not been farmed for many years.

WATER

All of this property is located within the Wheeler Ridge-Maricopa Water Storage District and is entitled to receive 1,600 acre/foot at 100% allocation. Outlets 4P22, 4P21, 4P19, 4P17 provide water to both parcels. Kern Groundwater Authority GSA.

SOILS

Cerini loam, 0 to 2 percent slopes.
Excelsior fine sandy loam, 0 to 1 percent slopes.
Tupman gravely sandy loam, 0 to 2 percent slopes.
Guajarral-Klipstein complex, 2 to 5 percent slopes.

BUILDINGS

Located on the south end of property is the fenced in modular office, Fumigation chamber, reservoir with filters and fertilizer tanks etc. The grazing ground parcel adjacent to this yard is the larger equipment storage area.

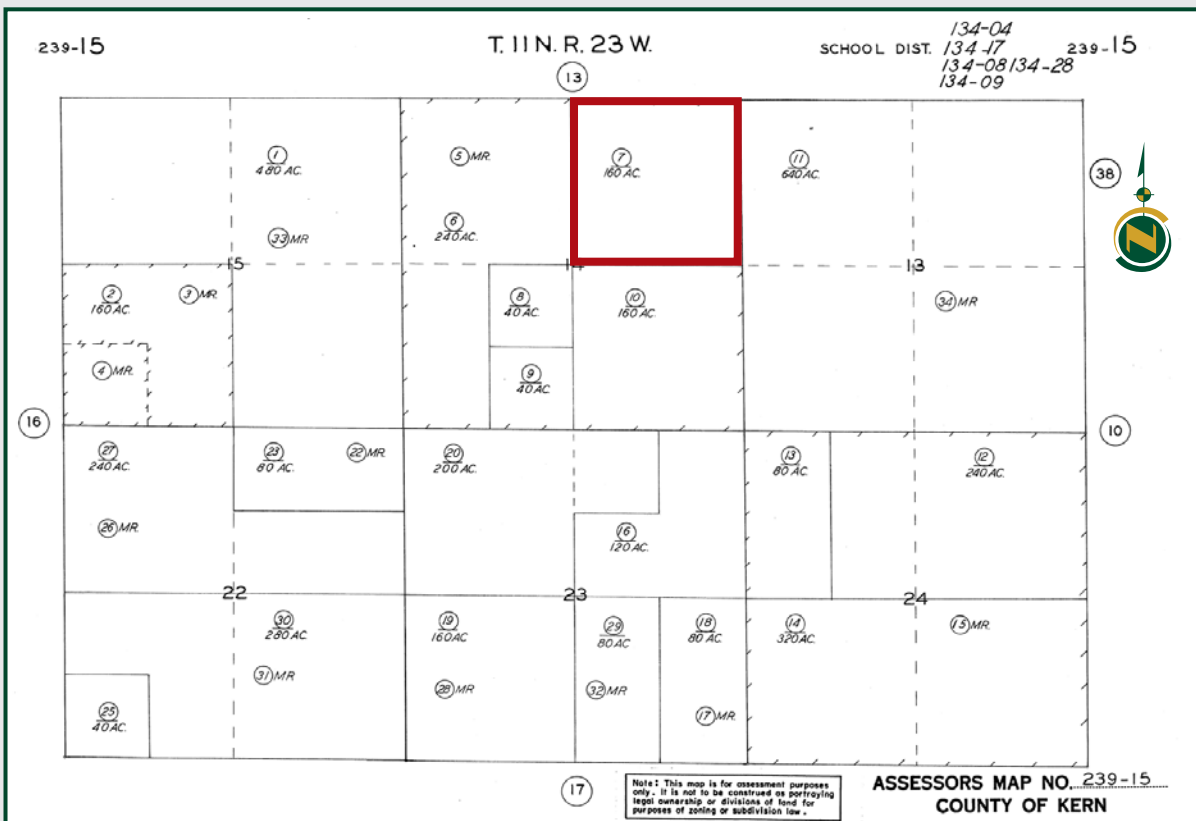
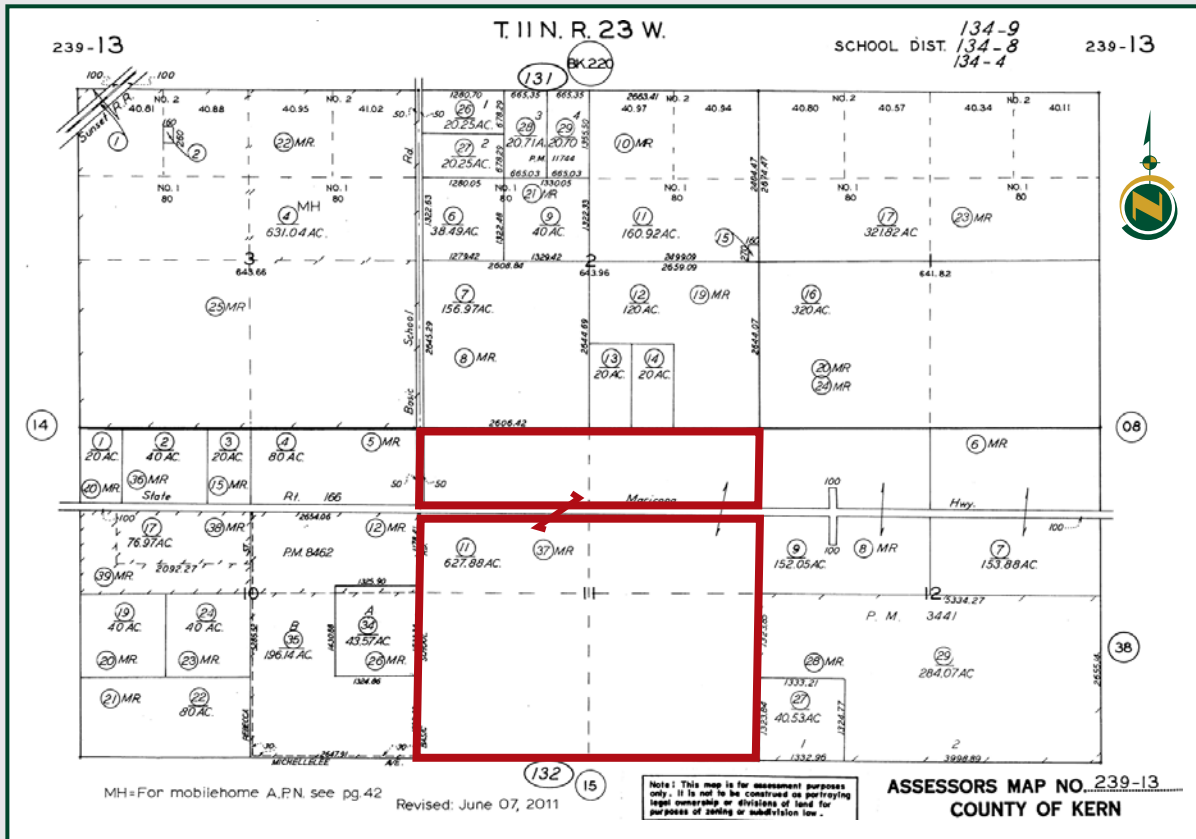
PRICE/TERMS

\$7,220,620 (\$11,500/acre) on the 627.88± acres.
\$160,000 (\$1,000/acre) on the 160± acres grazing parcel.
\$7,380,620 for the total 787.88± acres.

This property can be sold with the additional properties listed in this brochure.



APN MAPS - MARICOPA HIGHWAY OPEN GROUND



PLANTING MAP & SOIL MAP - MARICOPA HIGHWAY OPEN GROUND



Soil Symbol	Soil Description	Capability Unit	Storie Index	Percent Soil
192	Guajarral-Klipstein complex, 2 to 5 percent slopes	IIIe-4	80	59.10%
153	Tupman gravelly sandy loam, 0 to 2 percent slopes	IIe-4	70	18.60%
150	Excelsior fine sandy loam, 0 to 1 percent slopes, MLRA 17	I	90	20.40%
132	Cerini loam, 0 to 2 percent slopes	IIe-1	88	1.90%
Weighted-Avg. CU & SI		2.4	80	100.00%



SOUTH LAKE ROAD TABLE GRAPES & OPEN (316.68± ACRES)

DESCRIPTION

This property consist of 316.68± acres of table grapes and open ground with trellis.

LOCATION

The south side of S. Lake Road, one mile east of the Basic School Road alignment.

LEGAL

Kern County APN's 220-170-18, 22, 23, 33 and 34. Approximately 316.68± acres.

PLANTINGS

Consist of 117 acres of planted table grapes:
80± acres of Autumn King planted in 2015.
37± acres of Jack Salute planted in 2013.
40± acres abandon vines with existing trellis.
159± acres is open ground with existing trellis.

Production 3 year average:
Autumn King 1,168± boxes/acres.
Jack Salute 1,251± boxes/acres.
Vineyard spacing is 12'x7'.

WATER

The 316.68± acres is within the Wheeler Ridge-Maricopa Water Storage District and entitled to 957 acre/foot at 100% allocation. Irrigation is provided by district outlets into the two reservoirs and filter system. District water from outlets 4G58 and 4G29. Kern Groundwater Authority GSA.

SOILS

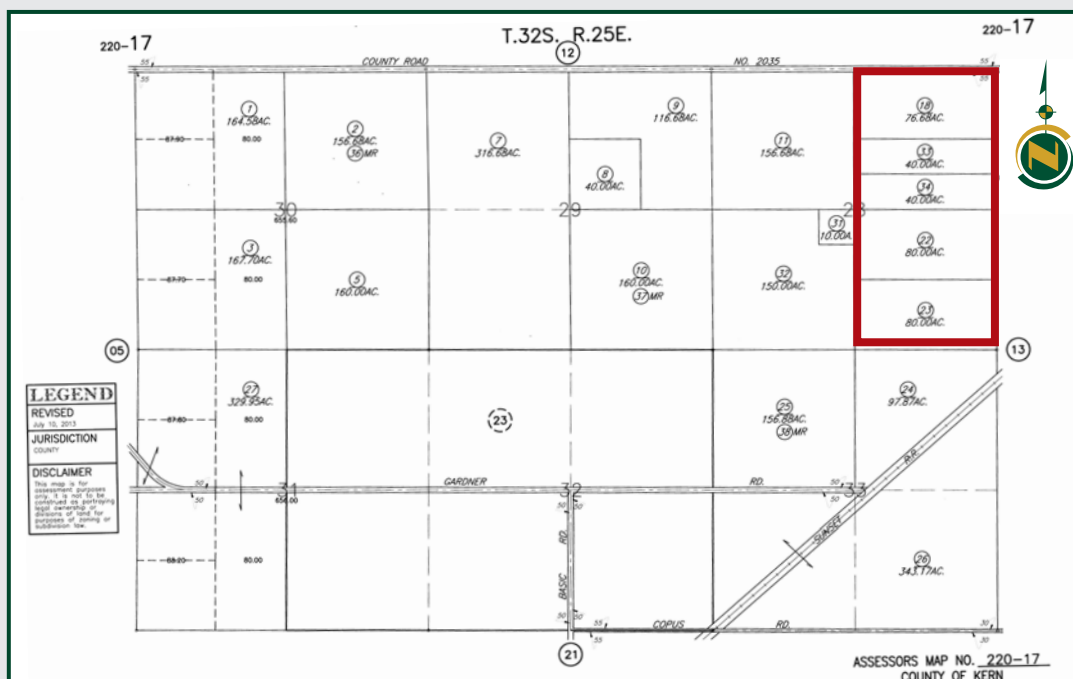
Cerini loam, 0 to 2 percent slopes.
Calfax loam, 0 to 1 percent slopes.
Excelsior fine sandy loam, Saline-Sodic, 0 to 1 percent slopes.

PRICE/TERMS

\$3,641,820 (\$11,500 per acre) on the 316.88± acres cash at the close of escrow. Buyer to reimburse seller for farming costs incurred.

This property can be sold with the additional properties listed in this brochure.

APN MAP - SOUTH LAKE ROAD TABLE GRAPES & OPEN



PLANTING MAP & SOIL MAP - SOUTH LAKE ROAD TABLE GRAPES & OPEN



Soil Symbol	Soil Description	Capability Unit	Storie Index	Percent Soil
151	Excelsior fine sandy loam, saline-sodic, 0 to 1 percent slopes	IIIs-6	81	2.70%
133	Calfax loam, 0 to 1 percent slopes	IIIs-6	79	28.50%
132	Cerini loam, 0 to 2 percent slopes	IIs-1	88	68.80%
Weighted-Avg. CU & SI		2.3	85	100.00%

COPUS ROAD ABANDONED VINEYARD & OPEN (114.32± ACRES)

DESCRIPTION

This property consists of 114.32± acres of abandoned table grapes. The vineyard is in the process of removal. Vines and posts still standing.

LOCATION

Property is located on the south side of Copus Road, two± miles east of Basic School Road in Kern County.

LEGAL

Kern County APN's 295-150-01.
Approximately 114.32± acres.

PLANTINGS

Abandoned table grapes.

WATER

This vineyard is within the Wheeler Ridge-Maricopa Water Storage District and is entitled to receive 300 acre/foot at 100% allocation. Irrigation is provided by district outlet 4G10 at the reservoir and filter system with driplines to each row. Kern Groundwater Authority GSA.

SOILS

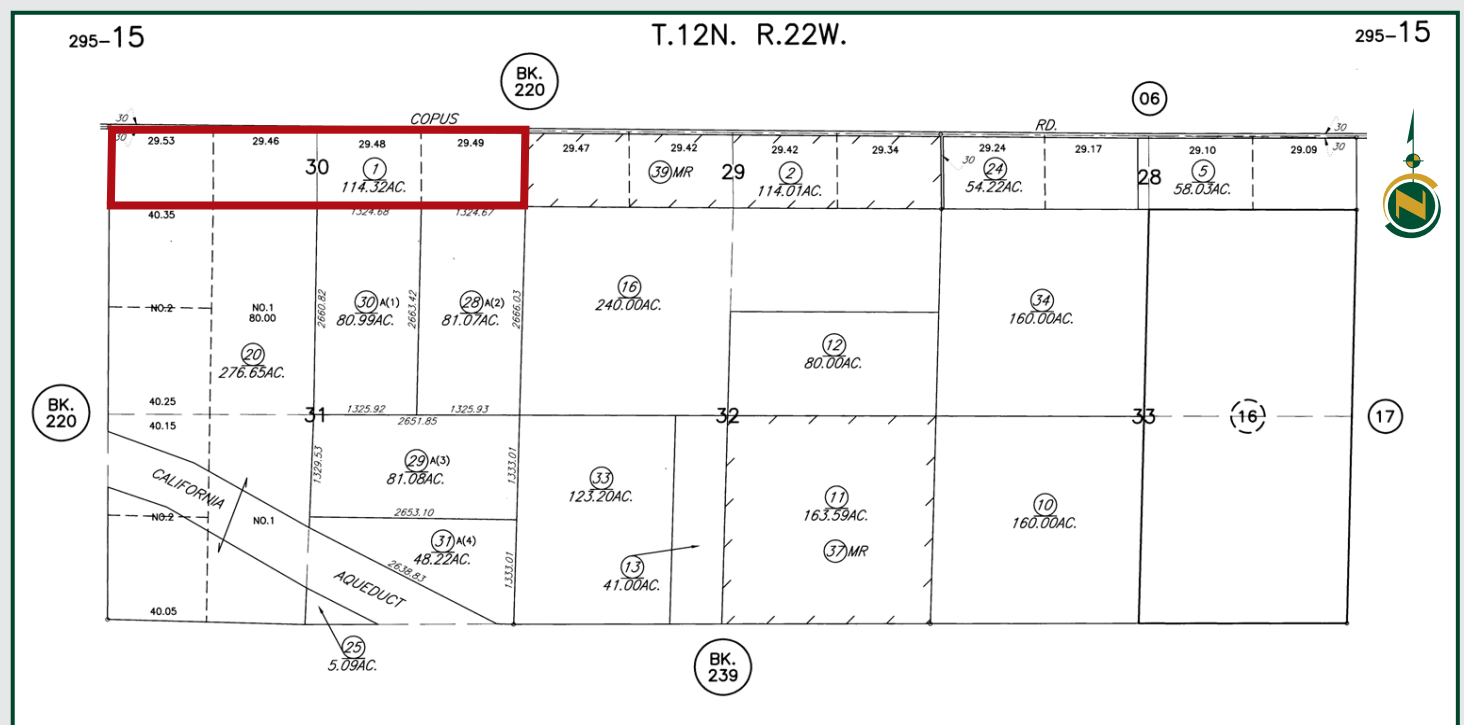
Cerini loam, 0 to 2 percent slopes.
Excelsior fine sandy loam, 0 to 1 percent slopes.

PRICE/TERMS

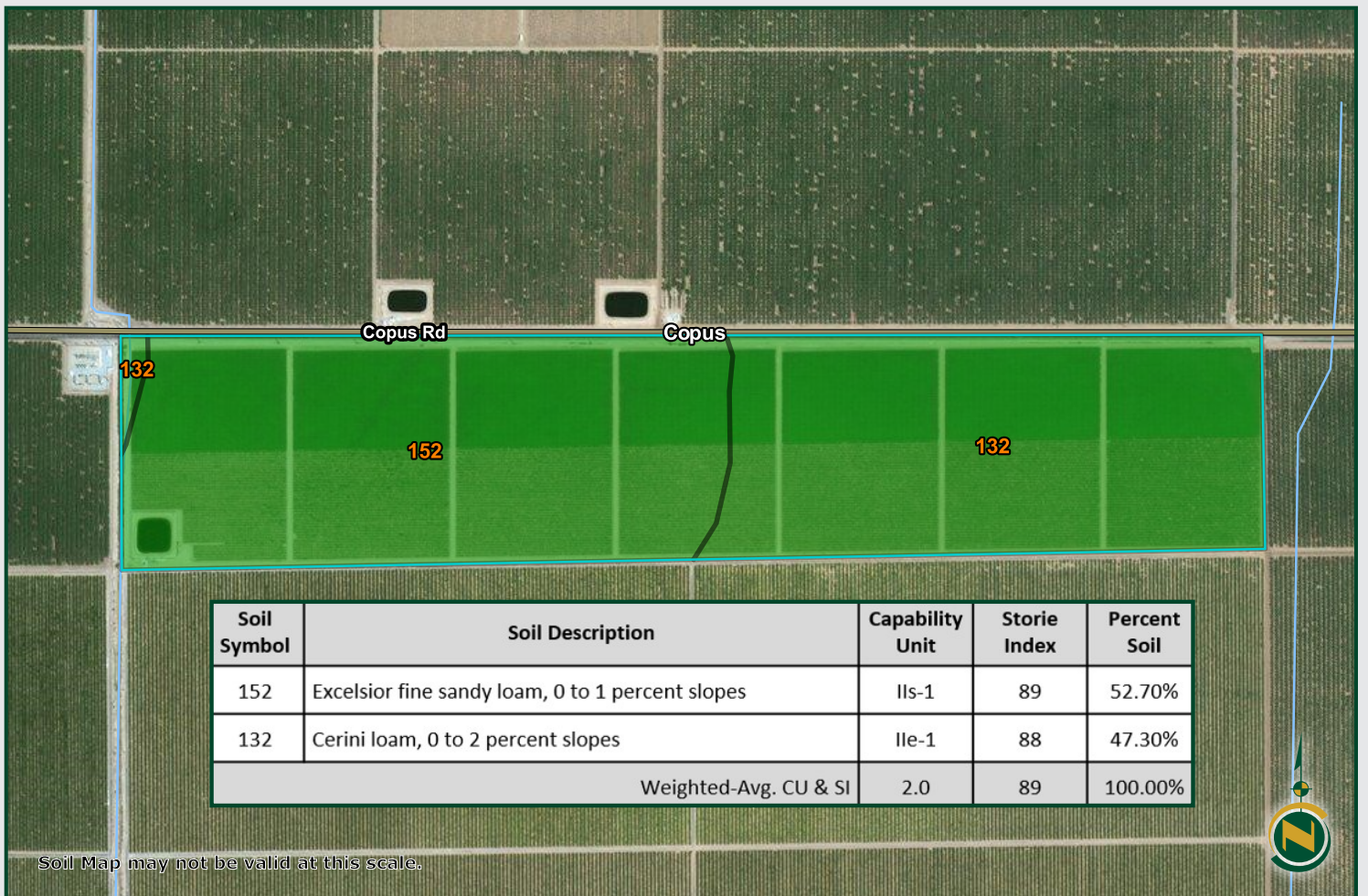
\$1,314,680 (\$11,500 per acre) on the 114.32± acres, cash at the close of escrow.

This property can be sold with the additional properties listed in this brochure.

APN MAP - COPUS ROAD ABANDONED VINEYARD & OPEN



PLANTING MAP & SOIL MAP - COPUS ROAD ABANDONED VINEYARD & OPEN



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STATE MAP



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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.



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