

# DELANO EARLIMART ID FARMLAND - RANCH 4

**\$4,295,000**  
(\$17,675±/Acre)



## 243± Acres - Kern County, California

- DEID District Water and 2 Wells
- Re-Development Opportunity
- Productive Soils
- Tax Benefits

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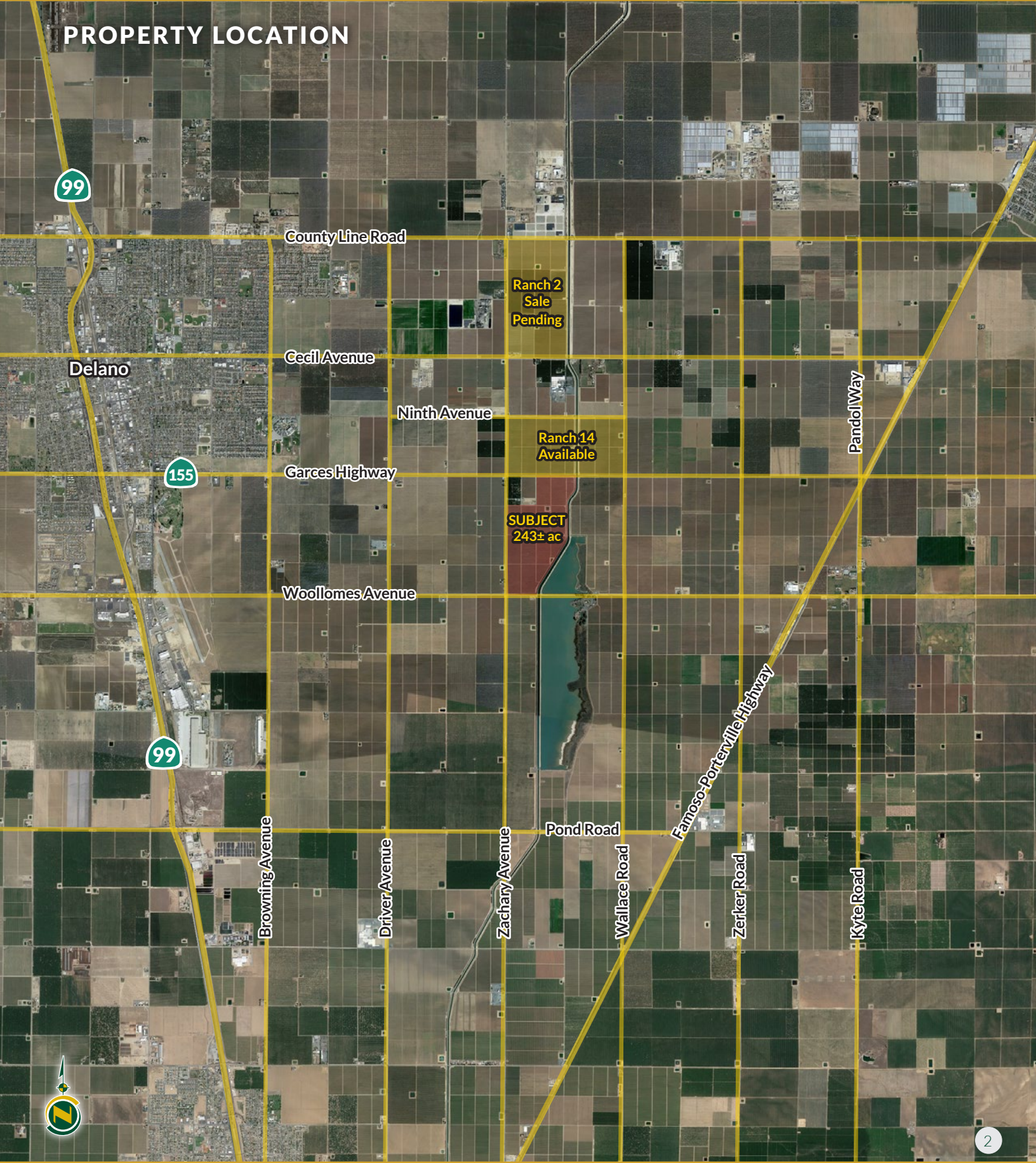
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CA DRE #00020875

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Kern County, CA



PROPERTY INFORMATION

LOCATION

The property is located on the northeast corner of Zachary Avenue & Woollomes Avenue, approximately 5± miles East of Delano, 33± miles north of Bakersfield, 149± miles north of Los Angeles and 268± miles south of Sacramento.

DESCRIPTION

This 243± acre opportunity is located in the desirable farming area of Delano, CA. The land consists of 230.85± acres planted to Flame and Milano table grapes that were farmed for juice in 2023. The surrounding area is farmed to citrus, blueberries, almonds, pistachios, table grapes and field and row crops. This investment opportunity offers; DEID district water and 2 wells, re-development opportunity, productive soils, and tax benefits.

LEGAL

Portions of the W ½ and W ½ of NW ¼ of NW ¼ of Section 16 Township 25S, Range 26E, MDB&M. APN #'s 049-250-03, 04, 11, 12, 13, 15, 17 and 18, and 049-260-01, 02, 03, 13, 14, 15, 16 and 17.

ZONING

The land is zoned A by Kern County. Parcels 049-250-18 and 049-260-03 and 015 are enrolled in the Williamson Act.

WATER

The land is irrigated by both district and well water. The property is in Delano Earlimart Irrigation District (DEID) and receives contract water from meter #'s 909 and 910. In 2023 DEID collected the following: assessment of \$17.85/acre, standby of \$33.32/acre, special benefit assessment is \$28.35/acre, supplemental assessment is \$69.82/acre, and water cost of \$155/acre foot plus lift charge for zone #1 of \$12.71/acre foot as of 02/07/24. The 2 wells are equipped with 150HP and 350HP electric motors. The vineyard is irrigated through a nicely appointed drip irrigation system, 2 reservoirs, booster pumps, and equipped with Bermad filters. There is a domestic well located at well #402 that is excluded from the sale that serves the house located at 10805 Zachary Avenue, Delano, CA 93215.

PLANTINGS

| *Acres  | Varieties                       | Spacing  |
|---------|---------------------------------|----------|
| 230.85± | Flame and Milano <sup>(1)</sup> | 12' x 8' |
| 12.15±  | Roads, Reservoir, Waste         |          |
| 243.00± | Assessed Acres                  |          |

\* Planted acres reflect FSA planted acres or owner's maps.  
(1) The property is planted to a proprietary grape variety, such fruit is currently packed and marketed as Milano™ Grape ("AC Proprietary Grape"). Assignment of AC Proprietary Grapes- Upon the Closing, Seller shall grant Buyer a perpetual, irrevocable, royalty-free license to grow and cultivate on the Property, market and sell the AC Proprietary Grapes from and after the Closing, provided, however, that such license shall not include the right to plant any new vines that grow the AC Proprietary Grapes. The right to pack and market such fruit as Milano™ shall be subject to and in accordance with other customary packing and marketing terms and conditions required by Tenant or its successor in interest of similarly situated grower licensees."

SOILS

100±% (154) Exeter sandy loam, 0 to 2 percent slopes, CA Irrigated Capability Class, Rating 3.

PRICE/TERMS

\$4,295,000 (or \$17,675±/acre) cash at close of escrow. The property is being sold on an "AS IS" and "WHERE IS" basis. Sale excludes the domestic well and all related items located at well #402 that serves the house located at 10805 Zachary Avenue, Delano, CA 93215.

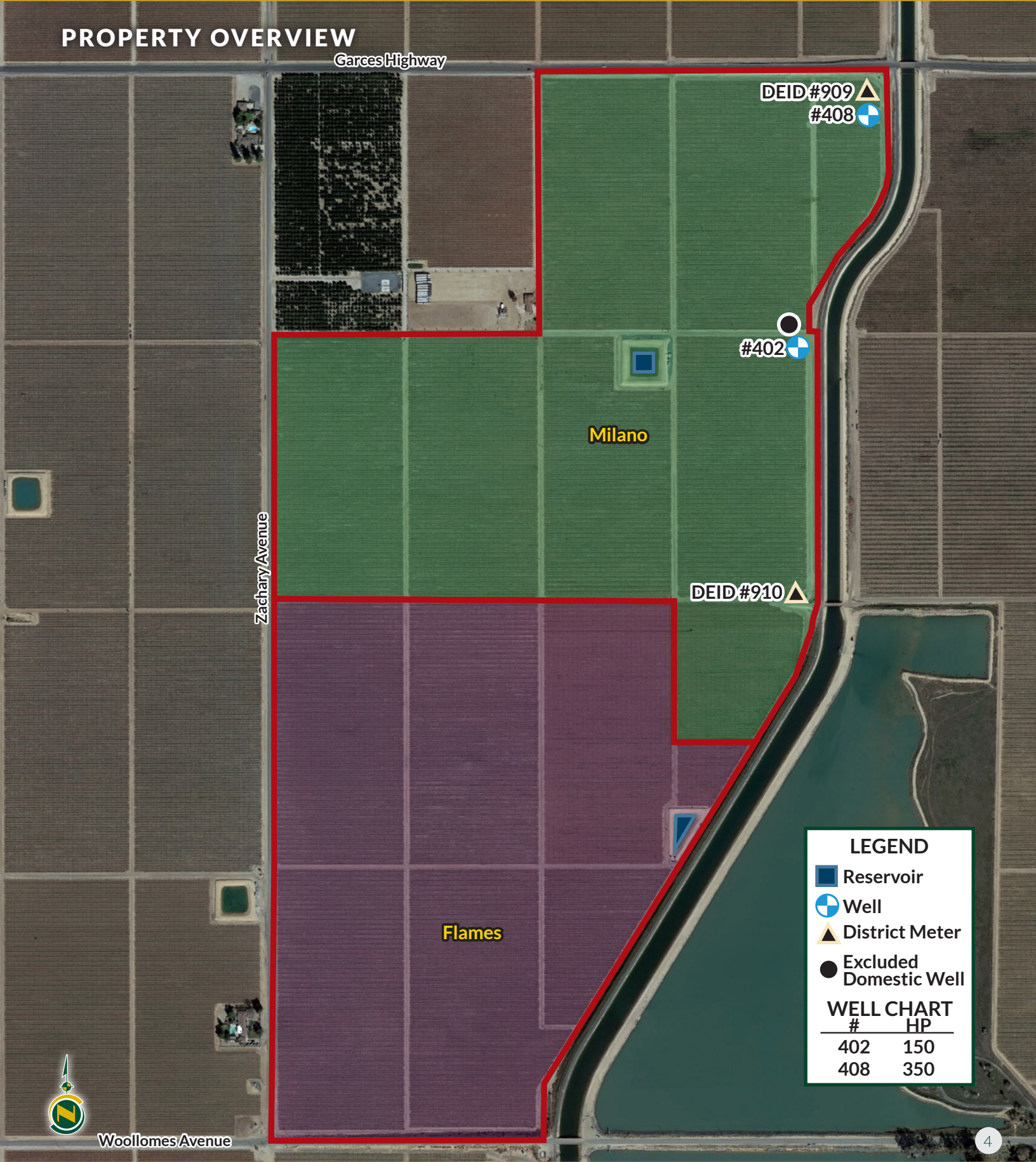


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## PROPERTY OVERVIEW



**LEGEND**

- Reservoir
- Well
- District Meter
- Excluded Domestic Well

**WELL CHART**

| #   | HP  |
|-----|-----|
| 402 | 150 |
| 408 | 350 |

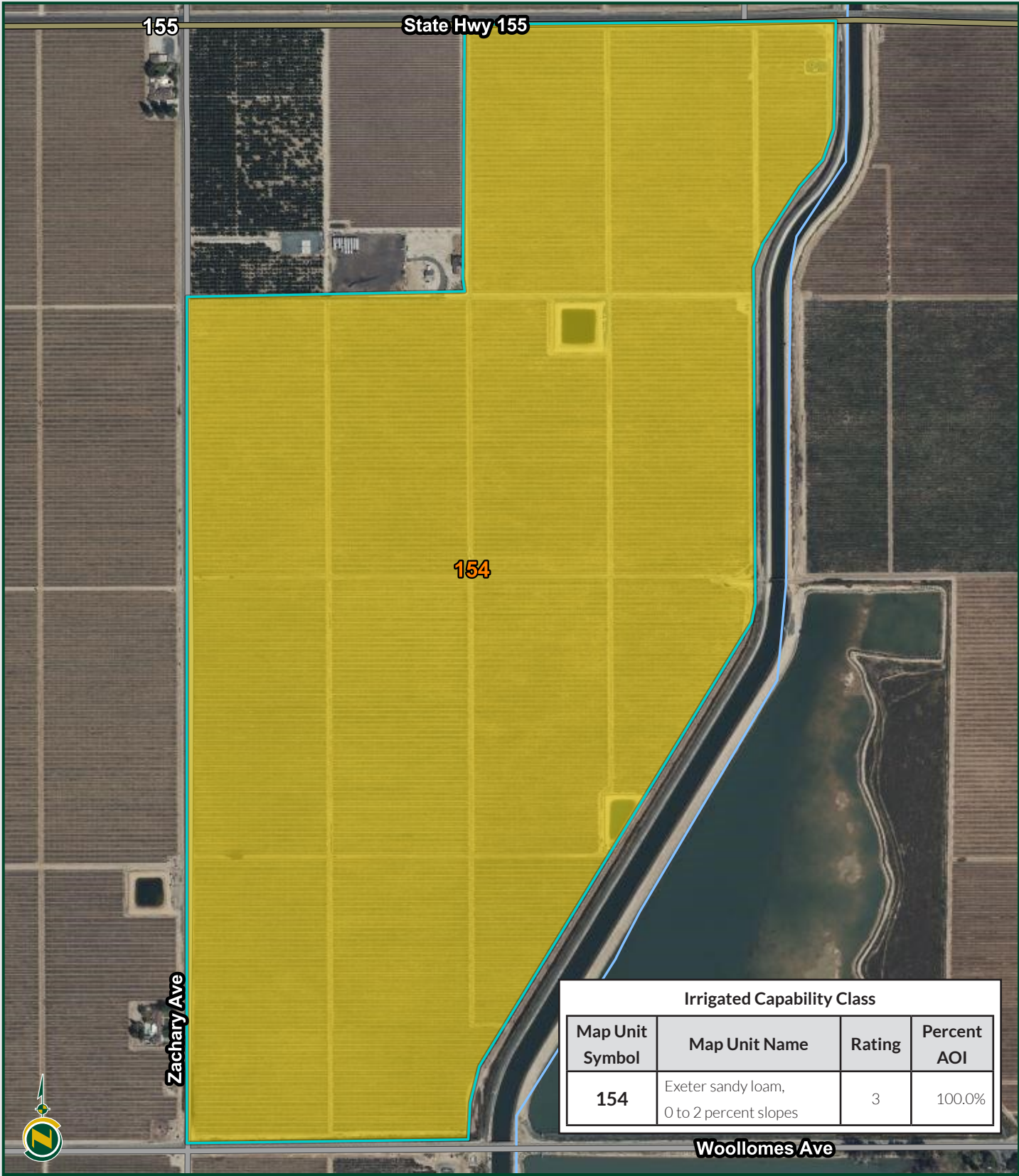


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## SOILS MAP

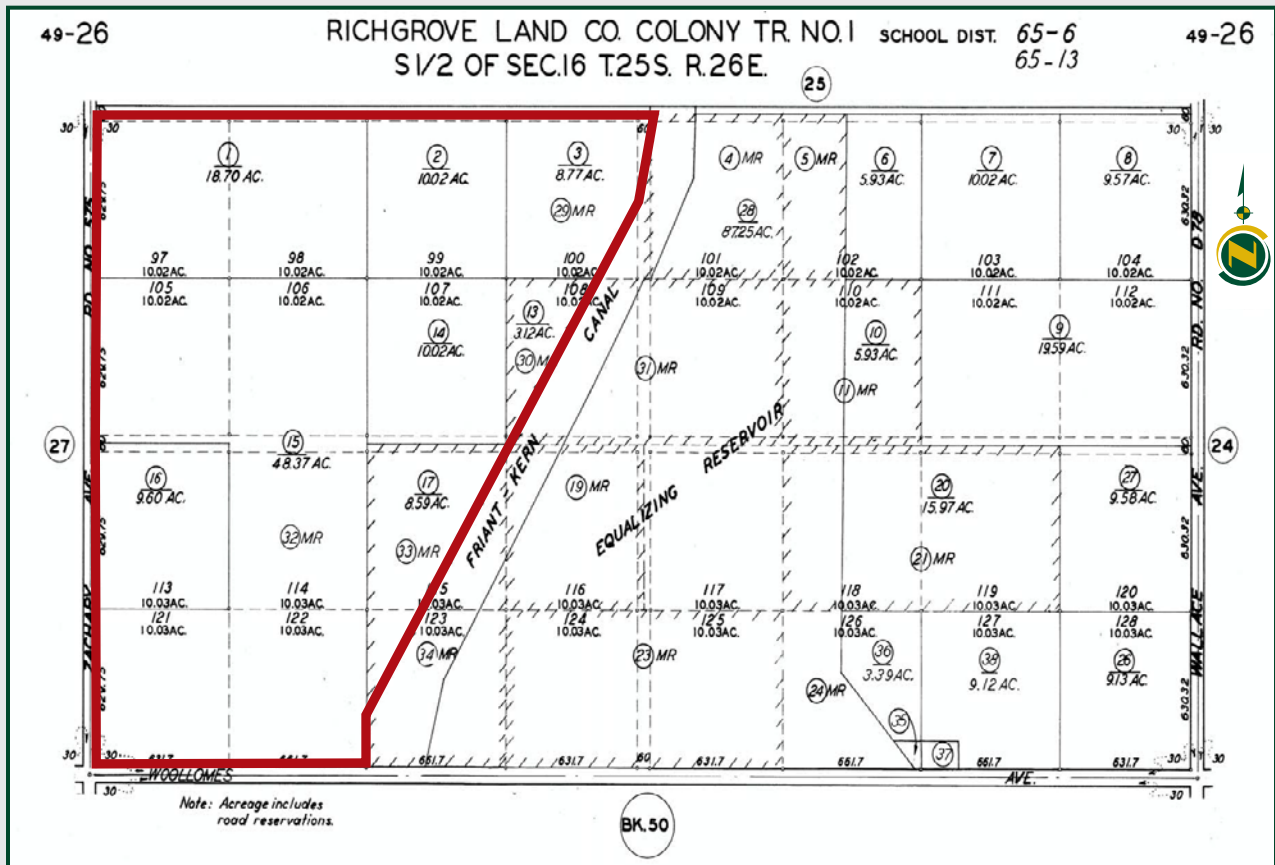
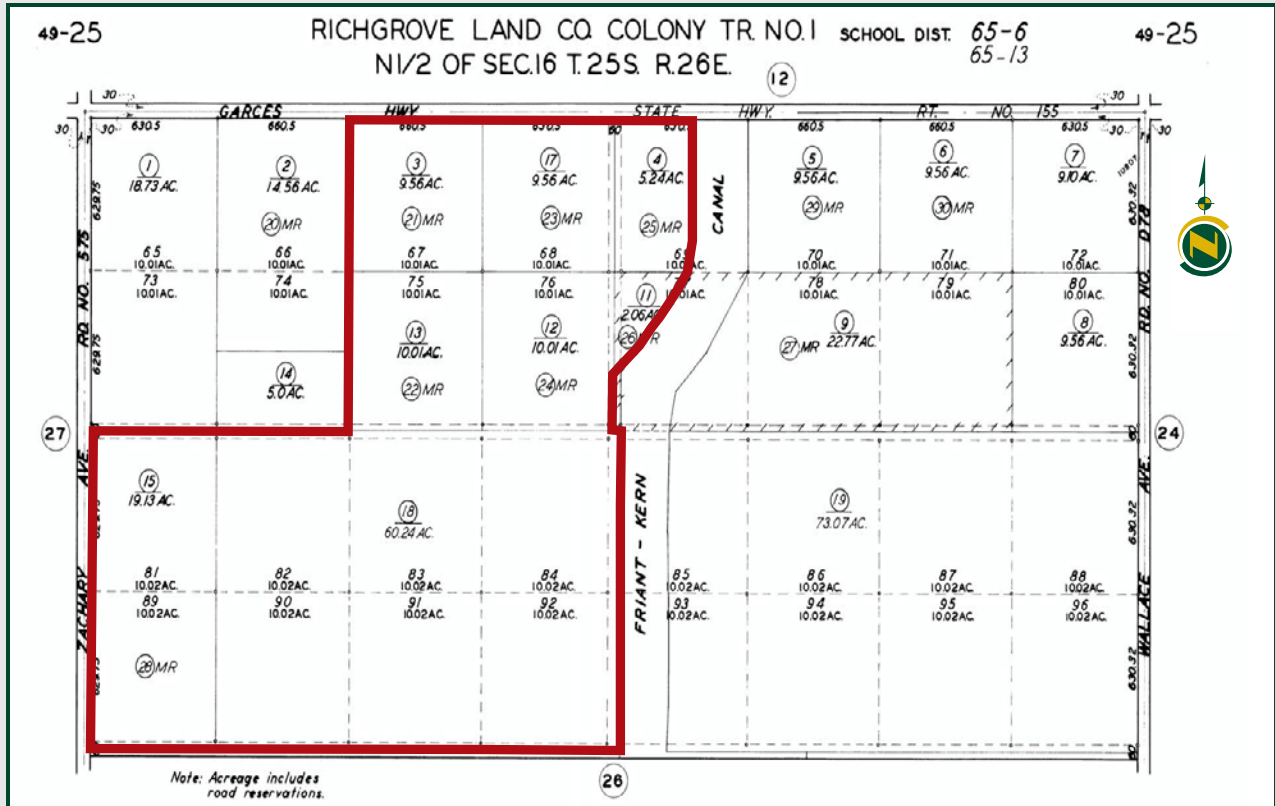


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## PARCEL MAPS



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## PROPERTY PHOTOS

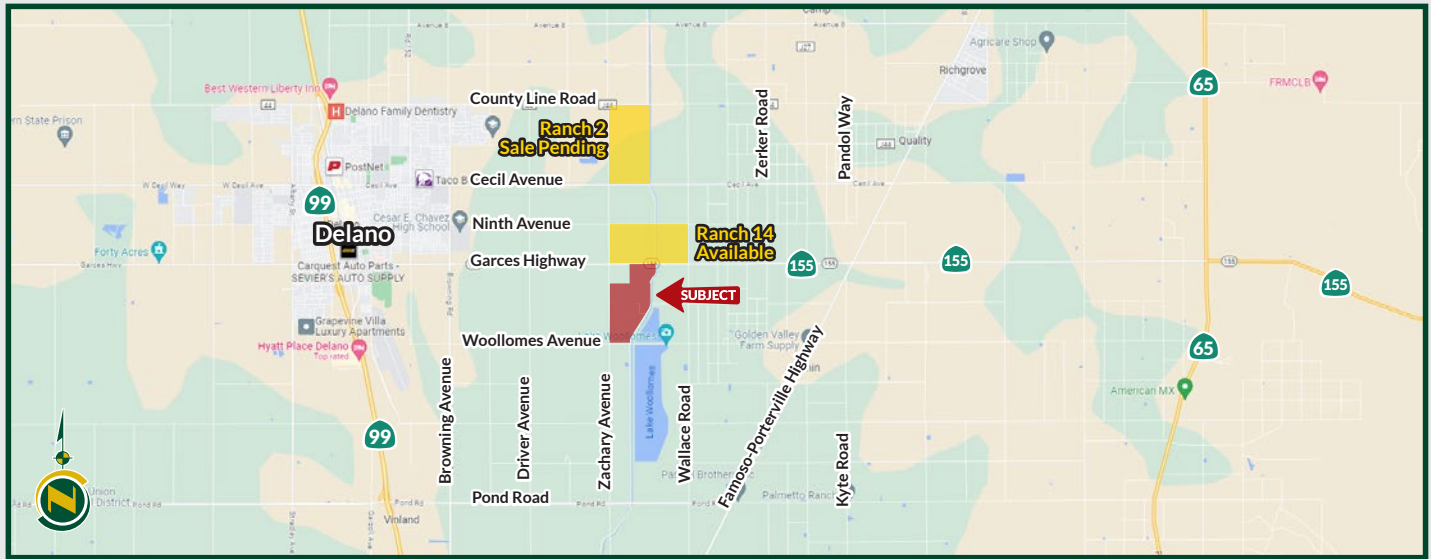


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## LOCATON MAP



## 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

**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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