

SSJMUD FARMLAND RANCH 27

\$3,176,000
(\$20,297±/Acre)



156.48± Acres - Kern County, California

- SSJMUD District Water and 2 Wells
- Re-Development Opportunity with Re-usable infrastructure
- Productive Soils
- Tax Benefits

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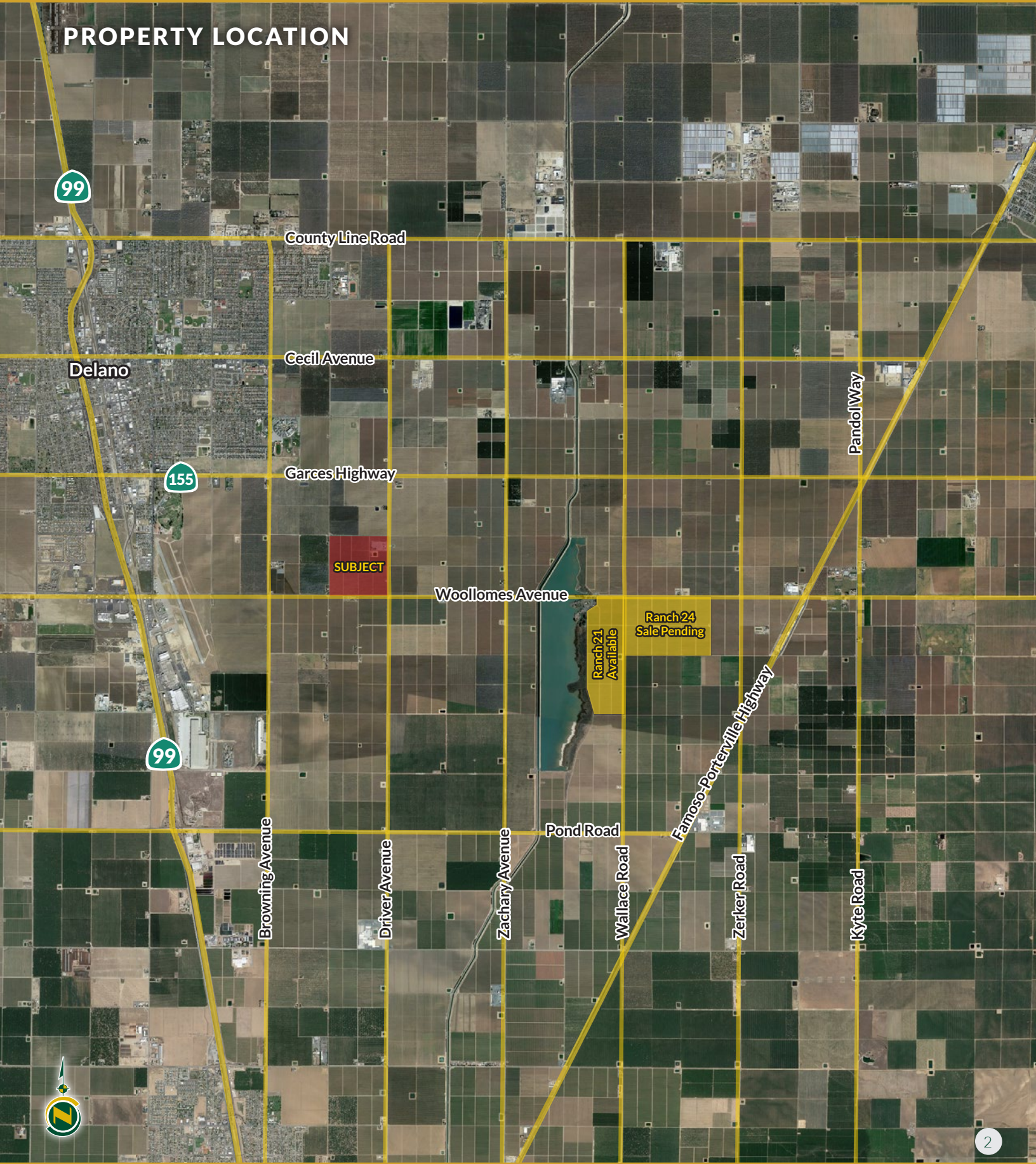
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Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

SSJMUD FARMLAND RANCH 27

156.48± Acres
Kern County, CA



PROPERTY INFORMATION

LOCATION

The property is located on the northwest corner of Driver Road and 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 156.48± acre opportunity is located in the desirable farming area of Delano, CA. The land consists of 70± acres that will be open land by close of escrow, and 73.52± acres improved with table grape trellis. Additionally, the site has a fenced area with shop and pole barn type sheds. The surrounding area is farmed to citrus, blueberries, almonds, pistachios, table grapes and field and row crops. This investment opportunity offers; SSJMUD district water and two wells, re-development opportunity with re-usable infrastructure, productive soils, and tax benefits.

LEGAL

SE ¼ of Sec. 18 Township 25S, Range 26E, MDB&M. APN #'s 049-270-06, 41 and 42.

ZONING

The land is zoned A by Kern County. Parcels 049-270-41 and 42 are enrolled in the Williamson Act.

WATER

The land is irrigated by both district and well water. The property is in Southern San Joaquin Municipal Utility District (SSJMUD) and receives contract water from meter #231 and #233. In 2024, SSJMUD collected the following: water cost of \$145.50/acre foot and a lift cost of \$0.50/acre foot. The wells are equipped with 50HP and 30HP electric motors. The vineyard is irrigated through a nicely appointed drip irrigation system, 2 booster pumps (30HP and 40HP), 6 Bermad filters with 2 sand separators, and 3 sand media filters with 3 sand separators, all pumped into a reservoir. In the 2023/24 tax year the Kern County Tax Assessor collects \$104.85±/acre on behalf of SSJMUD with the property taxes.

PLANTINGS RANCH 27

*Acres	Varieties	Spacing
70.00±	Vineyard being Removed	
73.52±	Table Grape Trellis	12' x 8'
<u>12.96±</u>	Shop, Fenced Area, Roads, Reservoir, Waste	
156.48±	Assessed Acres	

* Planted acres reflect FSA planted acres on owner's maps.

SOILS

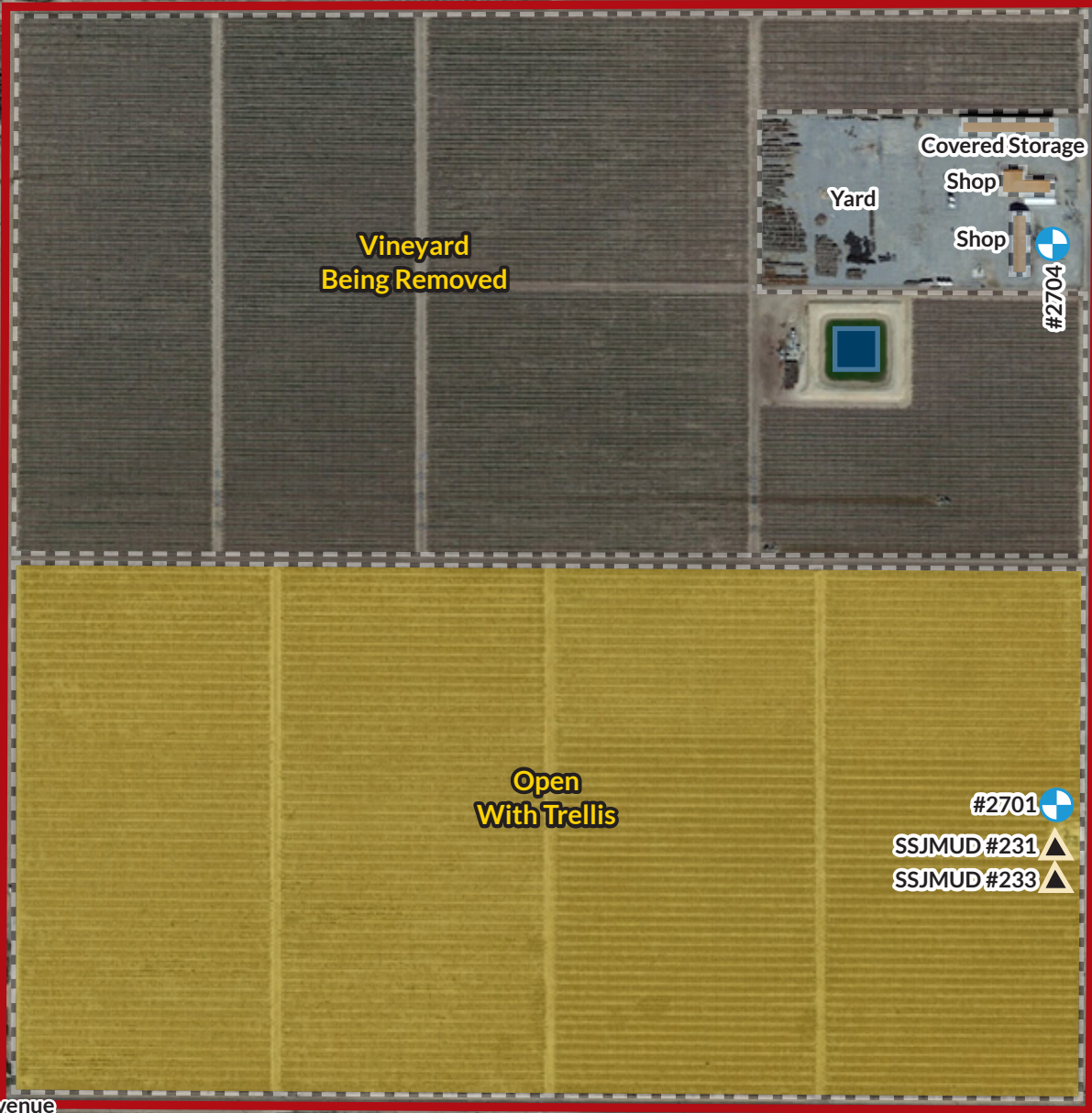
- 85.9±% (243) Wasco sandy loam, 0 to 2 percent slopes, CA Rev Storie Index, Grade 1-Excellent
- 14.1±% (192) McFarland sandy loam, 0 to 2 percent slopes, CA Rev Storie Index, Grade 1-Excellent

PRICE/TERMS

\$3,176,000 (or \$20,297±/acre) cash at close of escrow. The property is being sold on an "AS IS, WHERE IS" basis.



PROPERTY OVERVIEW



LEGEND

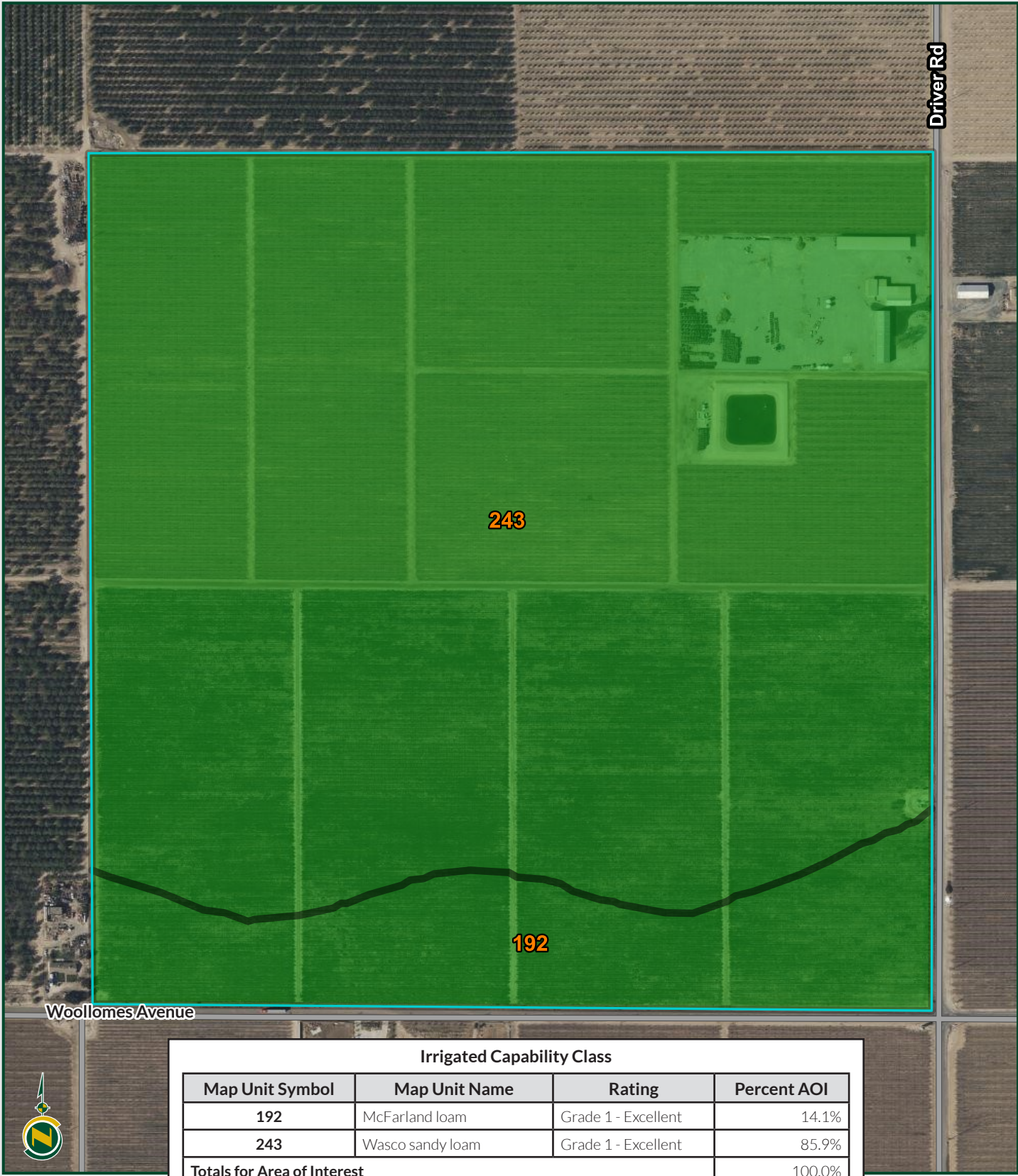
- Reservoir
- Well
- District Meter

WELL CHART

#	HP
2701	50
2704	30



SOILS MAP

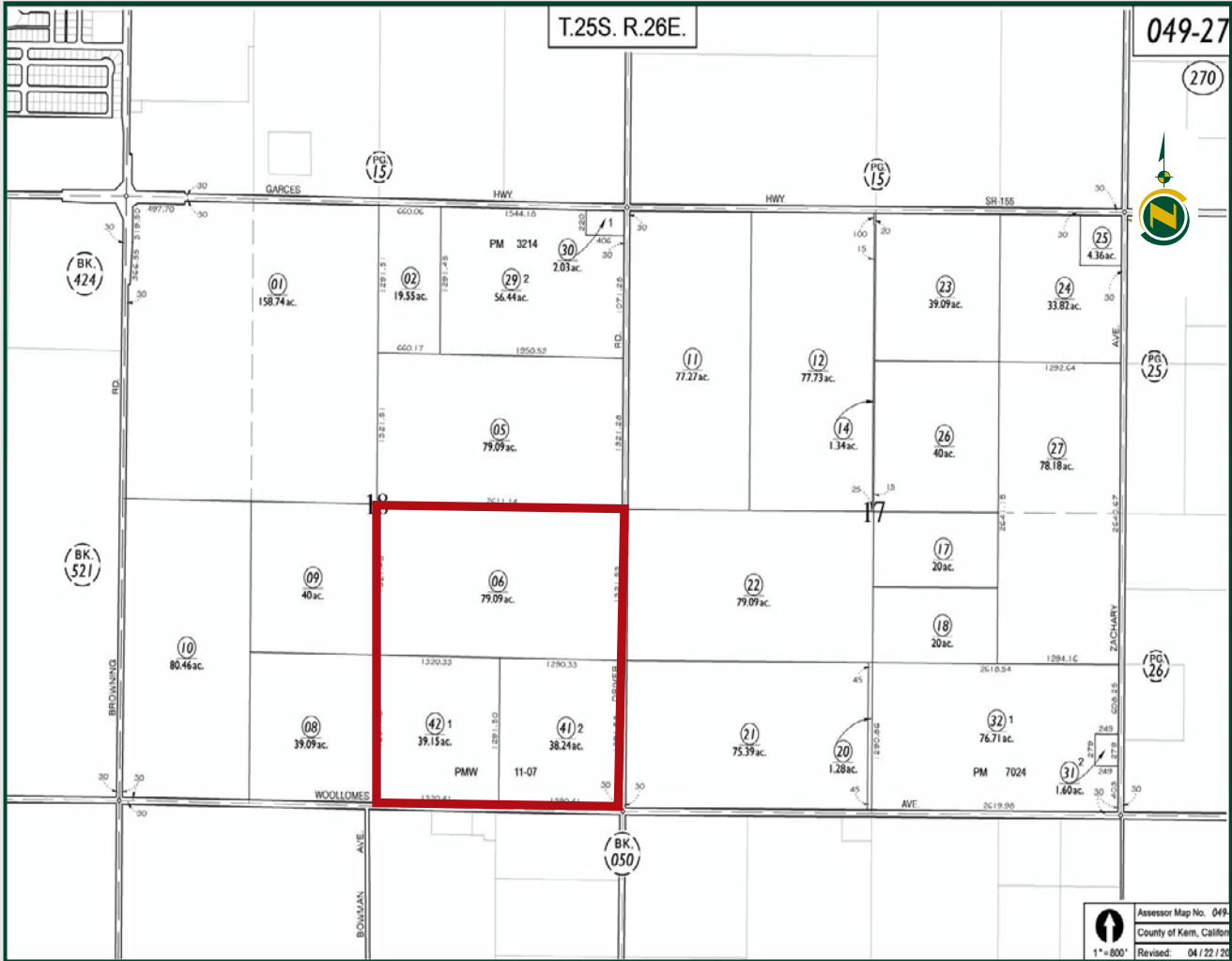


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PARCEL MAP



PROPERTY PHOTOS

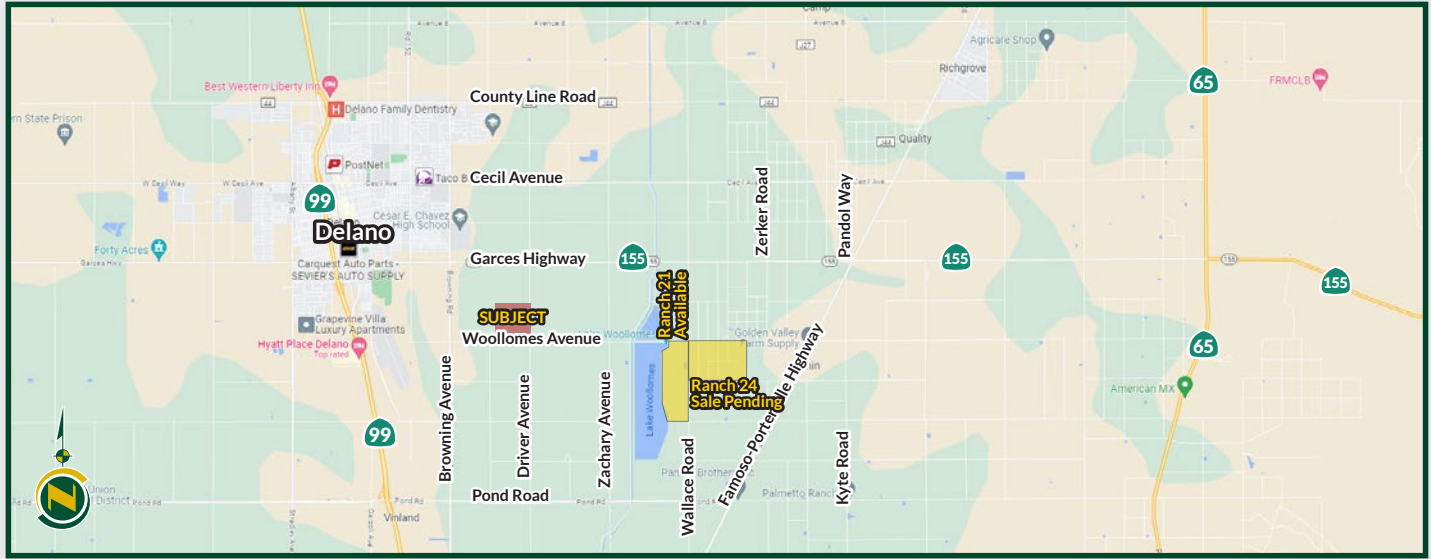


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LOCATON MAP



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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