

DEID FARMLAND, TABLE GRAPES AND CITRUS - RANCH 5

\$2,991,000
(\$19,242±/Acre)



155.44± Acres - Kern County, California

- DEID District Water and 1 Well
- Re-Development Opportunity
- Productive Soils
- Tax Benefits

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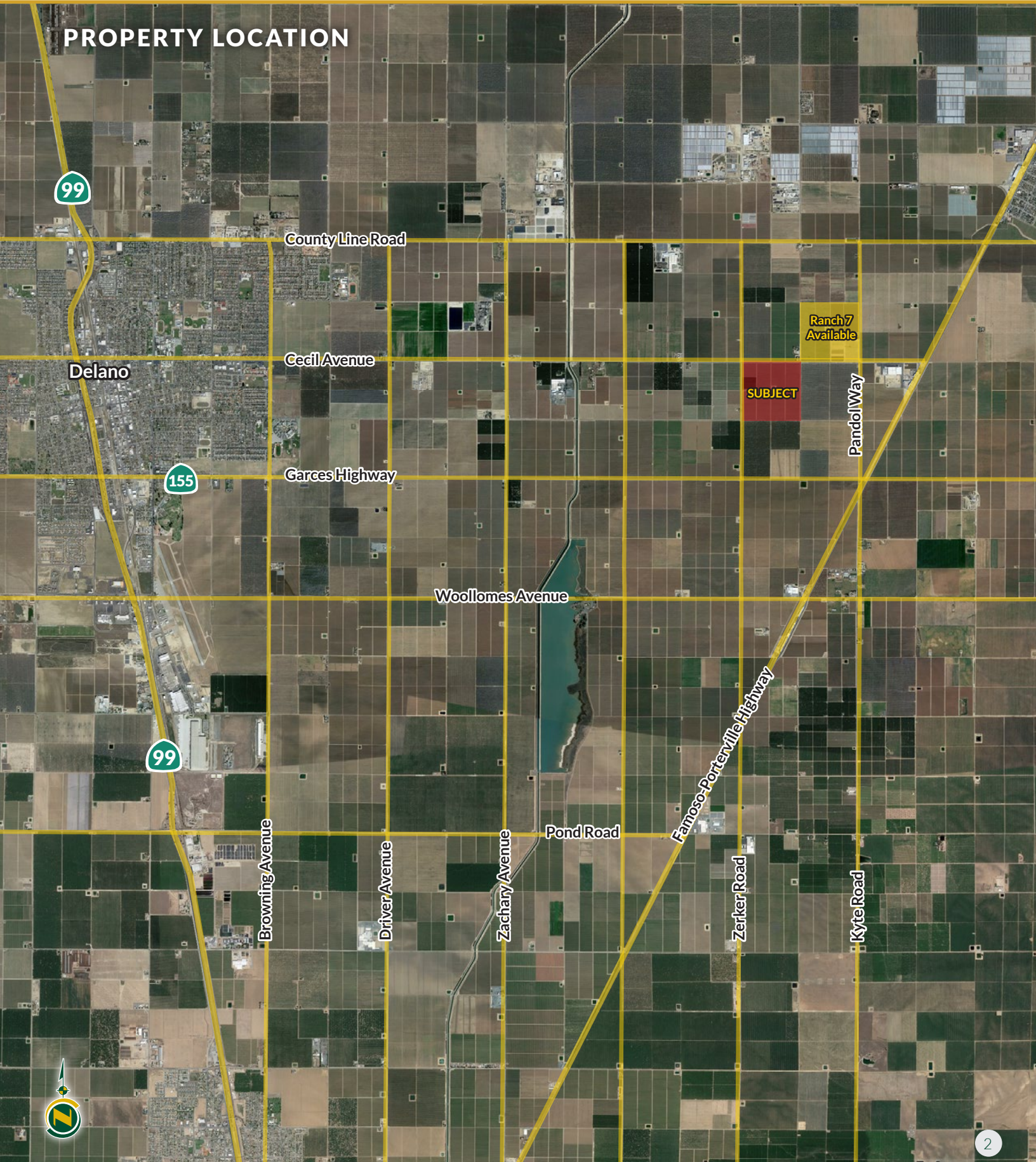
CA DRE #00020875

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155.44± Acres
Kern County, CA



PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The property is located on the southeast corner of Zerker Road and Cecil 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 155.44± acre opportunity is located in the desirable farming area of Delano, CA. The land consists of 74.97± acres planted to Holiday and 62.70± acres planted Scarlet Royal table grapes that were farmed for juice in 2023, and 10± acres of Atwood and TI Navels. Additionally, the site has a small house. 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 1 well, re-development opportunity, productive soils, and tax benefits.

LEGAL

NW ¼ of Sec. 11 Township 25S, Range 26E, MDB&M. APN #'s 049-050-01, 02, 03, 04, 05 and 06.

ZONING

The land is zoned A by Kern County. All parcels are enrolled in the Williamson Act, except 049-050-06.

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 842 and 859. 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 #4 of \$46.55/acre foot as of 02/19/24. The well is equipped with 200HP electric motor. The vineyard is irrigated through a nicely appointed drip irrigation system, reservoir, 60HP booster pump, with 14 Bermad filters.

PLANTINGS RANCH 5

*Acres	Varieties	Spacing	Root Stock
74.97±	Holiday	12' x 8'	03916
62.70±	Scarlet Royal	12' x 8'	Thomson (on Freedom)
10.00±	Atwoods and TI's		
7.77±	House area, Roads, Reservoir, Waste		
155.44±	Assessed Acres		

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

SOILS

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

PRICE/TERMS

\$2,991,000 (or \$19,242+/-/acre) cash at close of escrow. The sale is subject to a 1 year lease. The property is being sold on an "AS IS" and "WHERE IS" basis.

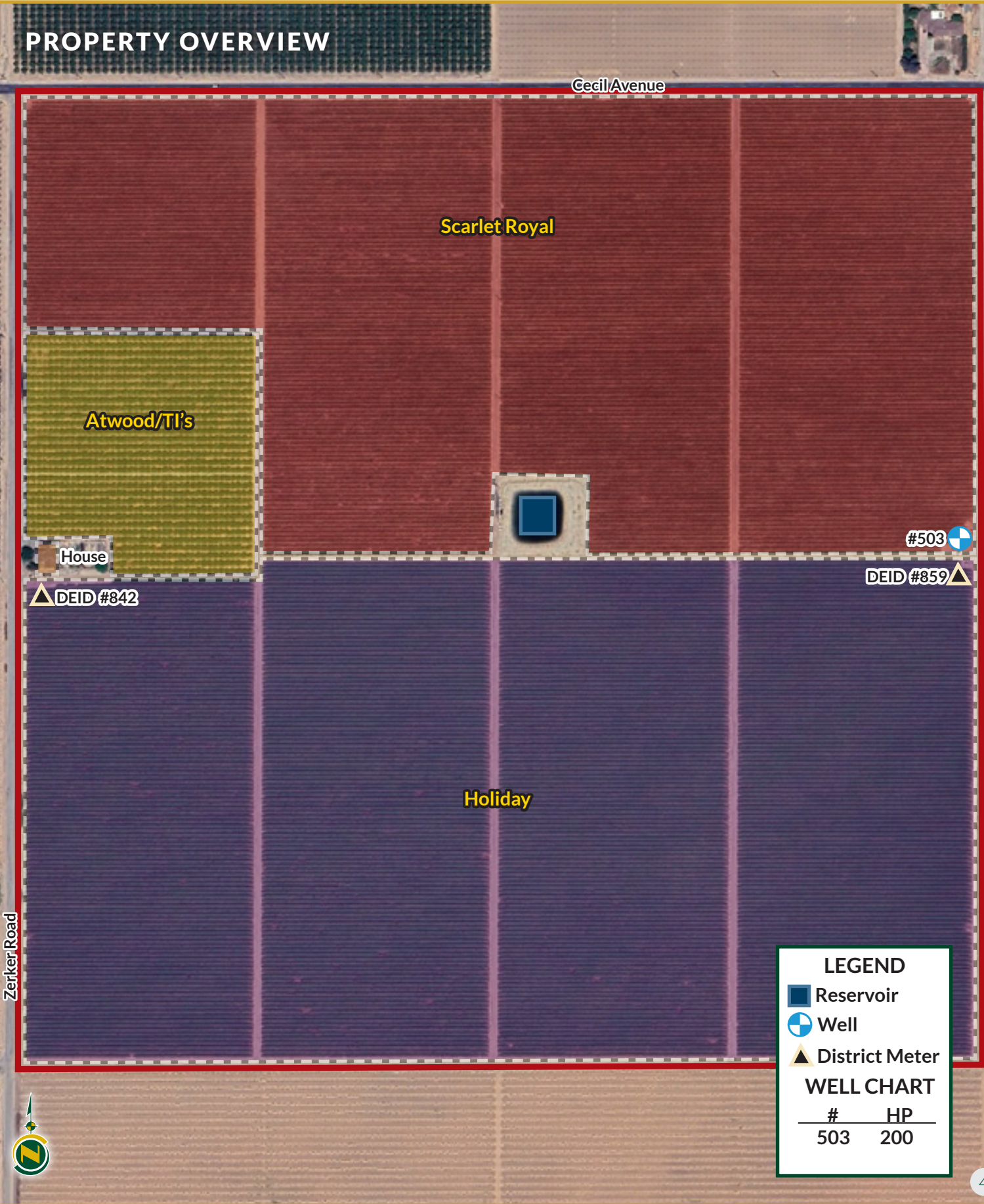


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PROPERTY OVERVIEW



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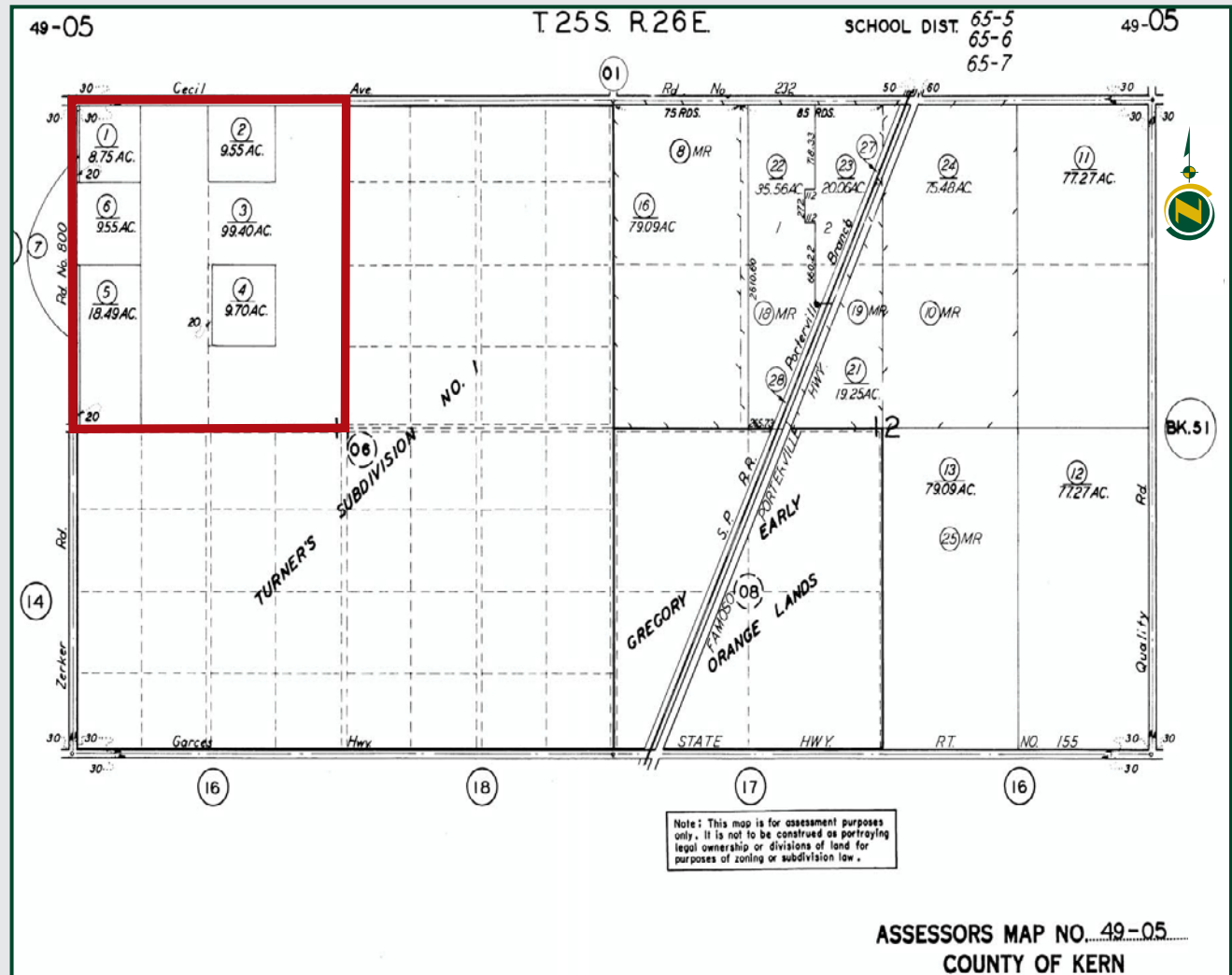


SOILS MAP



Irrigated Capability Class			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
154	Exeter sandy loam, 0 to 2 percent slopes	3	100.0%

PARCEL MAP



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PROPERTY PHOTOS

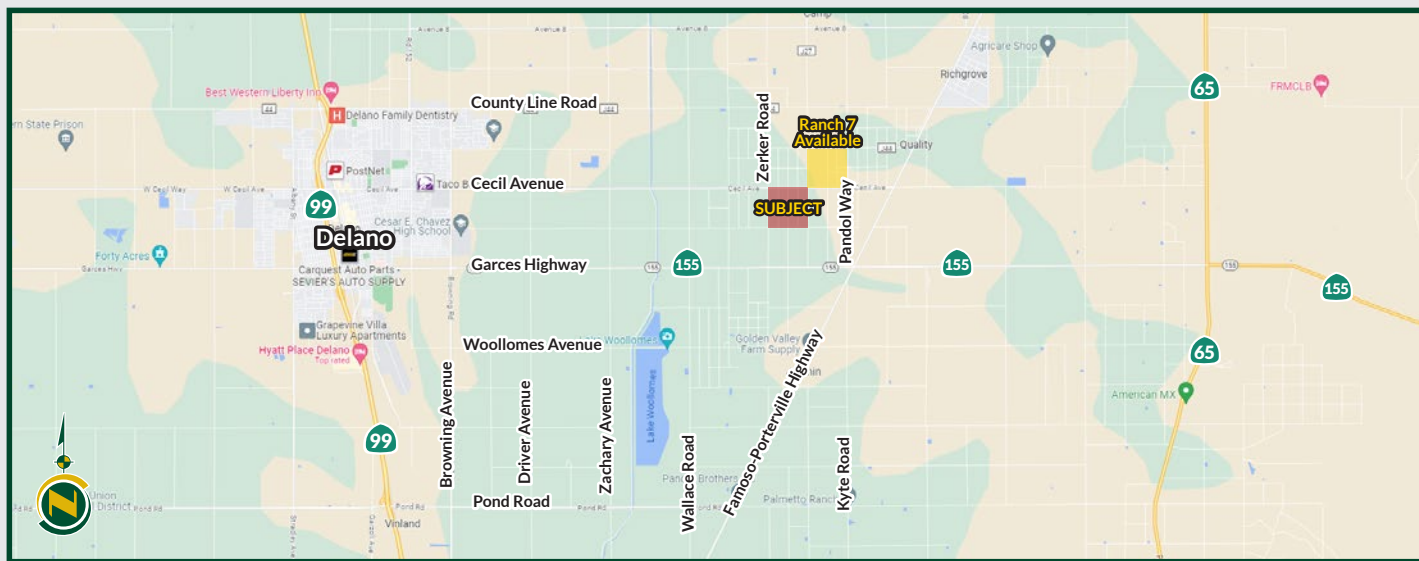


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LOCATON MAP



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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