

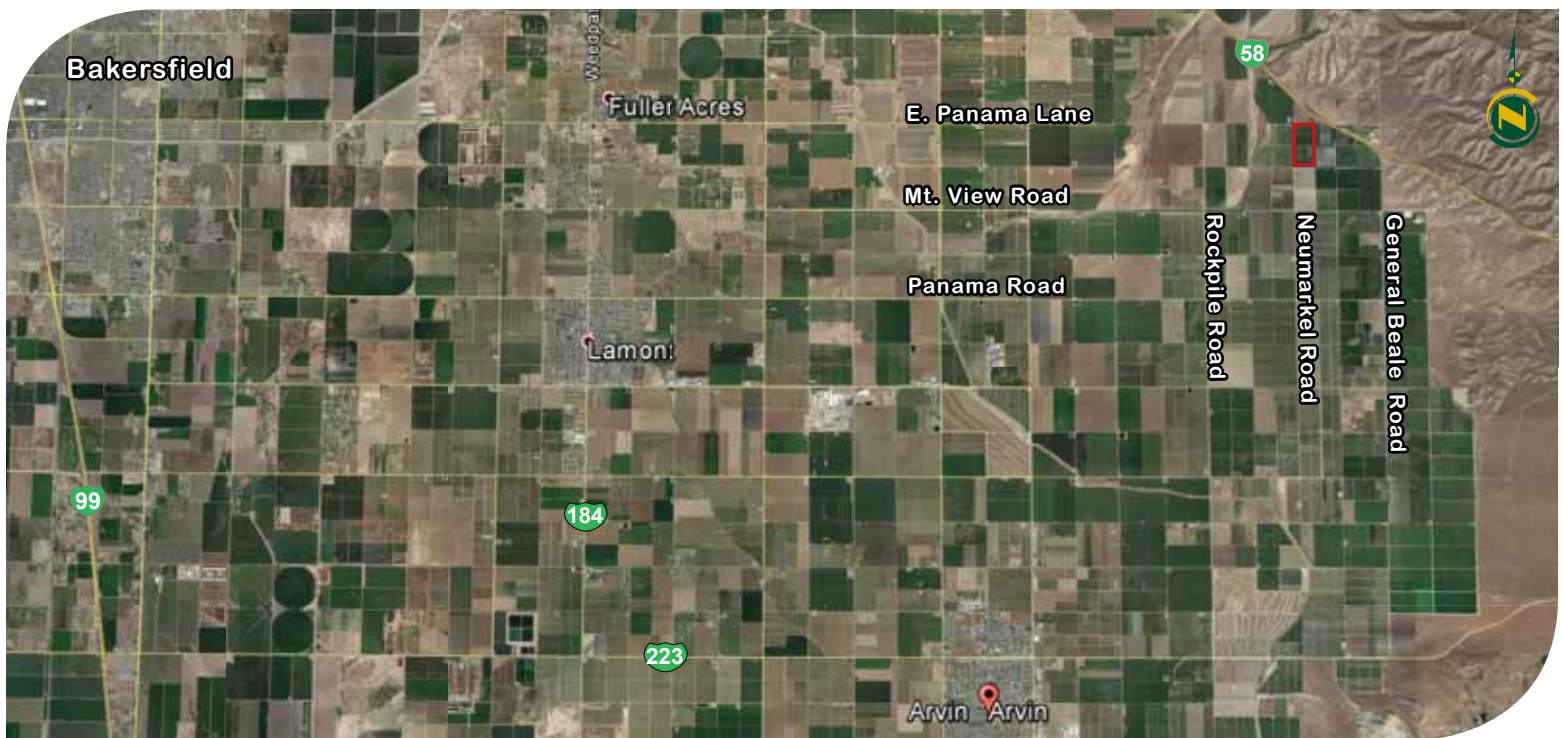


**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

PRICE REDUCED!

Early Arvin Farmland



78.16± Acres, Arvin Kern County, California

- Contract Water Entitlement
- Strong Soils
- Early Area
- Numerous Tax Benefits

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Early Arvin Farmland

78.16± Acres

\$1,563,000
(*\$19,997±/ac.*)

LOCATION:

Southeast corner of Panama Lane would intersect with Neumarkel Road, 5± miles north of Arvin, CA. The offering is approximately 14± miles southeast Bakersfield, 121± miles north of Los Angeles and 251± miles south of Stockton. Property is best accessed from Panama Road then north 1.5± miles on Neumarkel Road.

DESCRIPTION:

This opportunity is located in the desirable early farming area of Arvin, CA. The offering is planted to sweet Cherries on Colt root stock, spacing is 18' x 15', varieties are; Brooks 44±%, Tulares 44±%, Royal Rainer 4±%, Flavor Giant 4±% and Coral 4±% and established in 2001. When appropriate the site would be ideal for redevelopment to: cherries, table grapes, citrus, blueberries or other crops that benefit from the early to market window. This investment opportunity offers cherries in full production, strong soils, numerous tax benefits, and Arvin Edison Water Storage District contract entitlement.

LEGAL:

The farm is zoned Limited Agricultural (A-1) by the County of Kern. The property is not enrolled in the Williamson Act according to the Kern County website. Portion of NW ¼ of Section 28, Township 30S, Range 30E, MDB&M. Kern County, CA. APN's: 179-130-39, 40, 41, and 42.

**PRODUCTION/
INSURANCE:**

Upon submitting an offer production and insurance records are available.

WATER:

The orchard is irrigated by a fan jet type system with sand media filters. The property is located in and receives surface water from the Arvin Edison Water Storage District through offsite meter 109. In 2016 the district delivered all water requested by its growers October 2015 to April 2016 and plans to deliver 1.6±acre feet/acre per contract acre during the months of May 2016 to September 2016, and no restrictions on use between October 2016 and February 2017. In 2016 the district levies two primary charges; the Water Use Charge is \$175/acre foot, and the Standby Charge \$100/acre (applied against actual water use charge). On behalf of the district the Kern County Tax collector collected a General Admin and General Project Service Charge of \$7,415.04 with the 2015-16 property taxes.

SOILS:

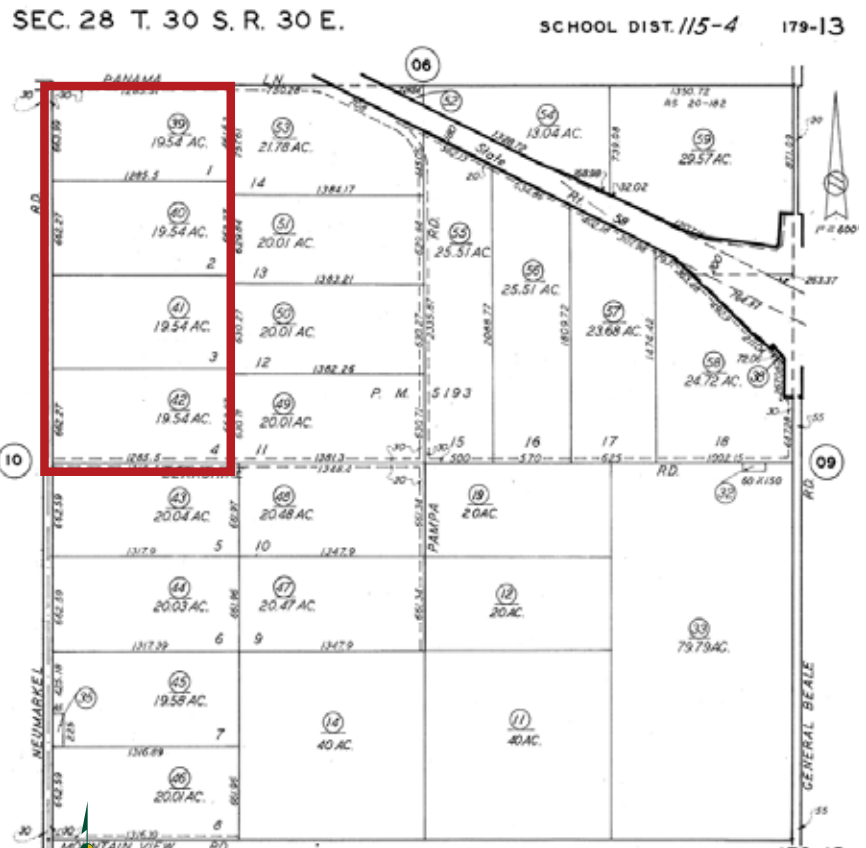
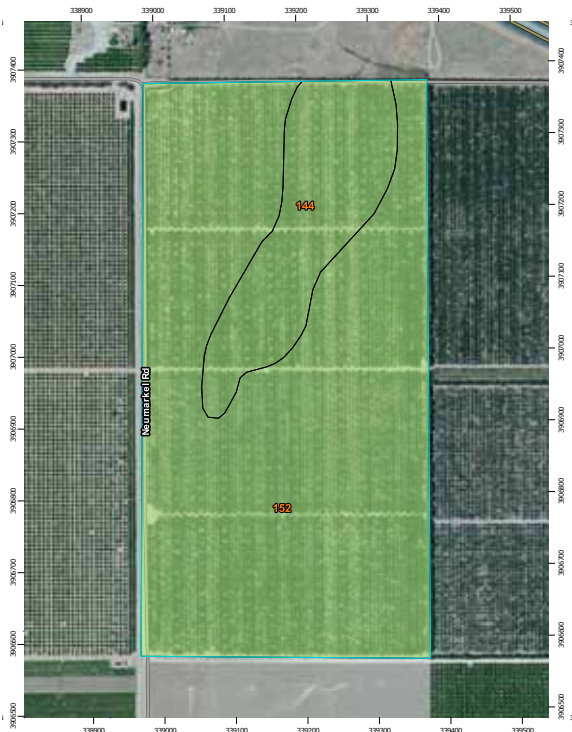
82.6±% (152) Pleito gravelly sandy clay loam, 2 to 5% slopes, Grade 2- Good.
17.4±% (144) Calicreek sandy loam, 0 to 2% slopes, occasionally flooded, Grade 2- Good.

PRICE/TERMS:

\$1,563,000 or \$19,997±/acre cash at close of escrow.

SOIL MAP

ASSESSOR'S PARCEL MAP



ASSESSORS MAP NO. 179-13
COUNTY OF KERN

California Revised Sotrie Index (CA)—Summary by Map Unit — Kern County, Northeastern Part, and Southeastern Part of Tulare County, California (CA688)

Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
144	Calicreek sandy loam, 0 to 2 percent slopes, occasionally flooded	Grade 2 - Good	Calicreek (85%)	17.4%
152	Pleito gravelly sandy clay loam, 2 to 5 percent slopes	Grade 2 - Good	Pleito (85%)	82.6%
Totals for Area of Interest				100.0%



PROPERTY PHOTOS



Orchard



Orchard



Filtration



District Meter

LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93271
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

