

Price Reduced



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El Rancho Table Grape and Cold Storage Opportunity



817.34± Acres
Kern County, California

- Good Diversity of Table Grapes
- Quality Grade 1 Soils
- Early and Warm Ground
- Substantial Contiguous Block with Supporting Cold Storage
- 34 APN's

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



El Rancho Table Grape and Cold Storage Opportunity

817.34± Acres

\$18,991,000

LOCATION:

The property begins at the southwest corner and southeast corner of Tejon Highway and Sunset Rd. The land adjoins the city of Arvin to the north and east, it is approximately 14± miles southeast of Bakersfield, 119± miles north of Los Angeles.

DESCRIPTION:

This opportunity is located in the desirable early farming window of Arvin, Ca. The land is being farmed to 431.64± acres of table grapes, 89.83± raisins, 73.8± acres of Almonds, with 180.08± acres available to plant immediately. Additionally the offering is improved with the following (sqft provided by Owner):

Cold Storage Area- 8,370± sqft cold storage, 4,256± sqft precooling, 4,416± enclosed dock area, 1,920± sqft cold storage loading dock, 7,800± sqft dry storage building, 2,502± sqft office, 10,264± sqft canopy covered dock area, 224± sqft receiving office, and residence.

Equipment Yard Area- Fenced equipment yard with shop, equipment shed, and residence.

North of School Area- Shop.

Bear Mountain Blvd. Area- Residence.

LEGAL:

According to the Kern County website the property is zoned A (Exclusive Agricultural), designated as 8.1, Intensive Agricultural (minimum 20 acre parcel) and 8.4, Mineral and Petroleum (minimum 5 acre parcel). Only APN: 193-060-11 is shown as being enrolled in the Williamson Act. The location is in portions of the north part of Section 23, Township 31S, Range 29E, and portions of Section 24, Township 31S, Range 29E, MDB&M. Kern County, California. The site consists of 34 APN's; 193-010-01, 193-020-01, 02, 03 and 04, 193-030-01 and 03, 193-040-01, 02, 03, 04 and 05, 193-050-01, 03, and 05, 193-060-01, 05, 11 and 14, 193-070-01, 04, 05 and 06, 193-080-02, 193-090-01, 193-100-02, 03, 04, 05 and 08, and 193-110-01, 06, 08 and 10.

PLANTINGS:

See farm map within for more details. Qualified parties may request production records by contacting the listing agent.

	<u>Acres±</u>	<u>%±</u>
Table Grapes, Valley Pearl	25.22	3.35
Table Grapes, Summer Royal	31.23	4.03
Table Grapes, Vintage	34.08	4.40
Table Grapes, Autumn King	34.55	4.46
Table Grapes, Scarlet Royal	56.43	7.28
Table Grapes, Autumn Royal	63.28	8.16
Table Grapes, Sugraone	67.04	8.65
Table Grapes, Flames	118.81	15.32
Raisins, Thompson	89.83	11.59
Almonds, Independence	73.80	9.52
Open Farmland	<u>181.08</u>	23.35
Total Farmable	775.35	
Roads, waste, cold storage, equipment yard etc.	<u>41.99</u>	
Total assessed acres	817.34	

SOILS:

99.9±% (144) Hesperia sandy loam, 0 to 2% slopes, Grade 1-Excellent (CARev Storie Index).

WATER:

The farm has five (5) AG wells, four (4) of them are equipped with 150HP electric motors and one (1) with a 250HP electric motor (cumulatively producing 4,910 GPM per 9-29-15 pump tests, note some were under pressure). The land is located within the boundaries of the Arvin Edison Water Storage District (AEWSD) but does not receive water from the AEWSD. The irrigation water is delivered through spin clean filters and booster pumps at each well. The vines east of Tejon Highway are drip irrigated, the vines west of Tejon Highway are flood irrigated, and the almonds are irrigated with fan jets. On behalf of the district the Kern County Tax collector collects AEWSD General Admin. and General Project Service Charge of \$100±/acre with the 2016/17 property taxes.

PRICE/TERMS:

\$18,991,000 cash at close of escrow, 2017 crop is available subject to reimbursement of agreed farming costs. Seller is retaining any remaining mineral, oil and gas rights. Seller will entertain selling separately 232.33± acres (northeast of School) with one (1) well (APN's: 190-010-01) and the remaining 585.01±acres with cold storage (APN's: 193-020-01, 02, 03 and 04, 193-030-01 and 03, 193-040-01, 02, 03, 04 and 05, 193-050-01, 03, and 05, 193-060-01, 05, 11 and 14, 193-070-01, 04, 05 and 06, 193-080-02, 193-090-01, 193-100-02, 03, 04, 05 and 08, and 193-110-01, 06, 08 and 10). Contact the listing agent for details.

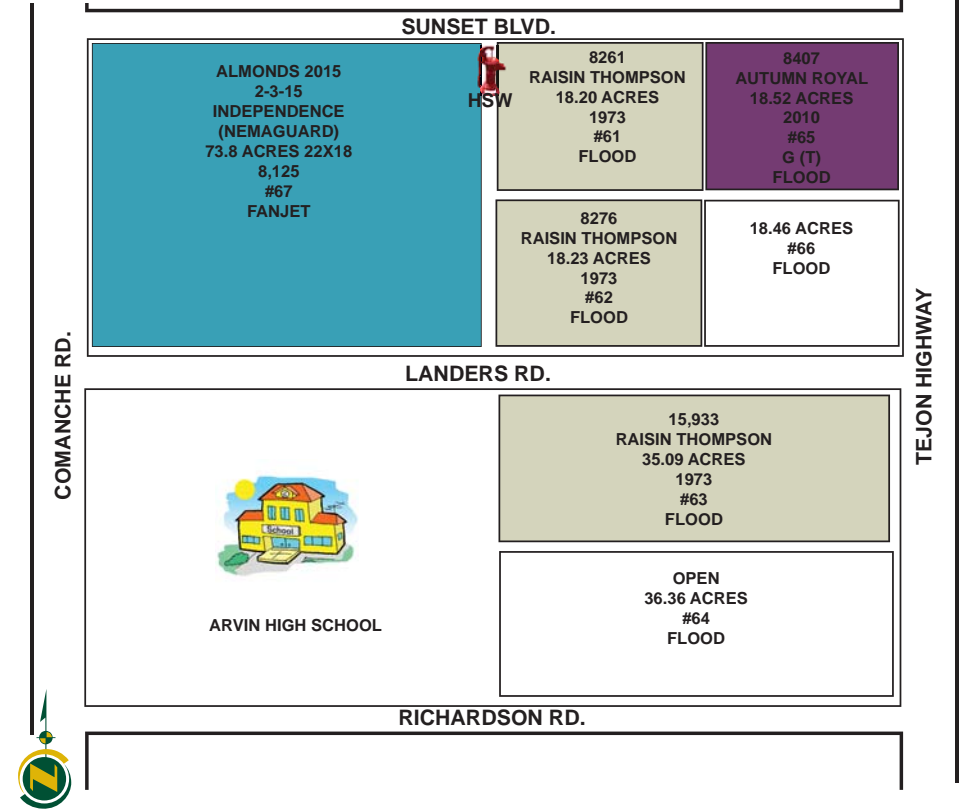
PICTURES



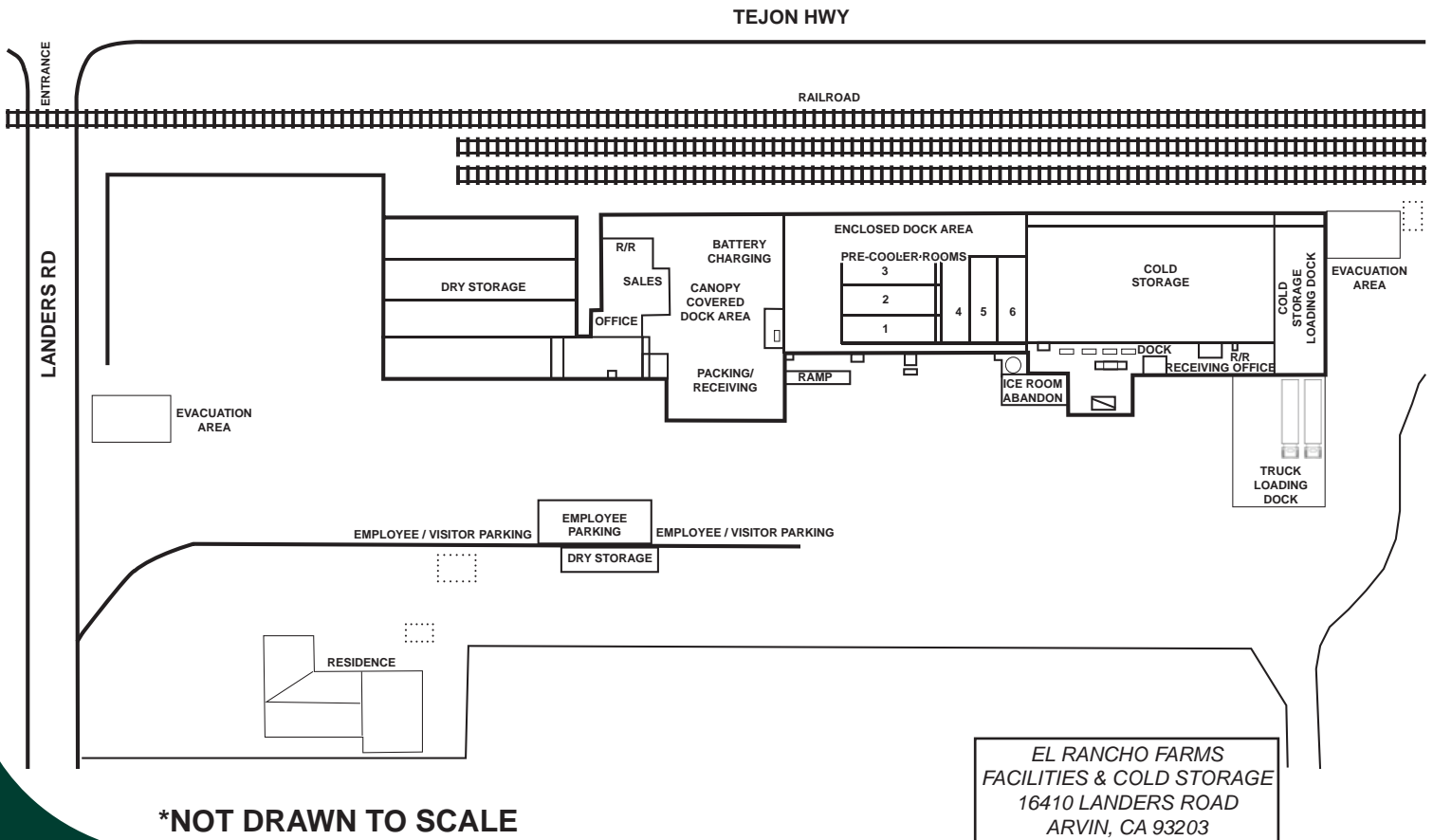
FARM MAP

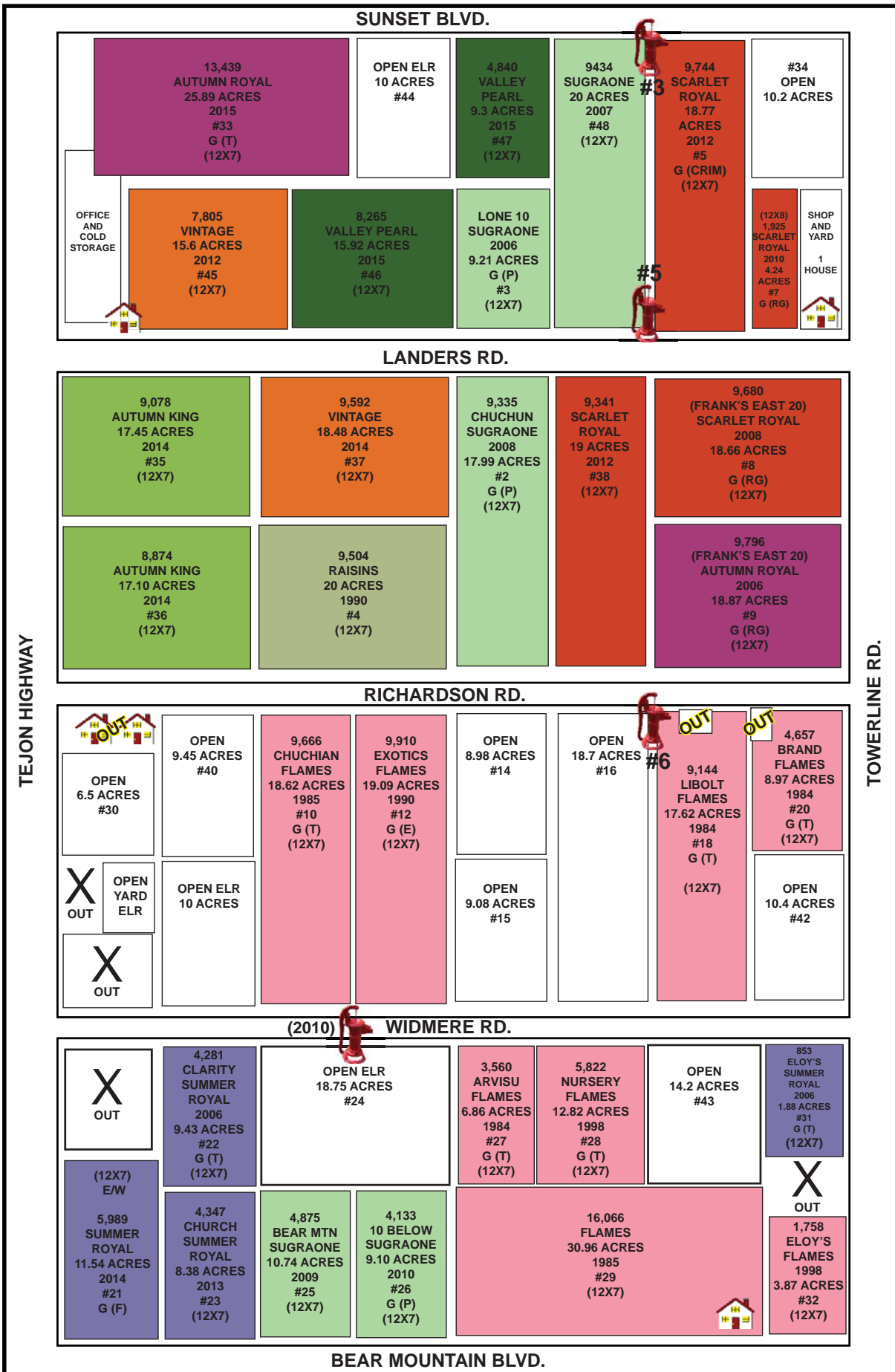


SECTION 23 # FARMING BLOCK



COLD STORAGE



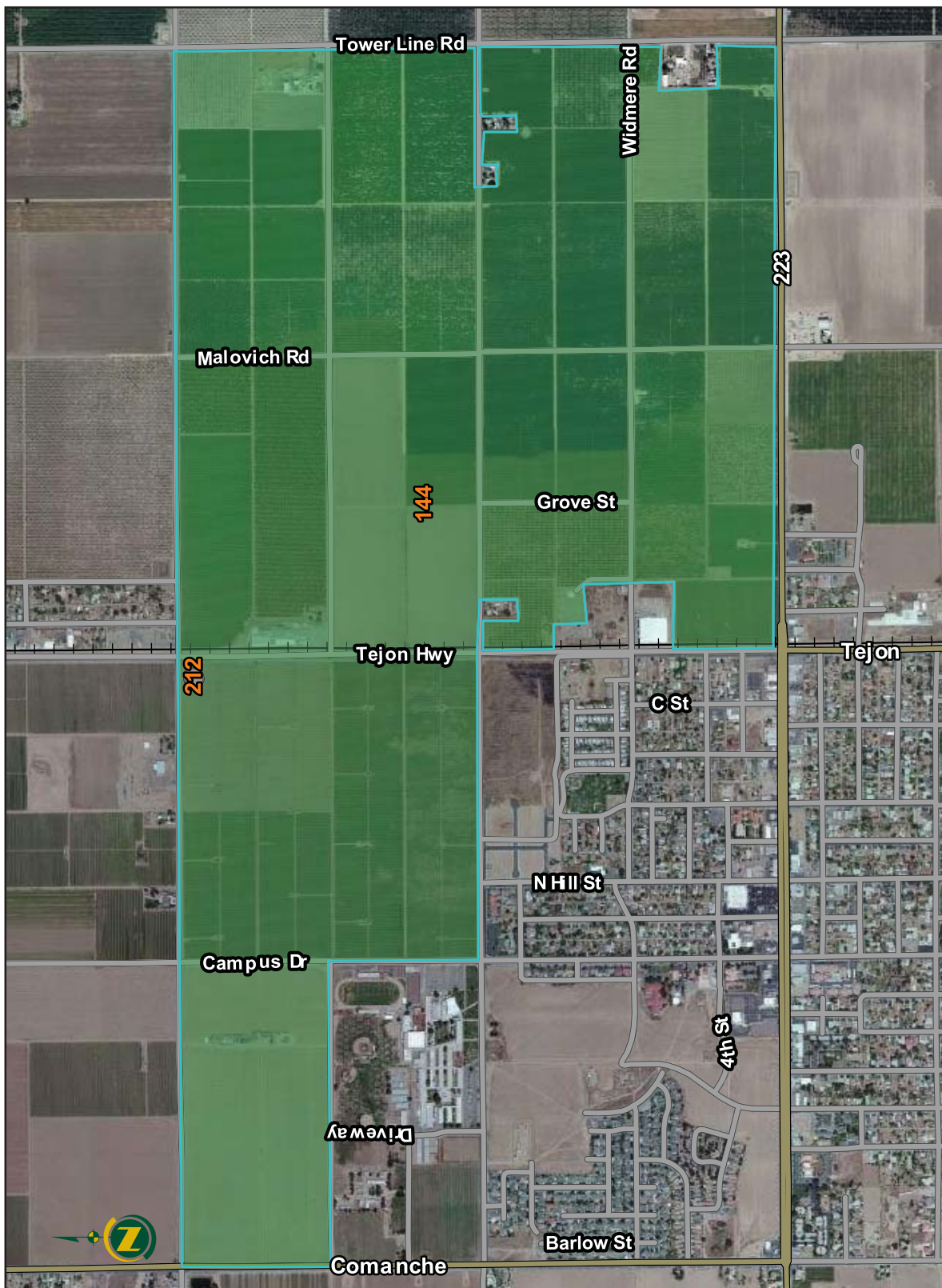


TEJON HIGHWAY

TOWERLINE RD.

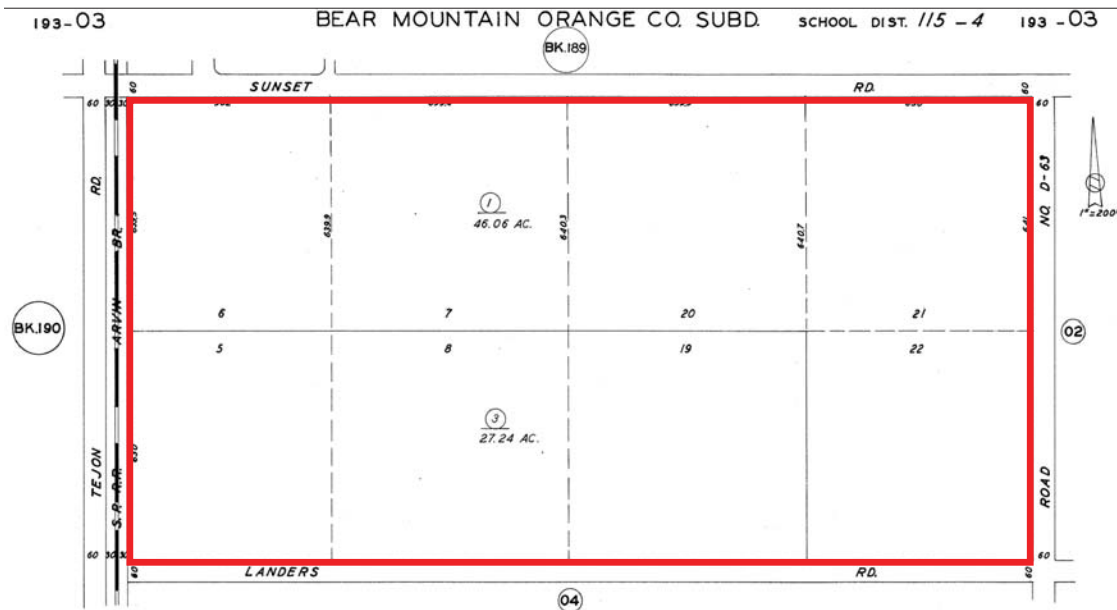
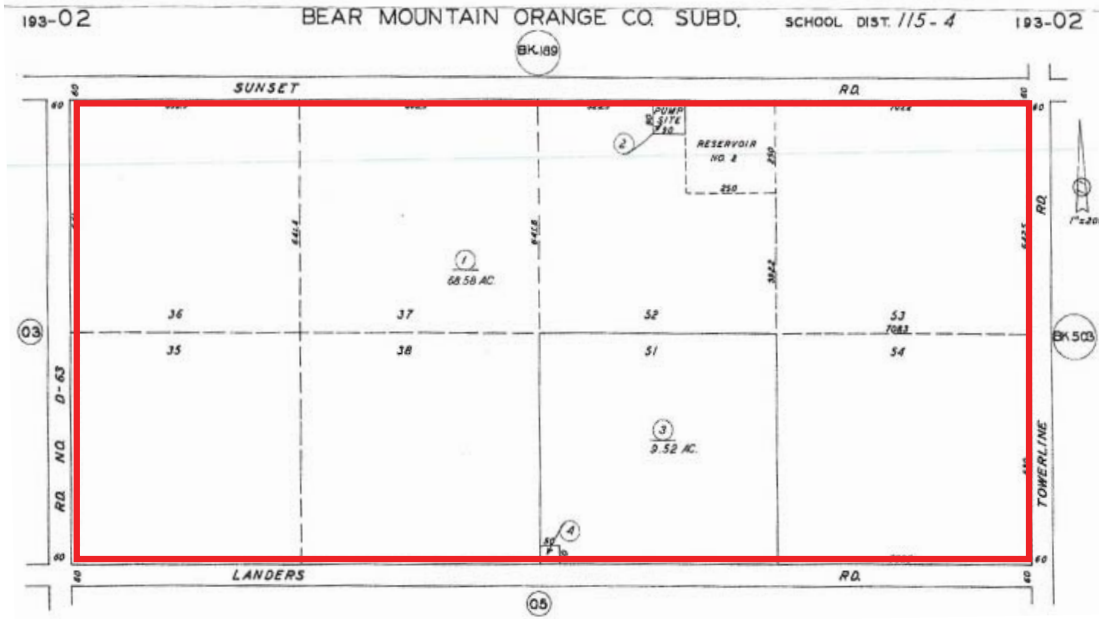
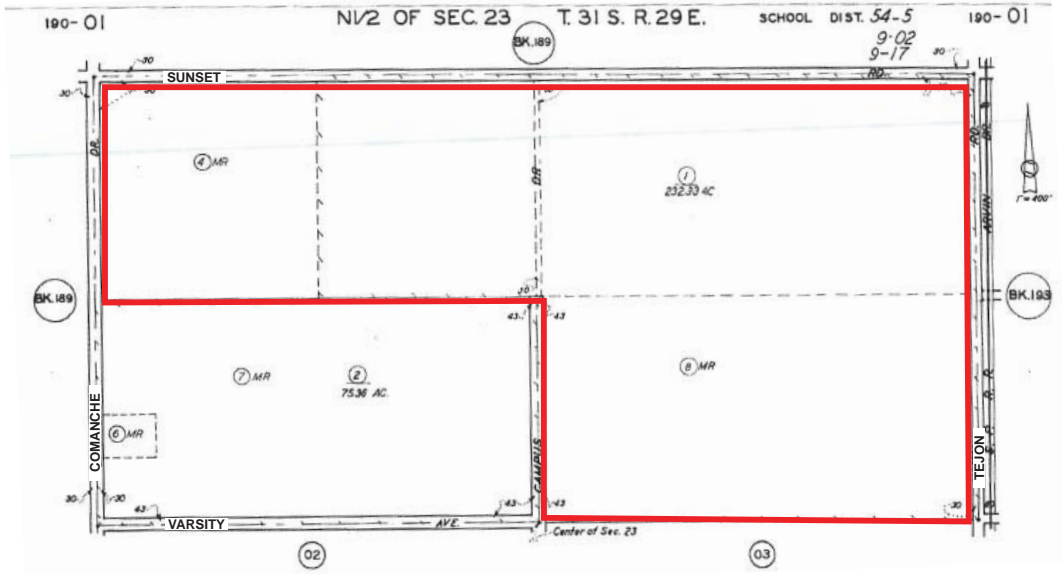


SOIL MAP



California Revised Storie Index (CA)— Summary by Map Unit — Kern County, California, Southeastern Part (CA670)

Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
144	Hesperia sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hesperia (85%)	99.9%
212	Water	Not Applicable for Storie Index	Water (100%)	0.1%
Totals for Area of Interest				100.0%

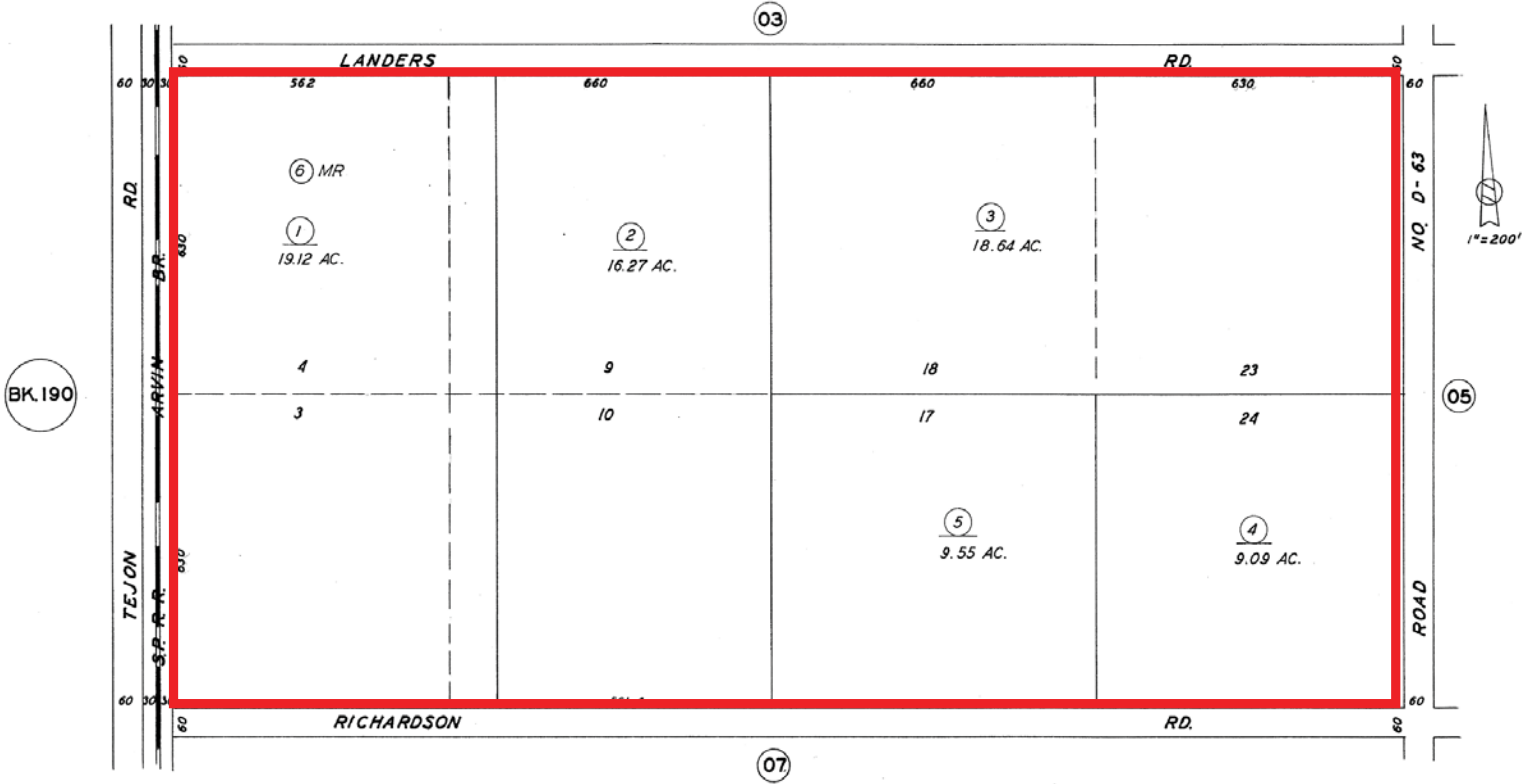


193-04

BEAR MOUNTAIN ORANGE CO. SUBD.

SCHOOL DIST. 115 - 4

193-04

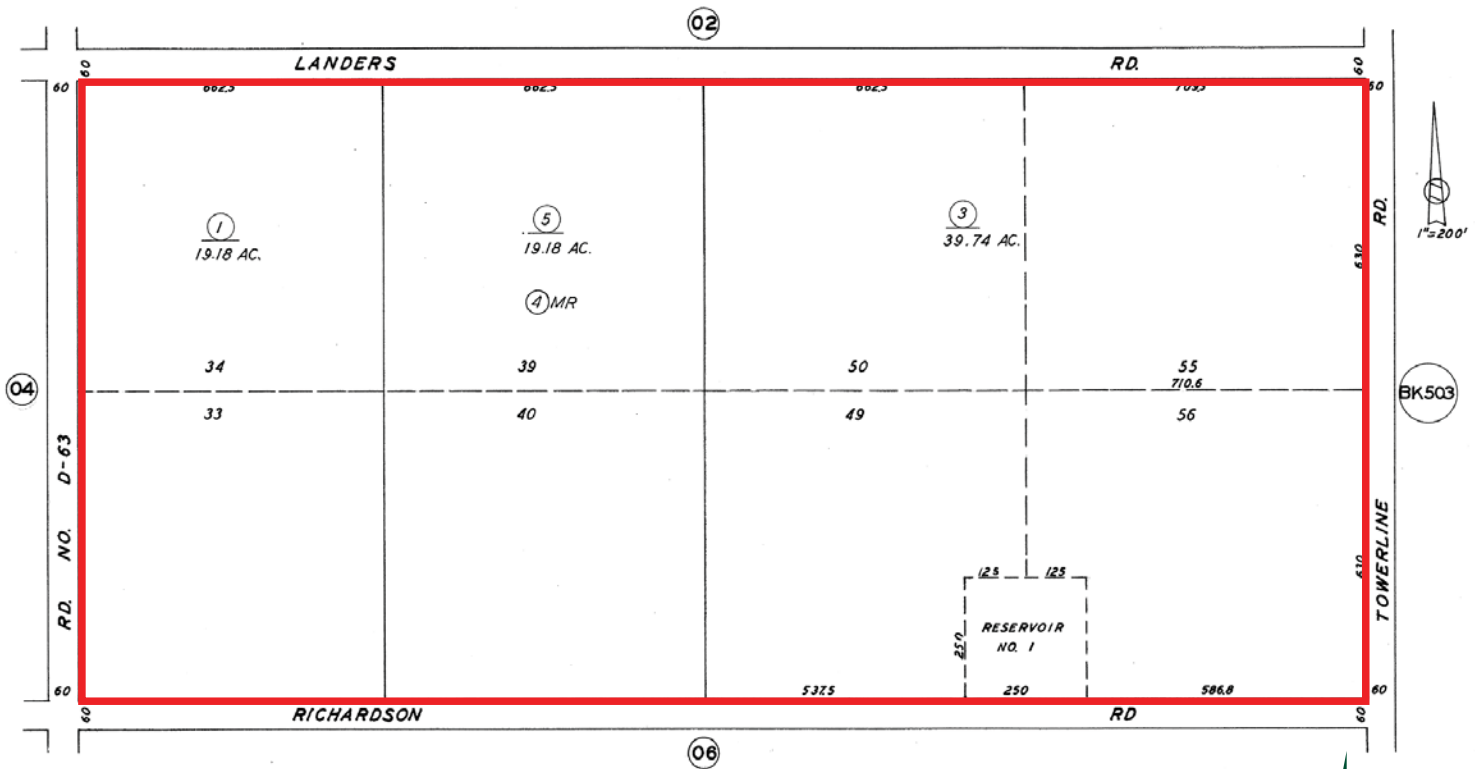


193-05

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SCHOOL DIST. 115 - 4

193-05

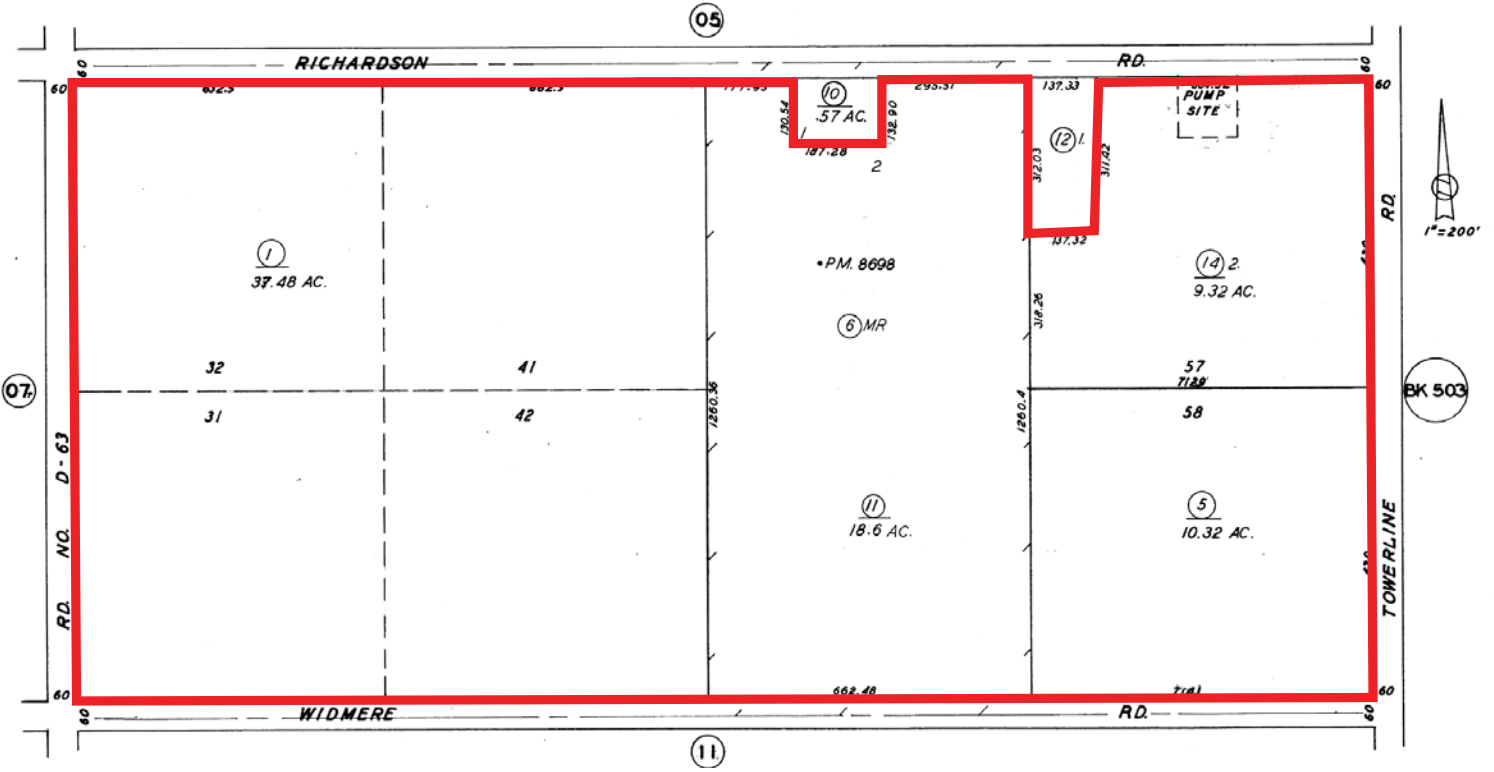


193-06

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SCHOOL DIST. 115-4

193-06

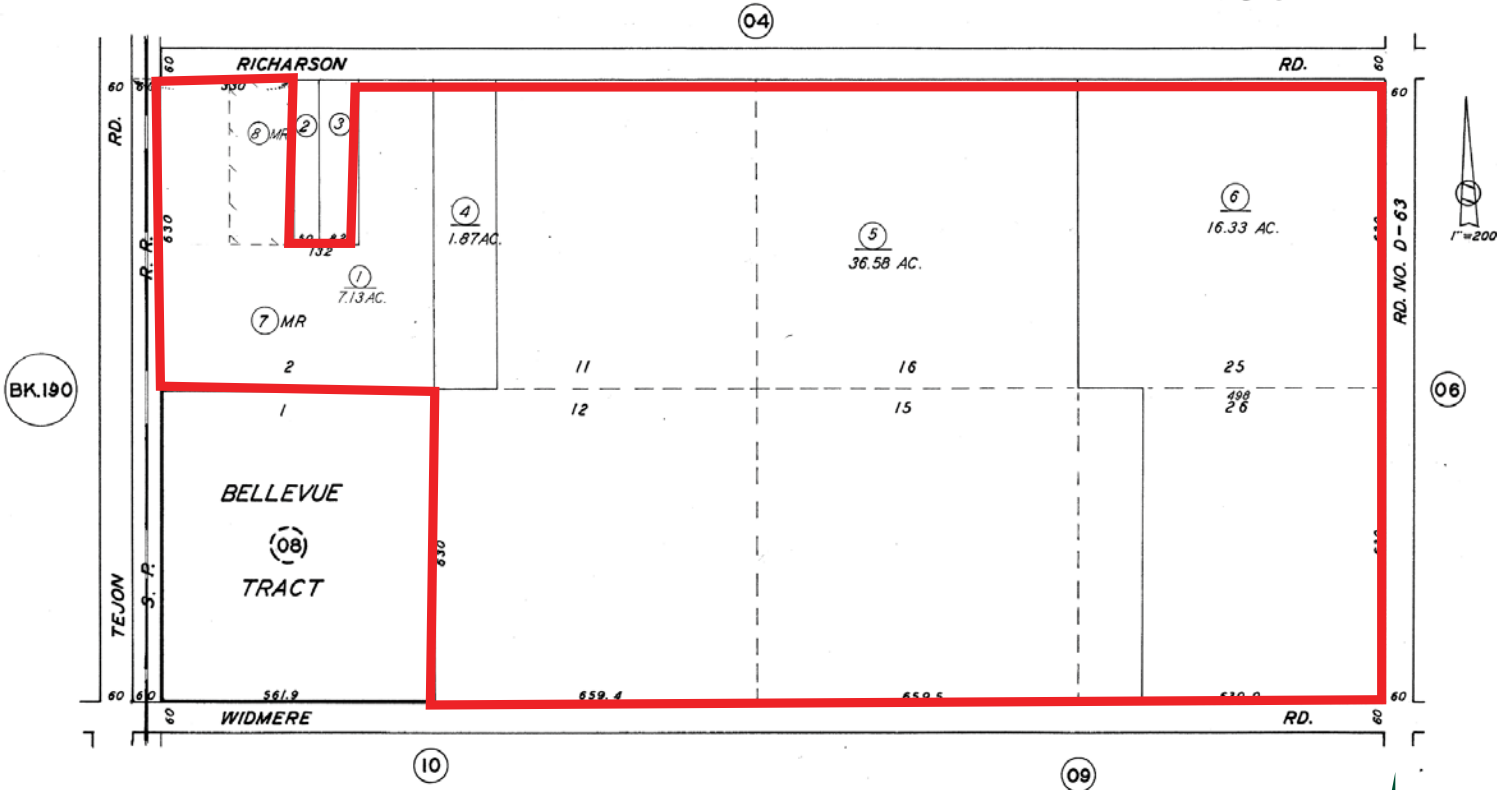


193-07

BEAR MOUNTAIN ORANGE CO. SUBD.

SCHOOL DIST. 115-4
115-6

193-07



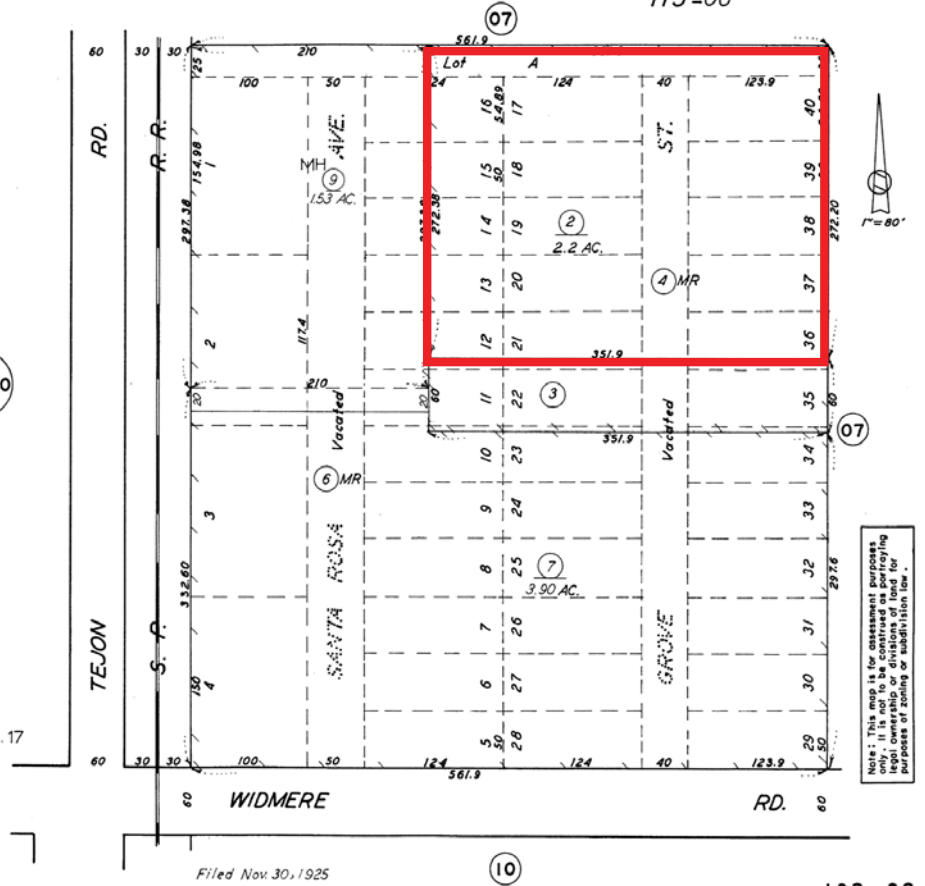


BK.190

see pg.17

BELLEVUE TRACT

SCHOOL DIST. 115-3
115-06 193-08

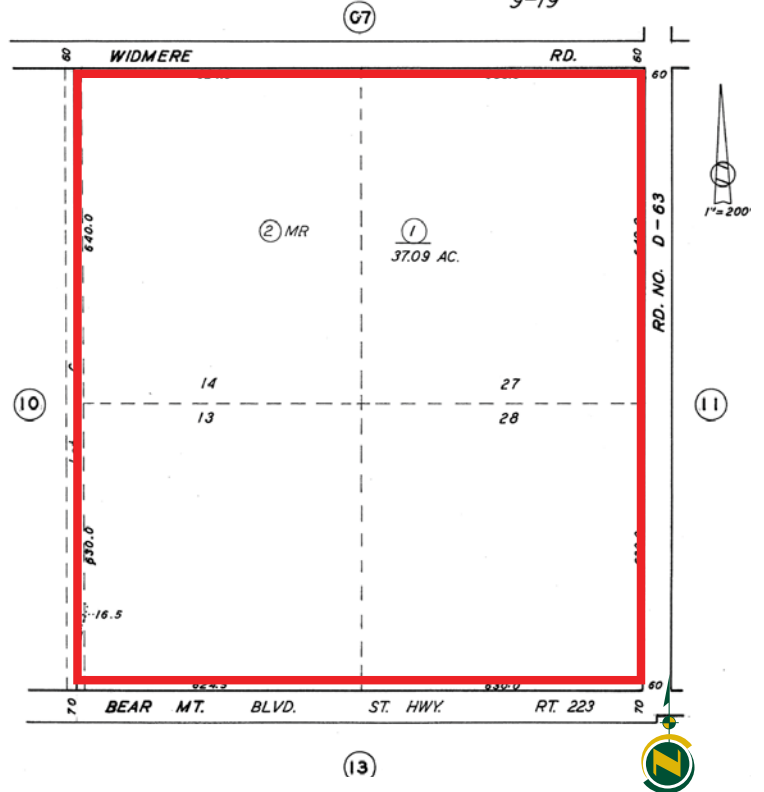


Filed Nov. 30, 1925

ASSESSORS MAP NO. 193-08

BEAR MOUNTAIN ORANGE CO. SUBD.

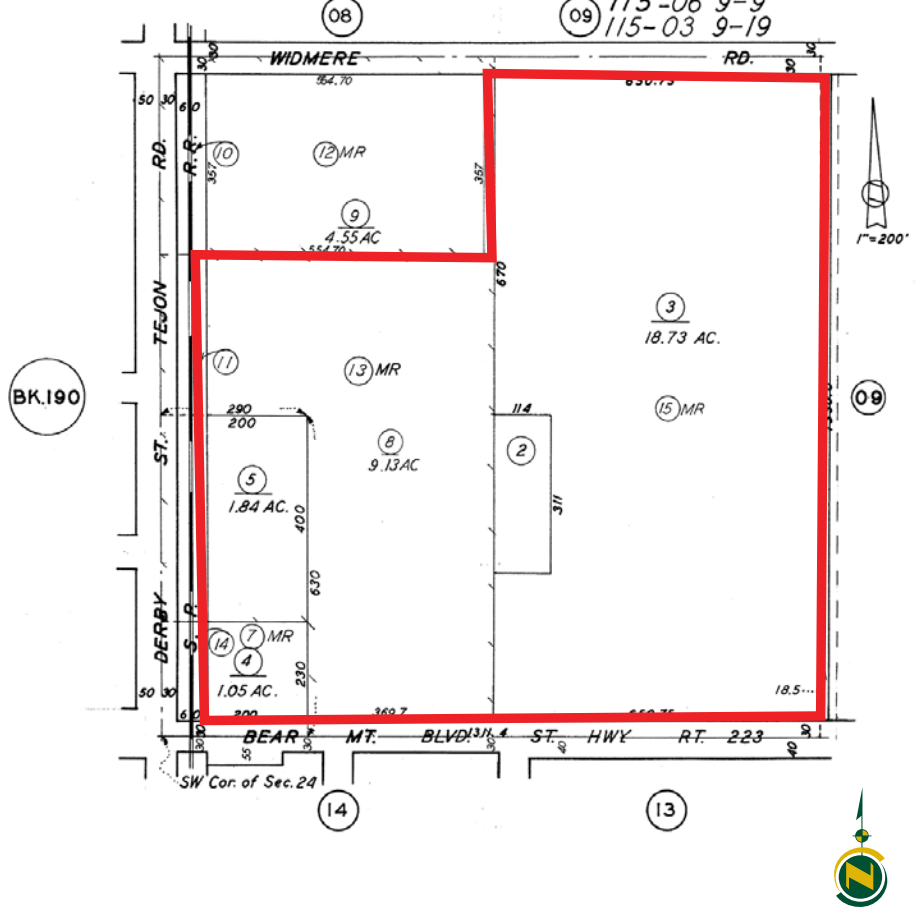
SCHOOL DIST. 115-4
9-19 193-09



(13)

SW1/4 OF SW1/4 OF SEC. 24 T. 31 S. R. 29 E.

SCHOOL DIST. 115-2
115-4 9-8 193-10
115-06 9-9
115-03 9-19

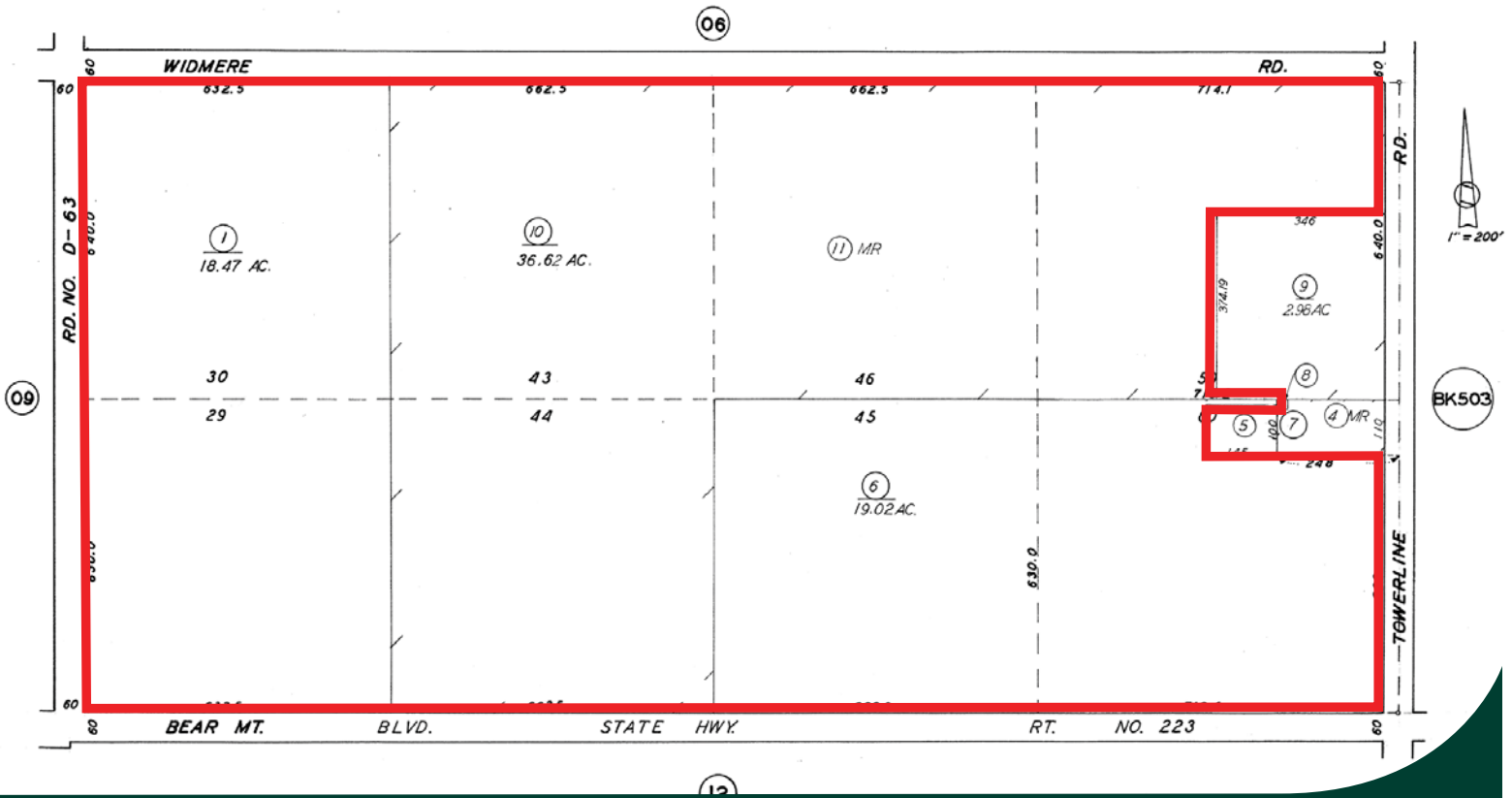


193-11

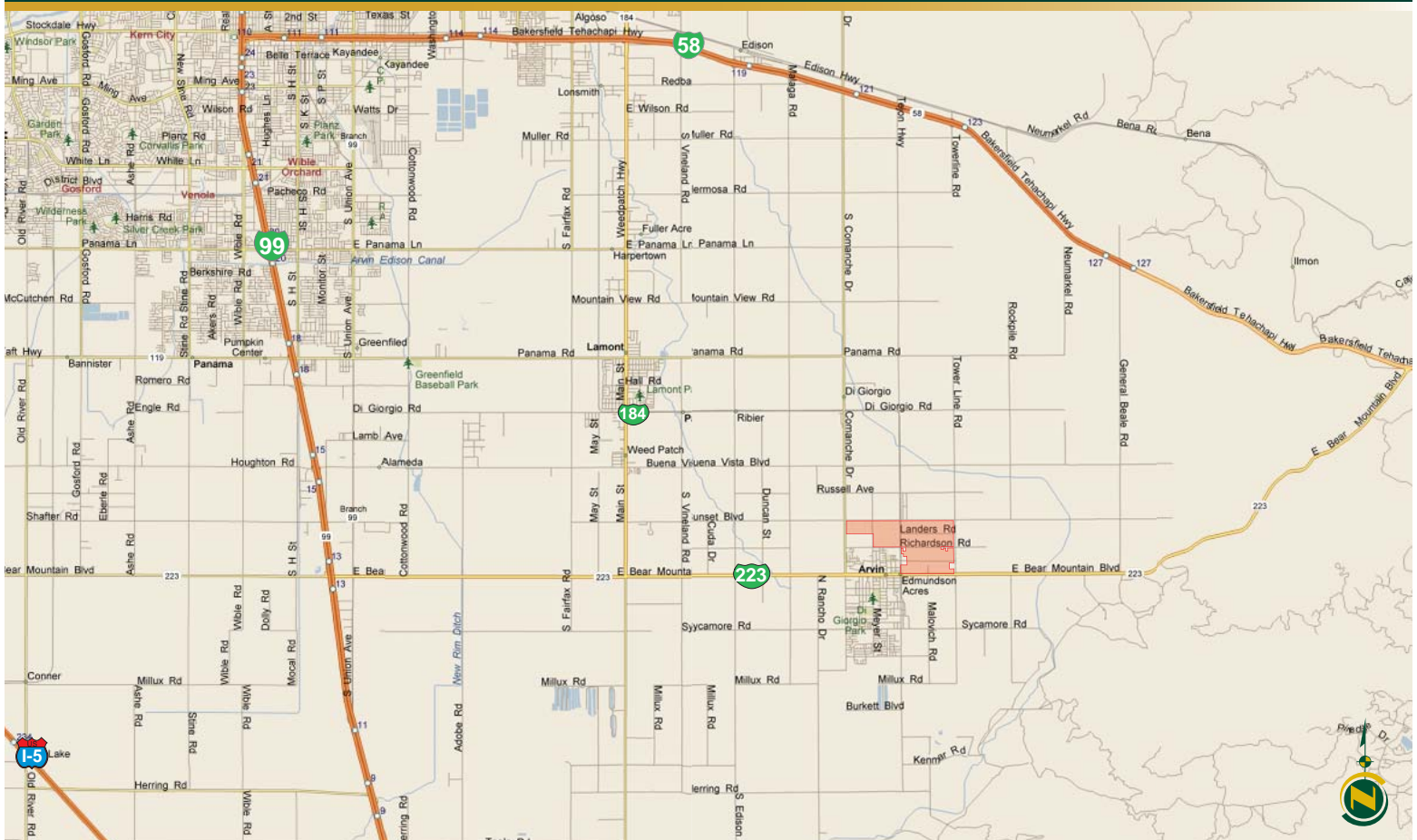
BEAR MOUNTAIN ORANGE CO. SUBD.

SCHOOL DIST. 115-4

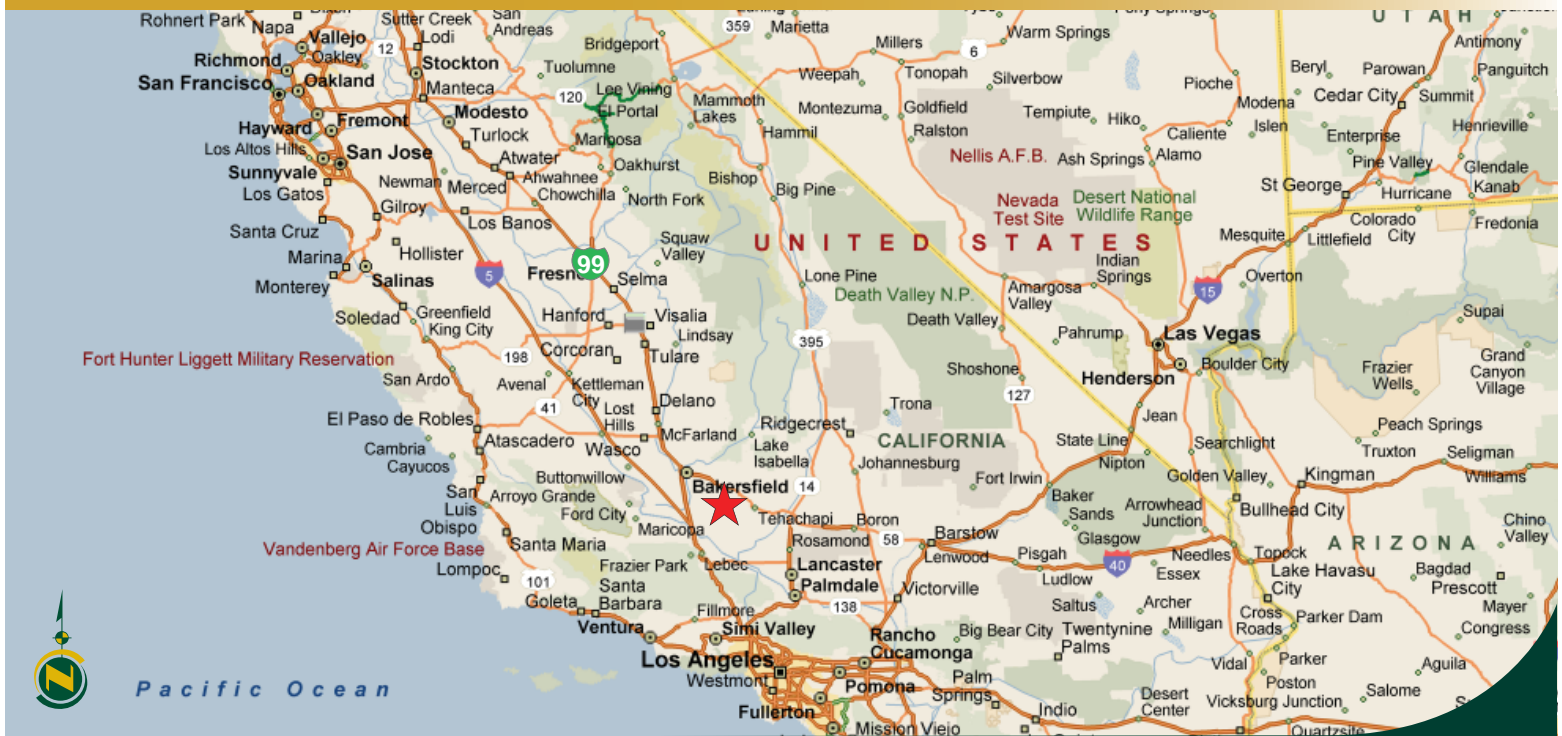
193-11



LOCATION MAP



REGIONAL MAP



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.

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