

# **FOR SALE**



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AGRICULTURAL PROPERTIES  
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## **Earlimart Vineyard**



**118.79± Acres**  
**Tulare County, California**

- Delano Earlimart I.D. + Pixley I.D.
- Drip irrigation
- (2) Irrigation pumps & wells
- Diverse variety of table grapes

**Exclusively Presented By:**  
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CA BRE #00020875



# Earlimart Vineyard

**118.79± Acres**

**\$3,207,330**  
**(\$27,000/ac.)**

**LOCATION:**

Properties are located 4± miles East of Earlimart and 9± miles North of Delano. Ranch 1 is on the South side of Avenue 56 between Road 168 and Road 176. Ranch 2 is on the NW Corner of Avenue 64 and Rd. 160.

**LEGAL:**

Tulare County APN's 319-040-009 located in the NE ¼ of NW ¼ of Section 32, T23S, R26E M.D.B.&M and 318-290-005 & 006 located in the E ½ of SE ¼ of Section 24, T23S, R25E, M.D.B.&M. Zoning on Ranch 1 is AE-20 (Agricultural Exclusive, 20 ac. minimum parcel size) and Ranch 2 is AE-40 (Agricultural Exclusive, 40 ac. minimum parcel size). According to the Tulare Co. website, the properties are NOT in the Williamson Act.

**PLANTINGS:**

	Approx. Farmable Acs.	Age	Variety	Spacing	Vines/Ac.	Trellis Sys.
Ranch 1	27.5	23 yrs.	Red Globes	7' x 12'	519	T-Bar
Ranch 1	9.50	8 yrs. (Grafted)	Scarlet Royal	7' x 12'	519	T-Bar
Ranch 2	19.0	13 yrs.	Scarlet Royal	8' x 12'	454	"Y" Support
Ranch 2	19.0	15 yrs. (Grafted)	Summer Royal	8' x 12'	454	"Y" Support
Ranch 2	38.0	27 yrs.	Ruby Seedless	8' x 12'	454	T-Bar

**WATER:**

Ranch 1 receives water through Delano-Earlimart Irrigation District and has a 50 HP submersible pump and well. In 2017, water costs are \$95/AF. On behalf of DEID, the 2016/2017 district land base assessment is \$5,148.60 and due in two installments. The property is irrigated through a suspended single drip line, a water storage reservoir, and two sand filters.

Ranch 2 is located within the Pixley Irrigation District but does not receive surface water. There is a 100 HP electric turbine powered pump and well. According to Pixley ID, in 2016/2017 the district land assessment is \$1,008 (\$504/parcel). The property is irrigated through a suspended single drip system and has a water storage reservoir with 3 sand filters.

**SOILS:**

Ranch 1: Calgro-Calgro, saline-Sodic, 0-2% slopes & Exeter loam, 0-2% slopes  
Ranch 2: Colpien loam, 0-2% slopes & Crosscreek-Kai association, 0-2% slopes

**BUILDINGS:**

None.

**PRICE/TERMS:**

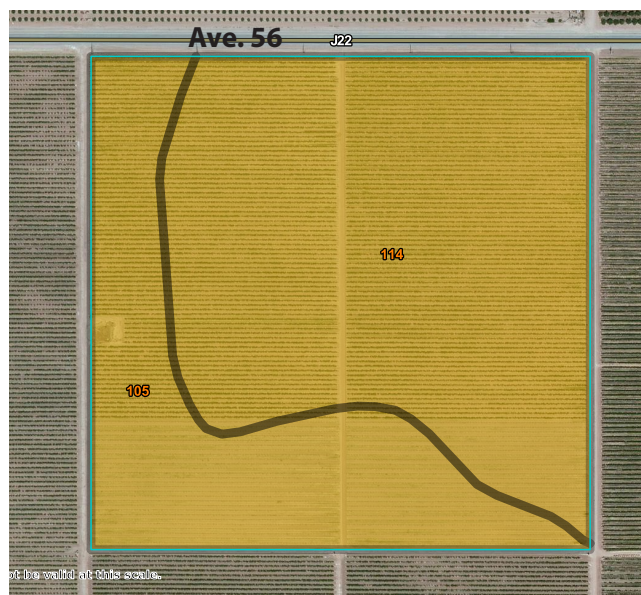
\$3,207,330 cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2017 crops.

**NOTE:**

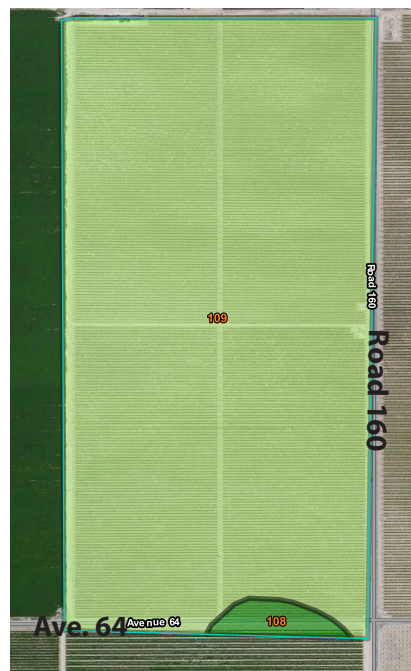
Seller has NOT authorized Pearson Realty to cooperate or compensate outside brokers. Please contact listing agent for more details.



## SOILS MAPS



**SOILS LEGEND**  
**Ranch 1**  
 114 - Exeter loam  
 105 - Calgro-Calgro



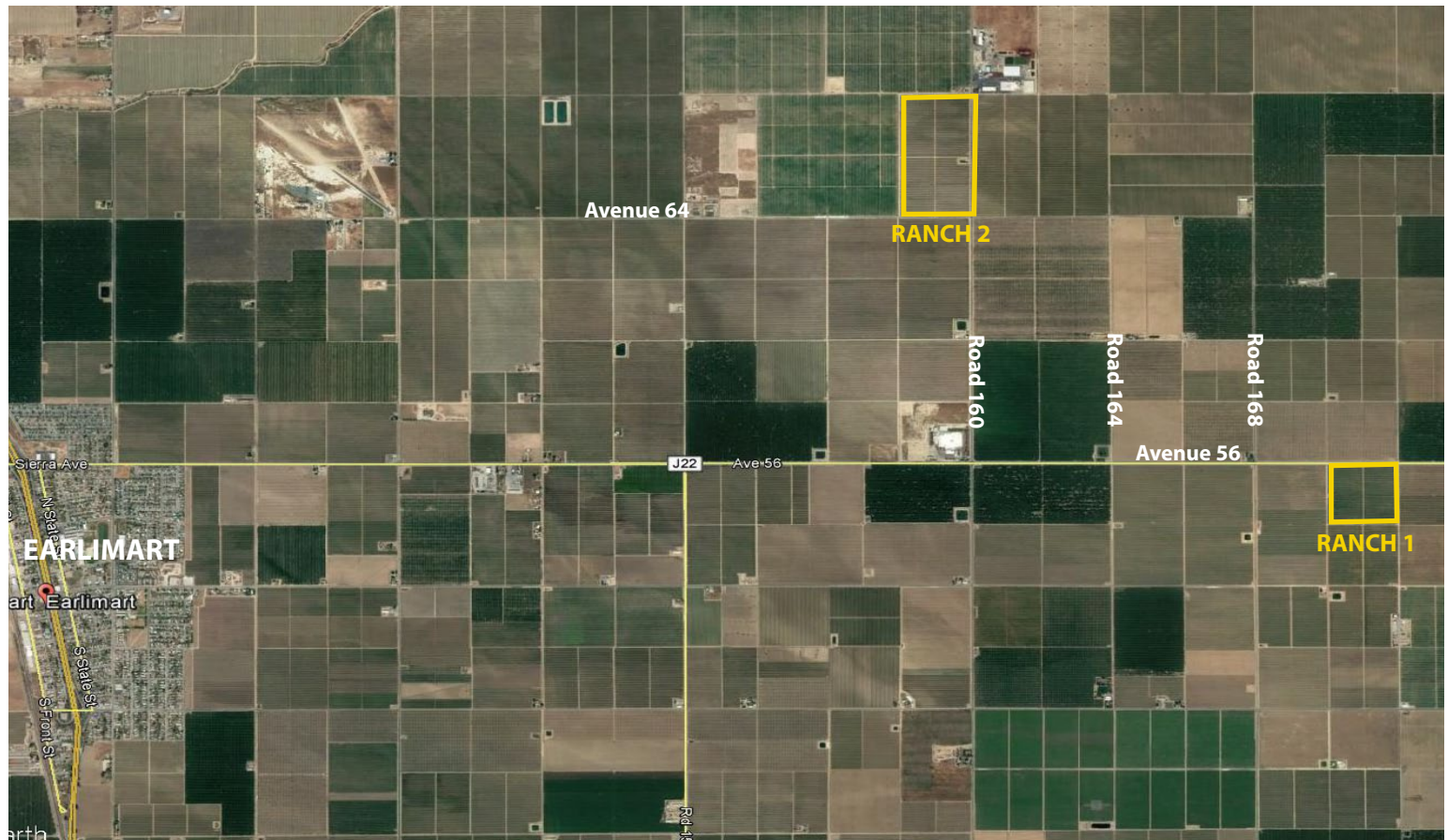
**SOILS LEGEND**  
**Ranch 2**  
 109 - Crosscreek-Kai association  
 108 - Colpien loam

## PROPERTY PHOTOS

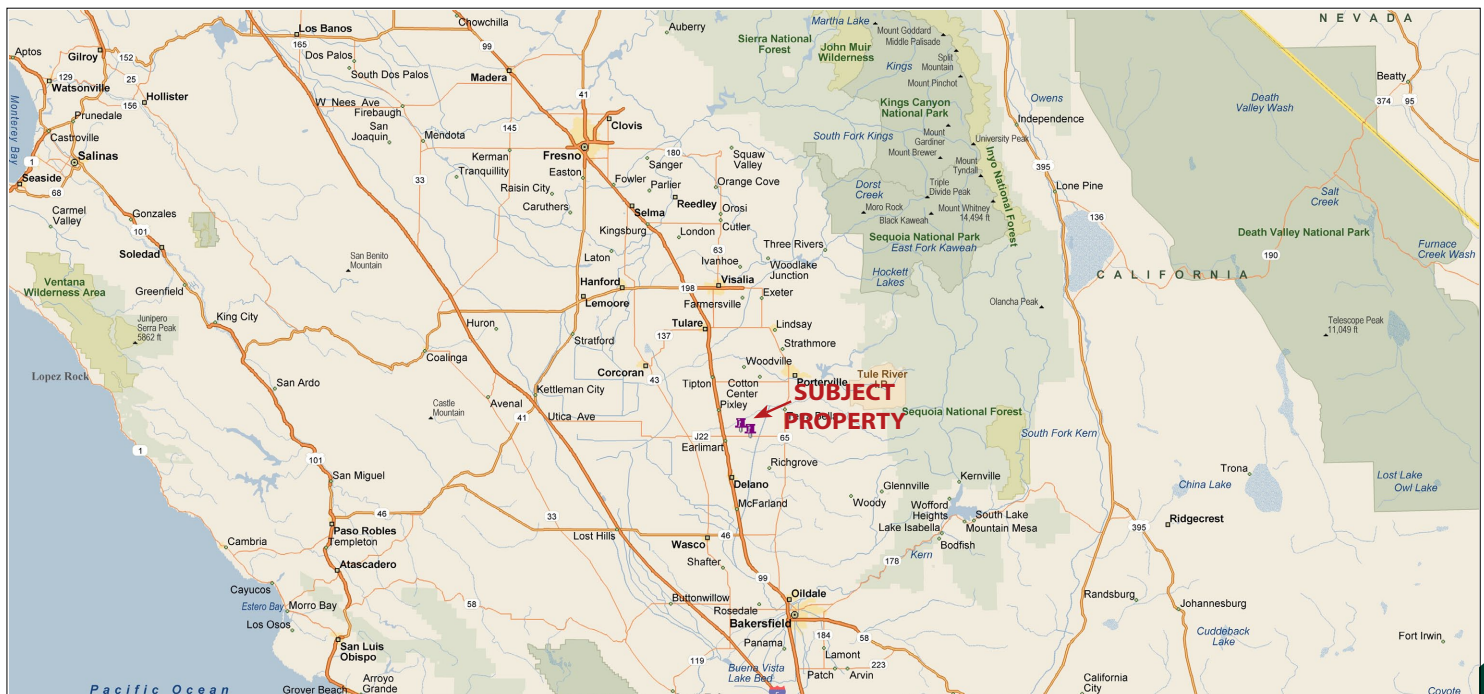




## LOCATION MAP



## 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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