

# FOR SALE



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## Delano Earlimart Irrigation District Farmland Opportunity



**213.55± Acres**  
**Kern County, California**

- District and Well Water
- Quality Soils
- Proven Table Grape Area
- Tax Benefits
- Income and Possible Appreciation

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



# Delano Earlimart Irrigation District Farmland Opportunity

**213.55± Acres**

**\$4,838,000**  
**(\$22,500±/acre)**

## DESCRIPTION:

This 213.55± acre opportunity is located in the desirable farming area of Delano, Ca. The land is being farmed to table grapes pursuant to an existing lease. This offering may be well suited for long term hold for appreciation and income. At expiration of the lease the property would make an excellent candidate for continued table grapes, citrus, blueberries, cherries, almonds, pistachios, row, field or vegetable crops.

## LOCATION:

The properties are approximately 1± to 4± miles east of Delano, 34± miles north of Bakersfield, 141± miles north of Los Angeles and 260± miles south of Sacramento.

**Site 1-** 75.93± acres is on the NEC of Driver Road & Woollomes Avenue.

**Site 2-** 79.55± acres is on the east side Wallace Road, ¼ mile north Woollomes Avenue.

**Site 3-** 59.07± acres is located at what would be the NEC of Zerker Road & Woollomes Avenue.

## LEGAL:

According to the Kern County website the parcels are zoned A (Exclusive AG) and enrolled in the Williamson Act, except for APN: 049-160-09.

**Site 1-** APN: 049-270-21, portion of SW ¼ of Sec. 17 Township 25S, Range 26E, MDB&M.

**Site 2-** APN: 049-240-18, portion of SW ¼ of Sec. 15 Township 25S, Range 26E, MDB&M.

**Site 3-** APN: 049-160-09, portion of SW ¼ of Sec. 14 Township 25S, Range 26E, MDB&M.

## SOILS:

**Site 1-** 91.8±% (154) Exeter sandy loam, 0 to 2 percent slopes, Grade 4-Poor  
5.8±% (192) McFarland loam, Grade 1-Excellent  
2.4±% (243) Wasco sandy loam, Grade 1-Excellent

**Site 2-** 51.8±% (243) Wasco sandy loam, Grade 1-Excellent  
48.2±% (154) Exeter sandy loam, 0 to 2 percent slopes, Grade 4-Poor

**Site 3-** 51.5±% (154) Exeter sandy loam, 0 to 2 percent slopes, Grade 4-Poor  
48.5±% (243) Wasco sandy loam, Grade 1-Excellent

## WATER:

The land is irrigated by both district and well water, except site 3 (district only). The property is in Delano Earlimart Irrigation District (DEID). In 2017 DEID is collecting the following: assessment of \$15.40/acre, standby of \$28.75/acre, special benefit assessment is \$28.35/acre, supplemental assessment is \$60.23/acre, and water cost of \$95/acre foot. The crops are irrigated through a drip irrigation system with sand median filters.

**Site 1-** DEID meter number 925, well with 75 HP electric pump.

**Site 2-** DEID meter number 827, well with submersible electric pump.

**Site 3-** DEID off site meter number 863a

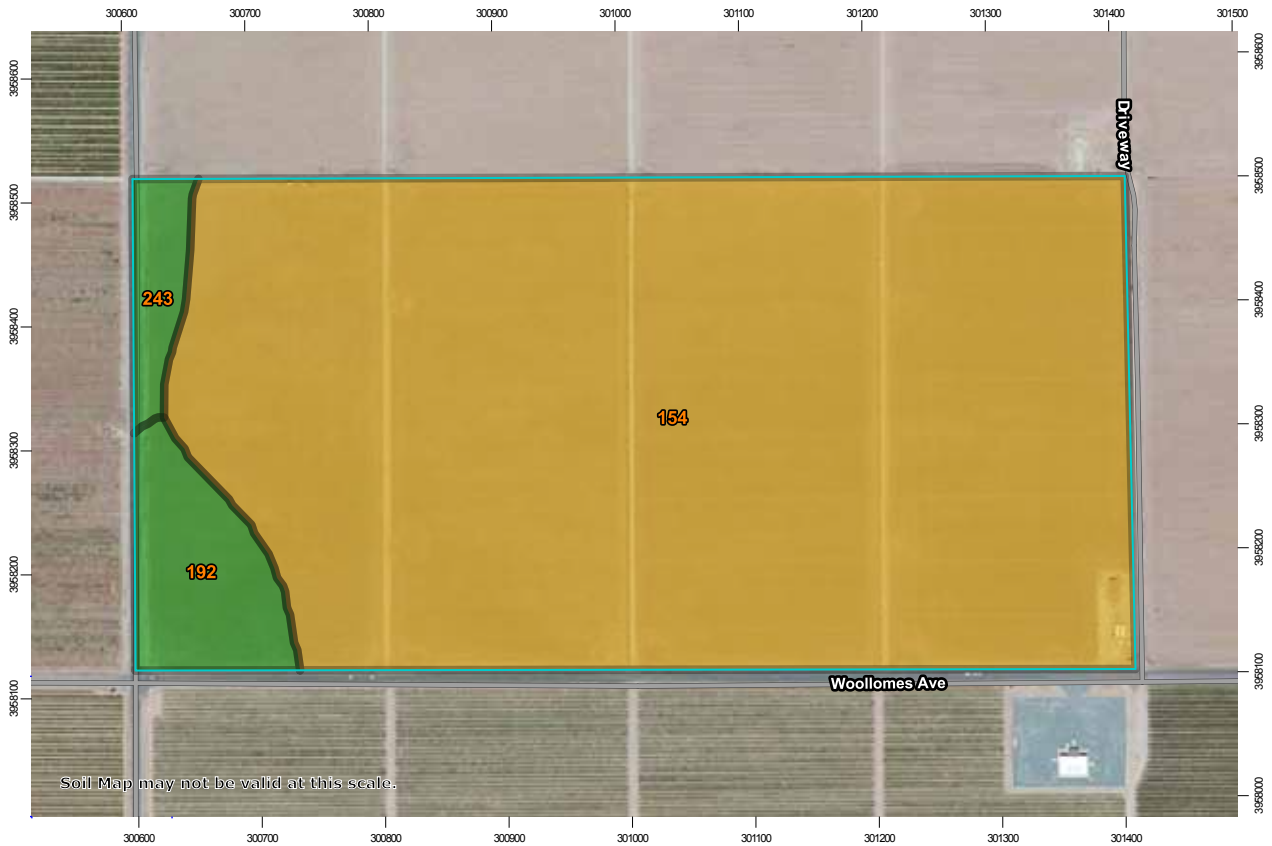
## PRICE/TERMS:

\$4,838,000 cash at close of escrow. Seller will entertain selling the three sites separately. Any sale is subject to the existing lease. Contact listing agent for lease terms and conditions. Seller to retain any remaining mineral rights (if any).

# ASSESSOR'S PARCEL MAP - SITE 1

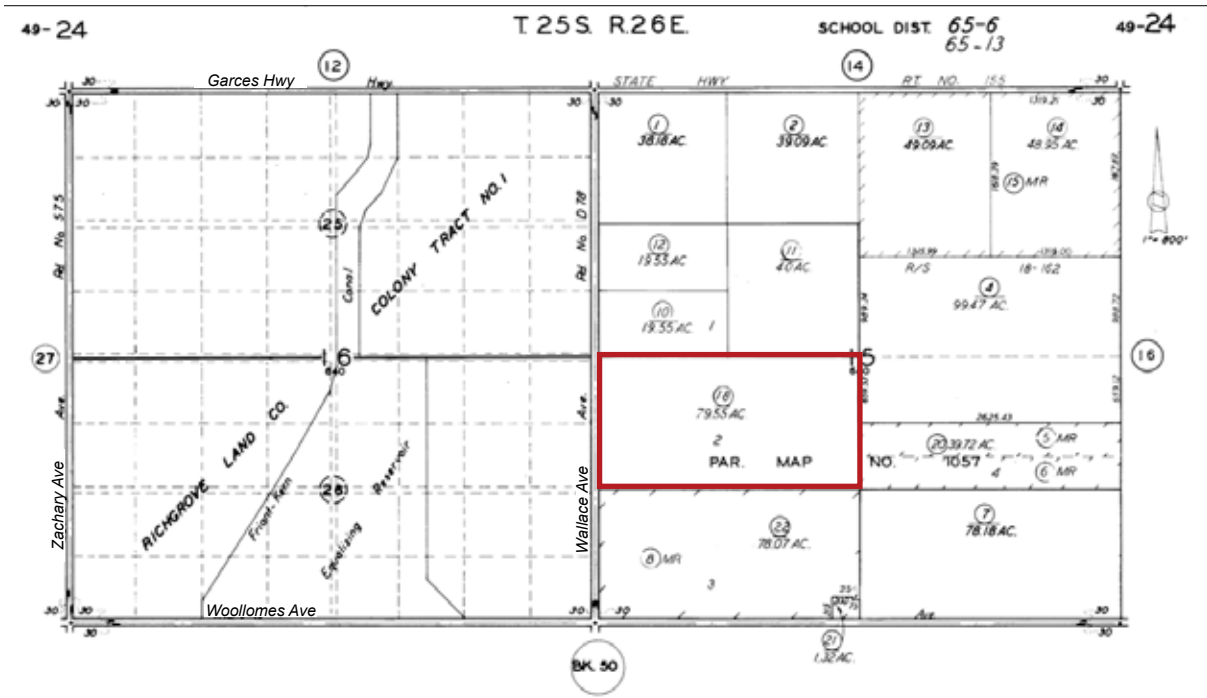


## SOIL MAP - SITE 1

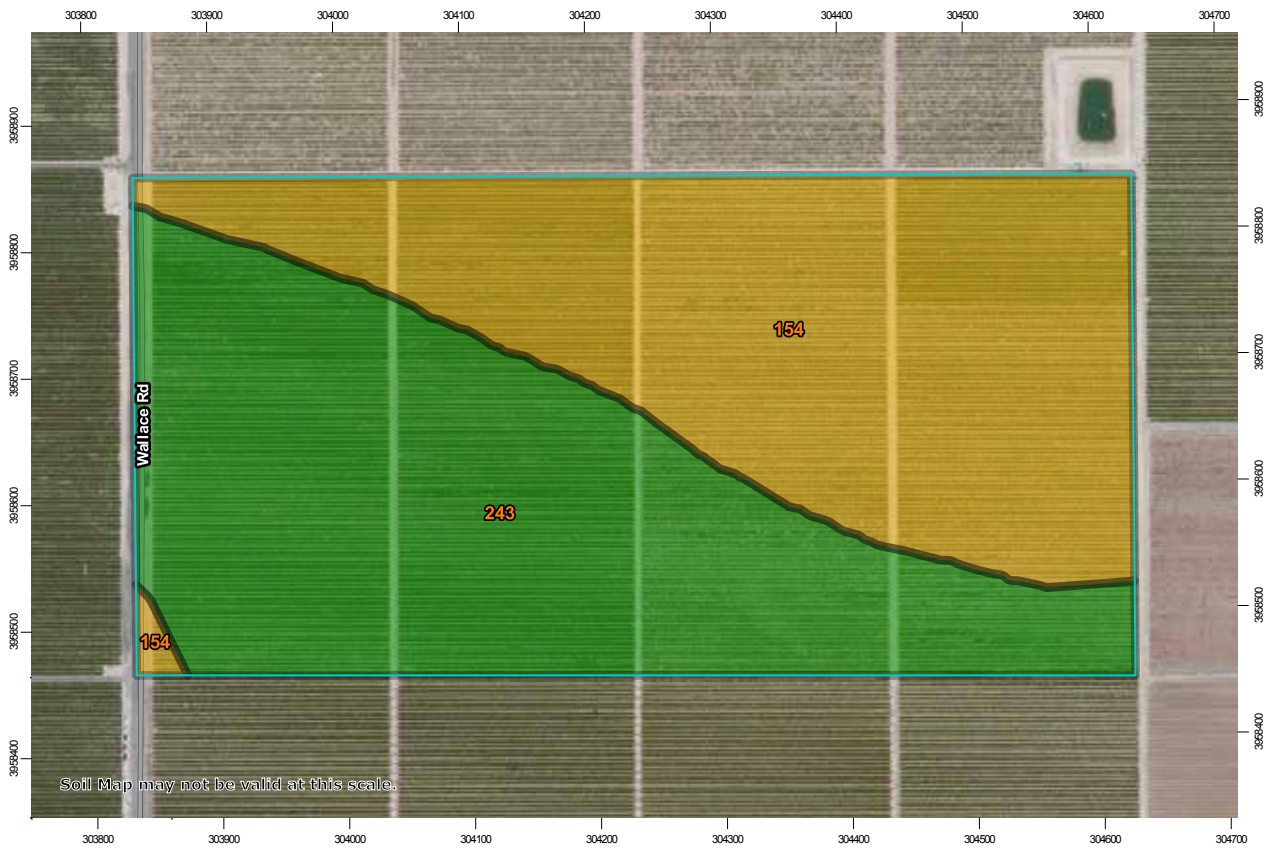


California Revised Storie Index (CA)— Summary by Map Unit — Kern County, California, Northwestern Part (CA666)				
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
154	Exeter sandy loam, 0 to 2 percent slopes	Grade 4 - Poor	Exeter (85%)	91.8%
192	McFarland loam	Grade 1 - Excellent	McFarland (85%)	5.8%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	2.4%
Totals for Area of Interest				100.0%

ASSESSOR'S PARCEL MAP - SITE 2



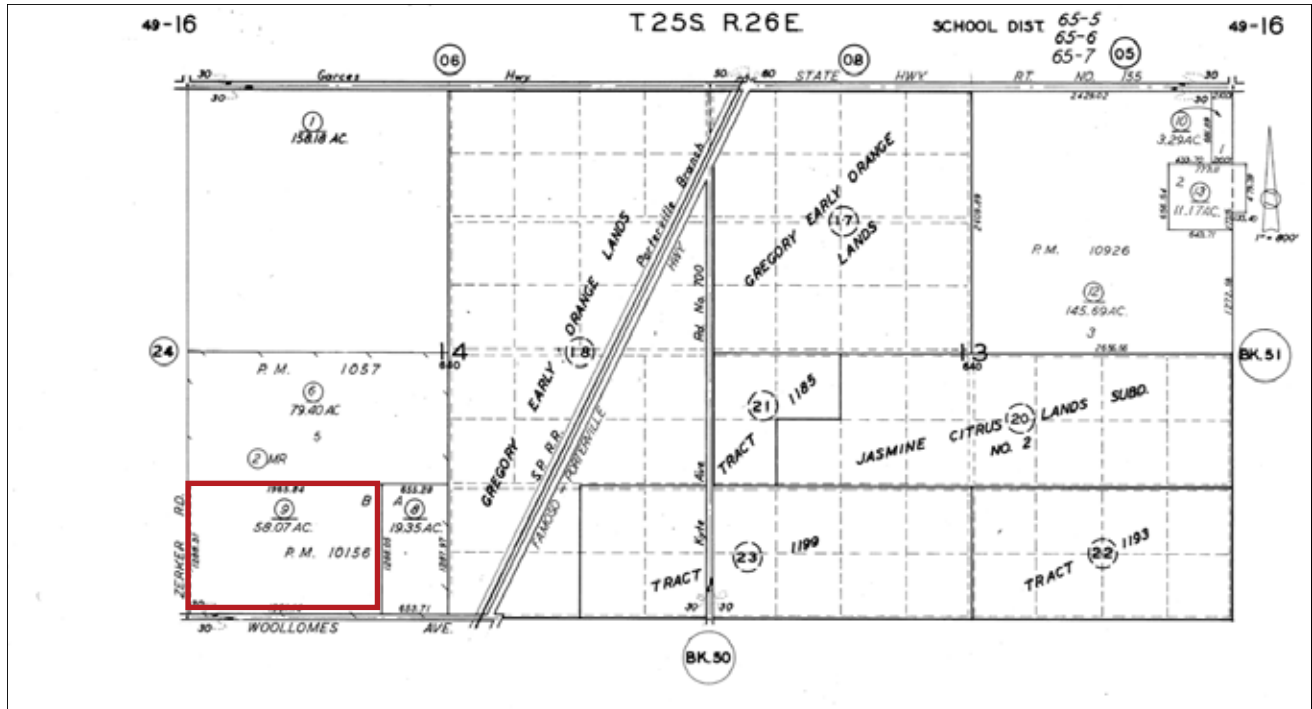
SOIL MAP - 2



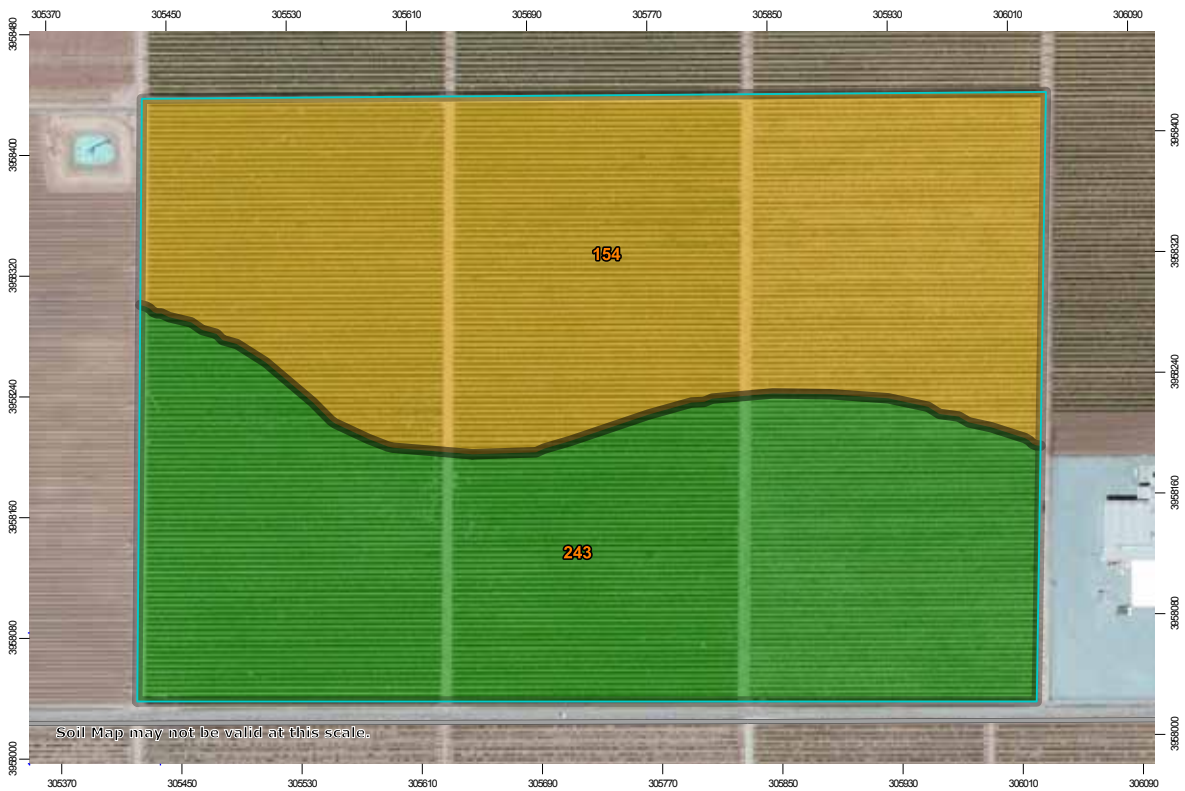
California Revised Storie Index (CA)— Summary by Map Unit — Kern County, California, Northwestern Part (CA666)				
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
154	Exeter sandy loam, 0 to 2 percent slopes	Grade 4 - Poor	Exeter (85%)	48.2%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	51.8%
Totals for Area of Interest				100.0%



# ASSESSOR'S PARCEL MAP - SITE 3



## SOIL MAP - SITE 3



California Revised Storie Index (CA)— Summary by Map Unit — Kern County, California, Northwestern Part (CA666)				
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
154	Exeter sandy loam, 0 to 2 percent slopes	Grade 4 - Poor	Exeter (85%)	51.5%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	48.5%
Totals for Area of Interest				100.0%

## PROPERTY PHOTOS - SITE 1



## PROPERTY PHOTOS - SITE 3



## PROPERTY PHOTOS - SITE 2

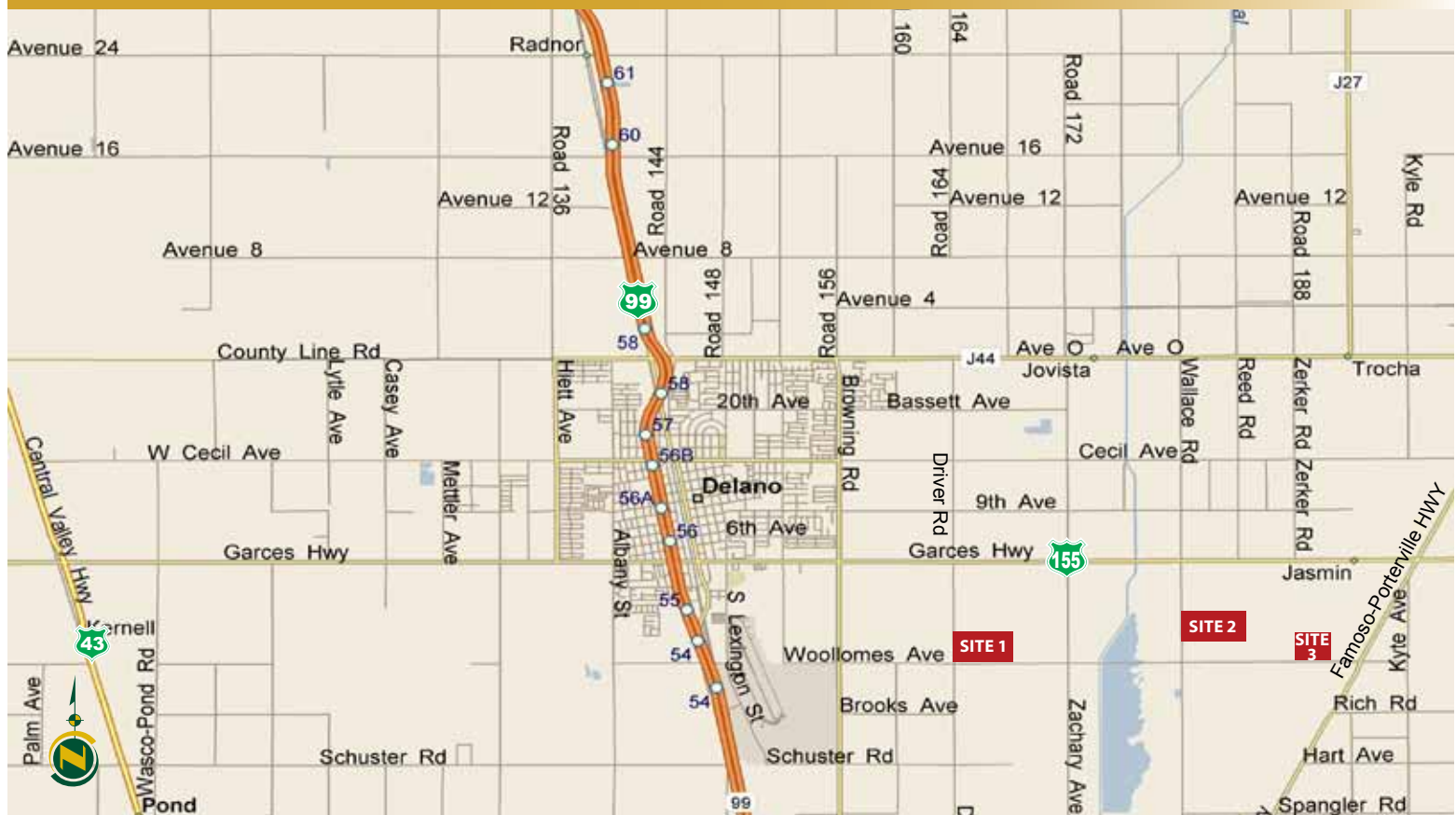


## PROPERTY PHOTOS - SITE 3





## 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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