

FOR SALE



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Delano Table Grapes and Home



19.43± Acres
Kern County, California

- District Water and Well
- High Producing Table Grapes
- Discounted Value on the House

Exclusively Presented By:
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CA BRE #00020875



Delano Table Grapes and Home

19.43± Acres

\$495,000

LOCATION:

This vineyard is located on the southwest corner of County Line Road and Pandol Way. Five miles east of Delano, California.

DESCRIPTION:

This property is improved with a highly productive Table Grape vineyard planted to Autumn Royal in 2002. An older 3,328±sq.ft. 5 bedroom, 2 ½ bath house sits within the vineyard on Pandol Way. The house has been remodeled and updated over the years but is vacant at this time. This property is located within the major Table Grape producing area of Central California.

LEGAL:

Kern County APN 049-010-38. The address is 10003 Pandol Way, Delano, CA 93215.

PLANTINGS:

Autumn Table Grapes on a metal V trellis. Spacing of 12x6. The 3 year production average is 1,010 boxes per acre. Production records to be provided upon request.

WATER:

Delano-Earlimart Irrigation District delivers surface water and a new pump and well drilled in 2014 provides well water. The well was drilled to 860' feet and a 60HP submersible VFD pump installed in the well. Estimated output is 300-400GPM. There is a domestic well which provides water to the house. This vineyard shares the District outlet, pipeline, reservoir and filter system with the adjoining 80 acres to the south. An Irrigation Facilities Agreement provides a non-exclusive easement to the facilities. This recorded document to be provided upon acceptance of offer.

SOILS:

Soils consist of Exeter loam and Exeter sandy loam, 0 to 2% slopes.

BUILDINGS:

This house was built in 1948 and has 5 bedrooms and 2 ½ baths. It has been remodeled and updated over the years. Has a double car garage, a basement, and outdoor patio with built-in barbeque.

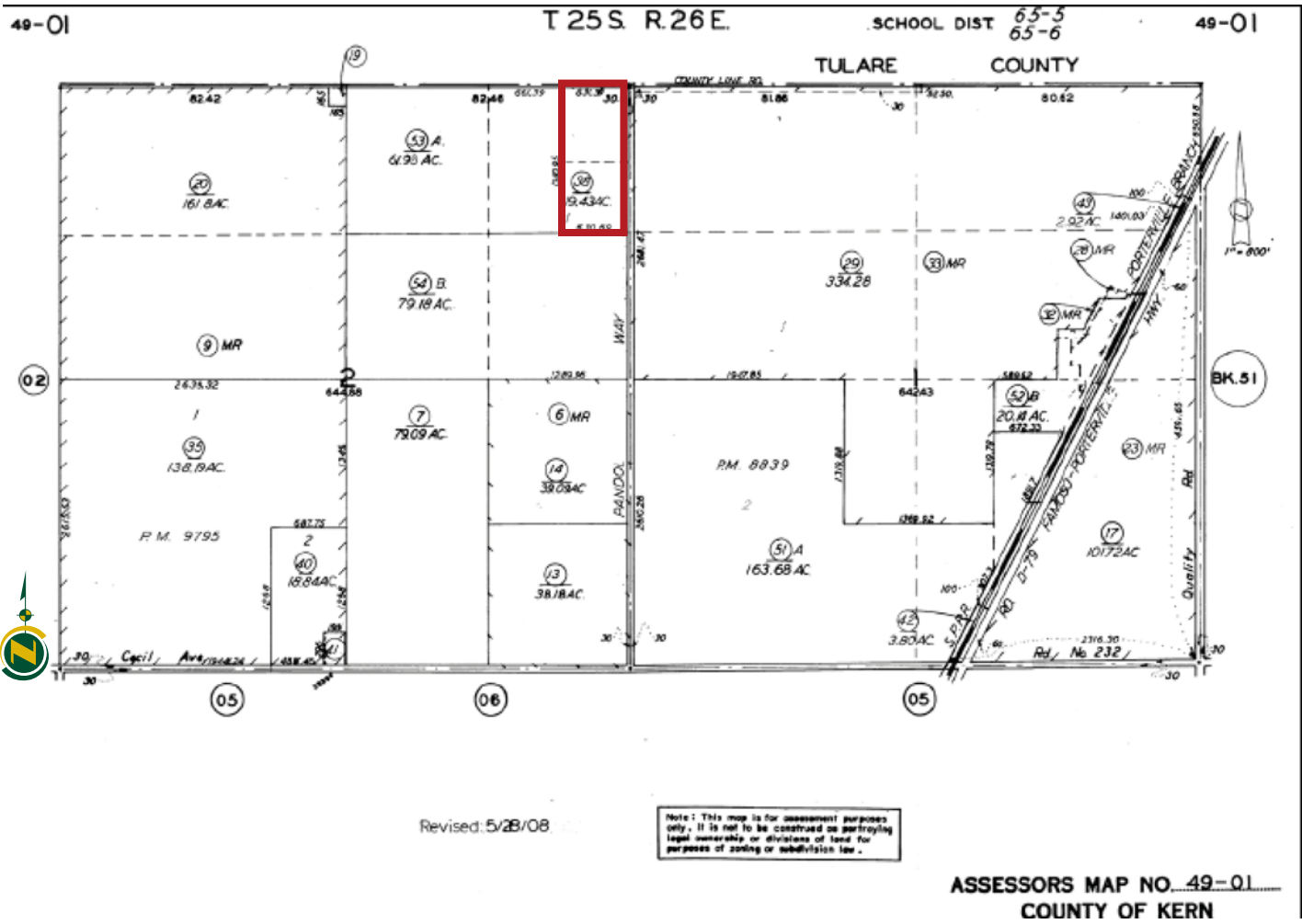
PRICE/TERMS:

\$495,000.

NOTES:

The 2018 crop is included with cultural reimbursement to Seller.

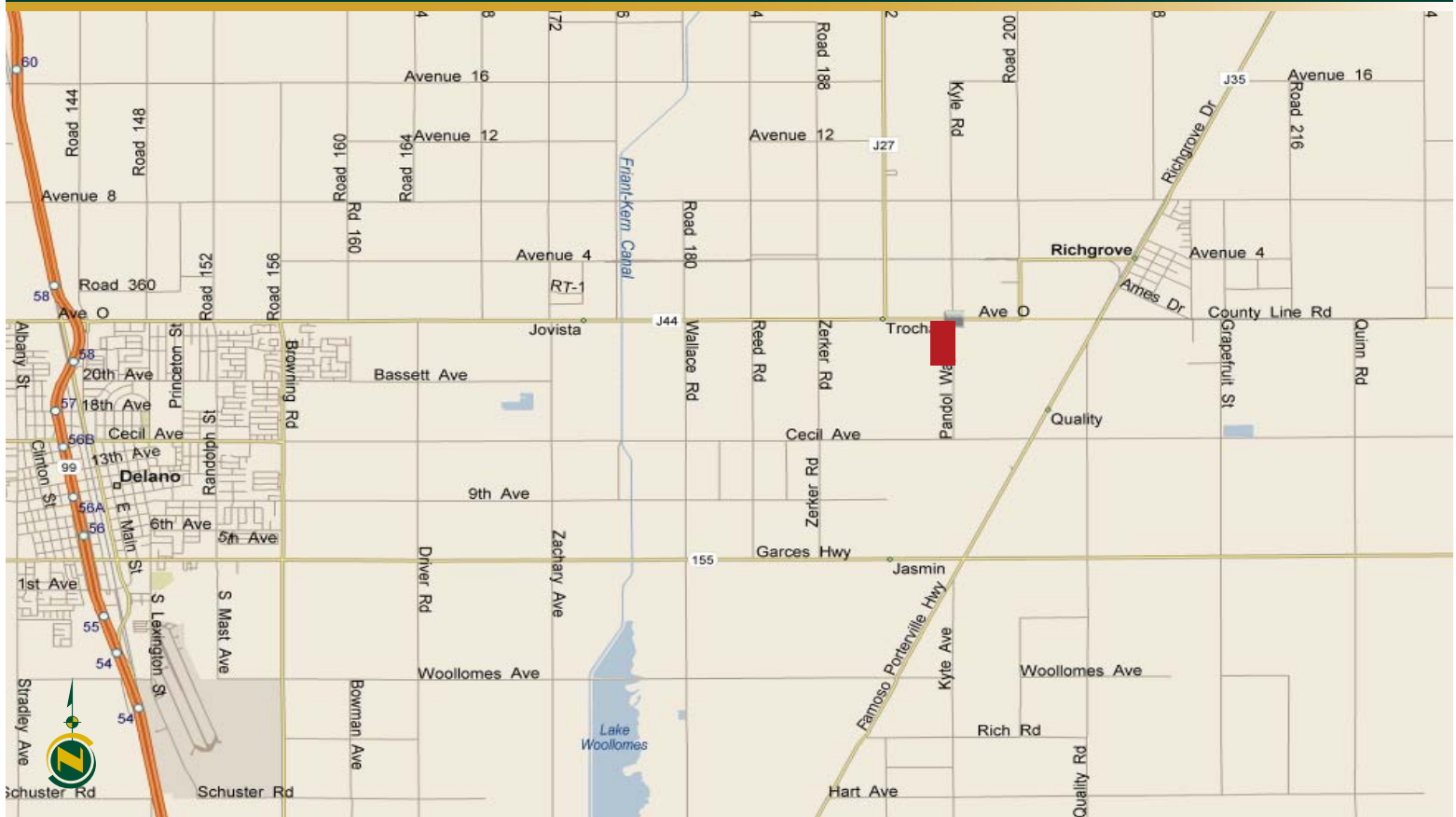
ASSESSOR'S PARCEL MAP



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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