

ARVIN EDISON ORGANIC BLUEBERRIES

Kern County, California

158.18± Acres

\$5,500,000
(\$34,770/Acre)

PRICE REDUCED



- Arvin-Edison Water Storage District
- Certified Organic Blueberries
- Excellent Soil for Permanent Plantings



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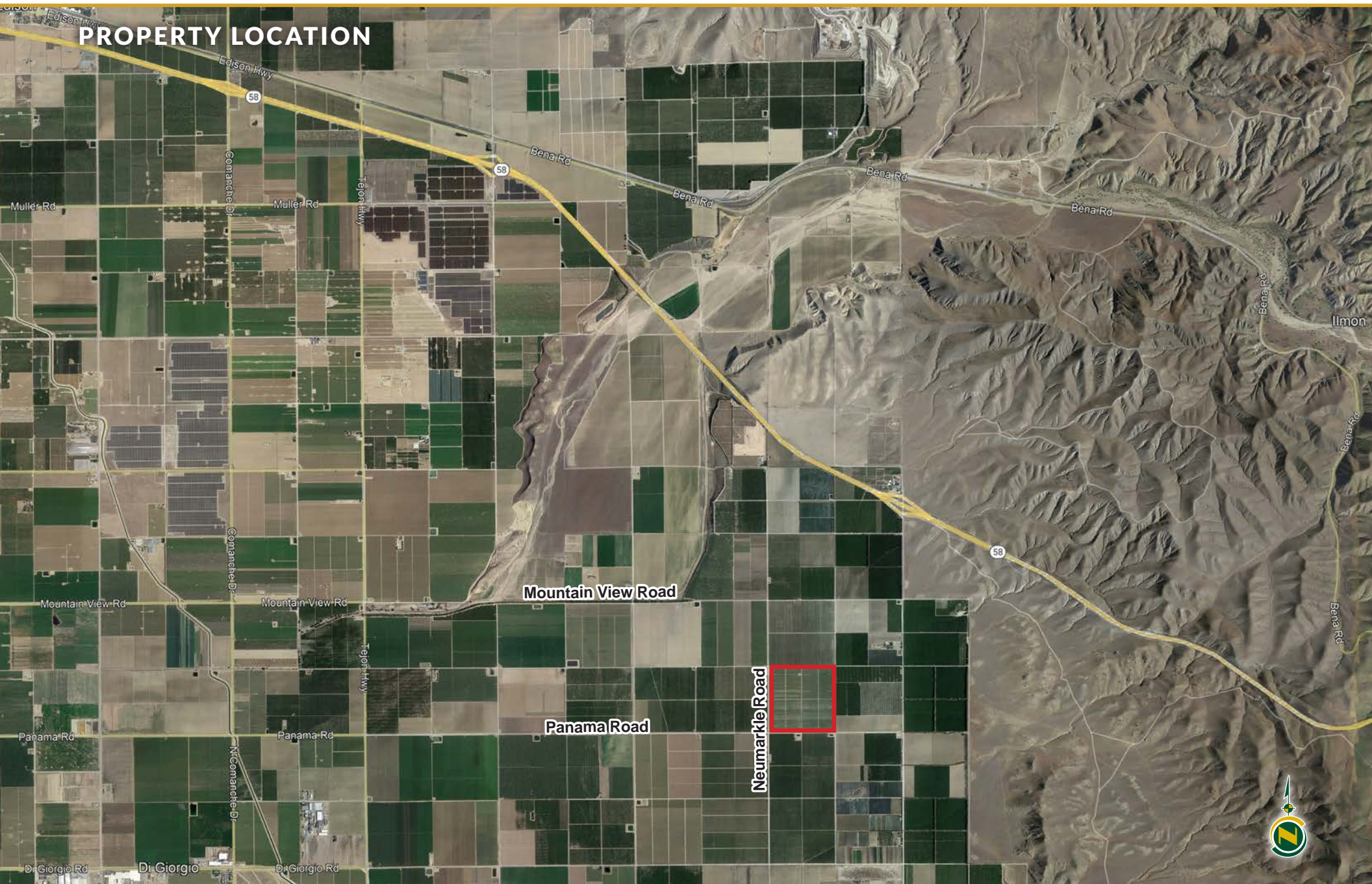


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a high-density organic blueberry development in Kern County consisting of 158.18± gross acres, including 111± acres of organic blueberries, 49± acres of conventionally farmed blueberries and 5.53± acres of ancillary land consisting of farm avenues, a reservoir, and a filtration site.

LOCATION

The property is located at the northeast corner of Panama Road and Neumarkel Road, approximately six miles northeast of the city of Arvin in Kern County, California.

LEGAL & ZONING

Kern County APNs: 179-102-22, Zoned Exclusive Agriculture (A)

PLANTINGS

- Block 1** - Snow Chaser, Ventura, Star and Jewel varieties on 40± acres.
- Block 2** - Ventura, Meadowlark, Emerald and Jewel varieties on 40± acres
- Block 3** - Ventura, Rebel, and Suzi Blue varieties on 15.5± acres
- Block 4** - Ventura, Rebel, and Suzi Blue varieties on 15.5± acres
- Block 5** - Ventura, Rebel, San Joaquin and Suzi Blue varieties on 49± acres

WATER

Surface water is provided by Arvin Edison Water Storage District through a drip irrigation system. The property is located in the Arvin GSA. There are no wells on the property.

FROST PROTECTION

The property features 16 propane powered windmachines for frost protection.

SOILS

Hesperia sandy loam, 0 to 2% slopes.
Pleito gravelly sandy clay loam, 2 to 5% slopes.
Cuyama sandy loam, 2 to 5% slopes.

PRICE/TERMS

The asking price is \$5,500,000

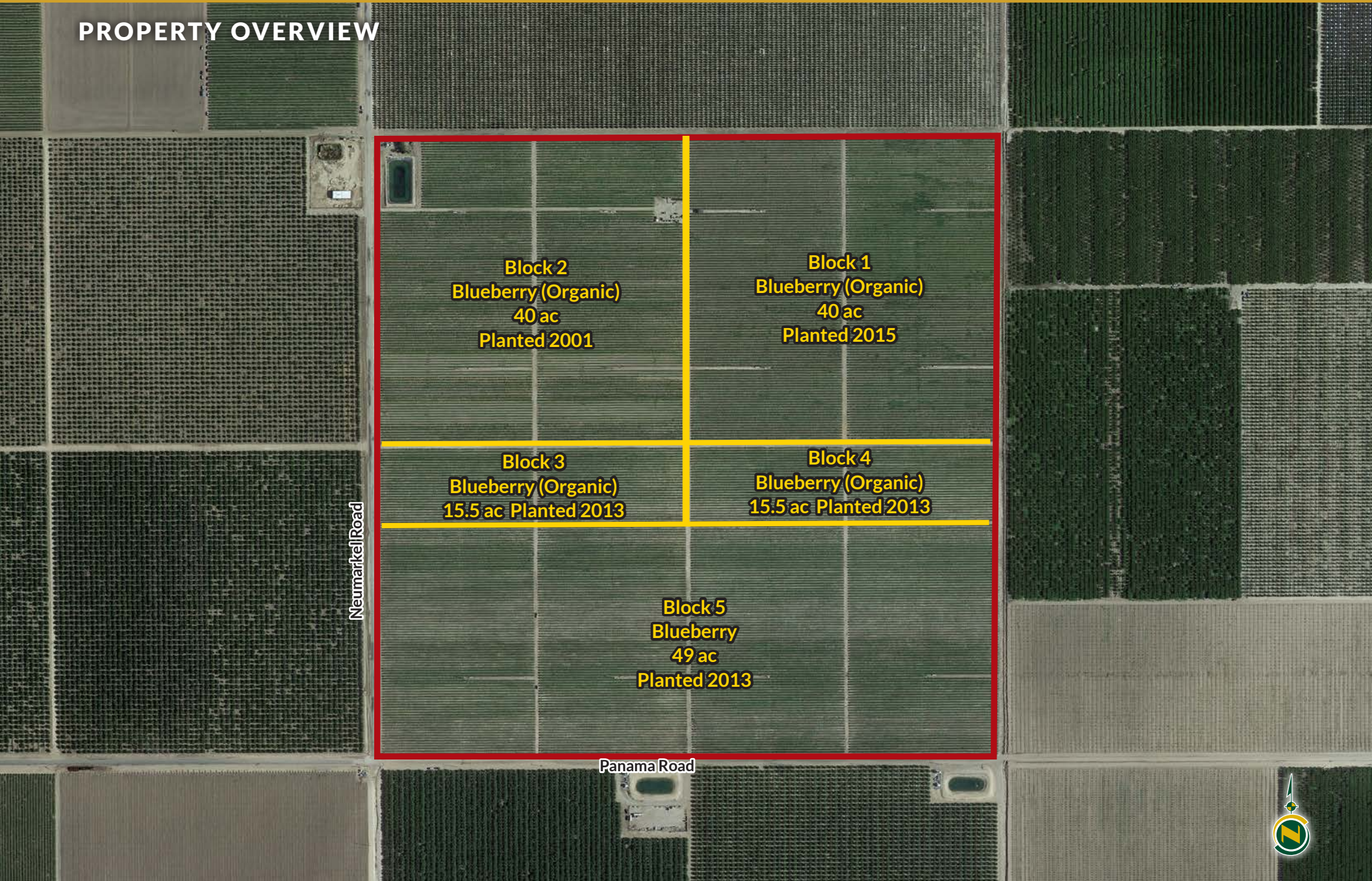


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PROPERTY OVERVIEW



Block 2
Blueberry (Organic)
40 ac
Planted 2001

Block 1
Blueberry (Organic)
40 ac
Planted 2015

Block 3
Blueberry (Organic)
15.5 ac Planted 2013

Block 4
Blueberry (Organic)
15.5 ac Planted 2013

Block 5
Blueberry
49 ac
Planted 2013

Neumarkel Road

Panama Road

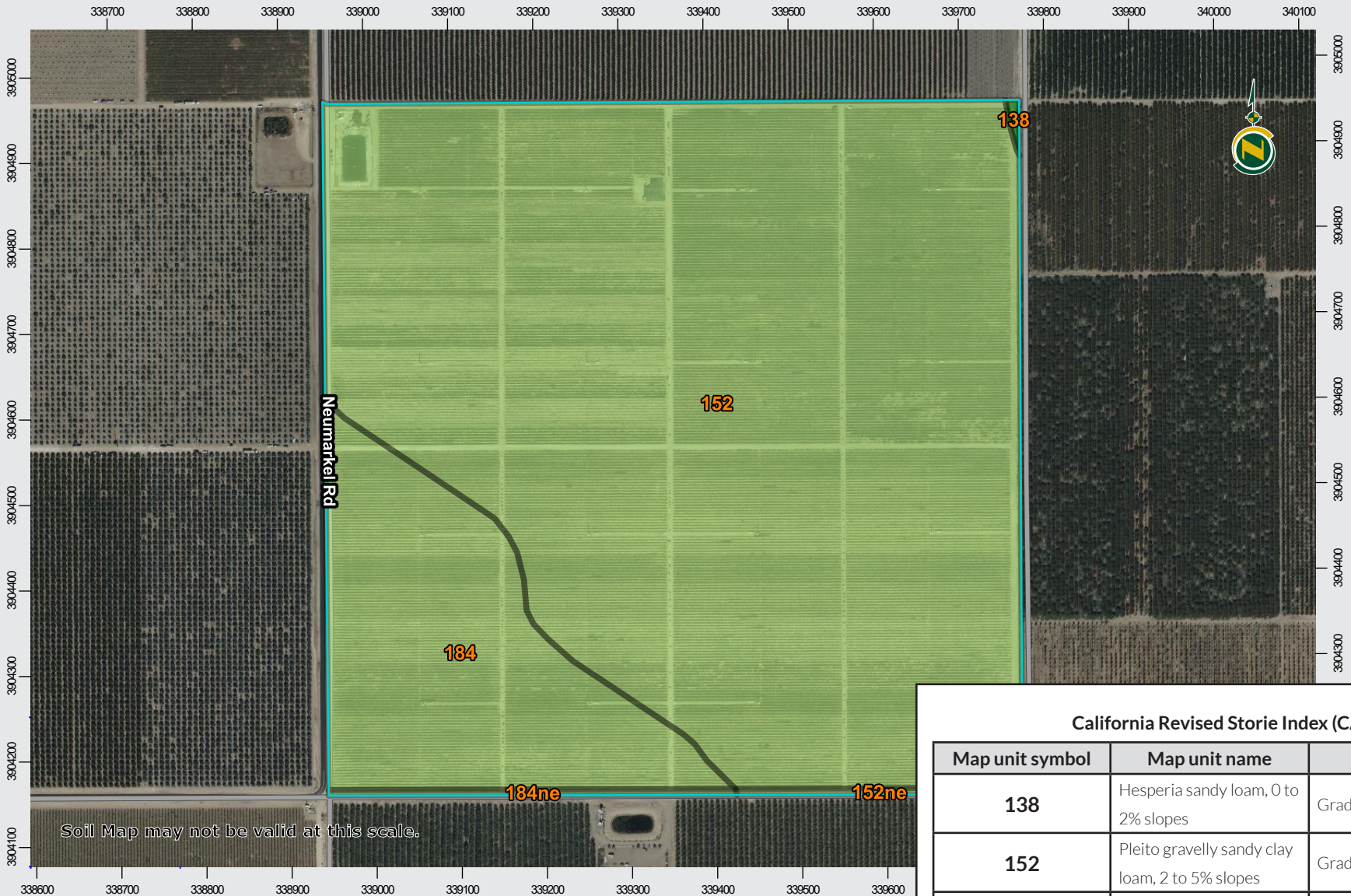


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SOILS MAP



Soil Map may not be valid at this scale.

California Revised Storie Index (CA)

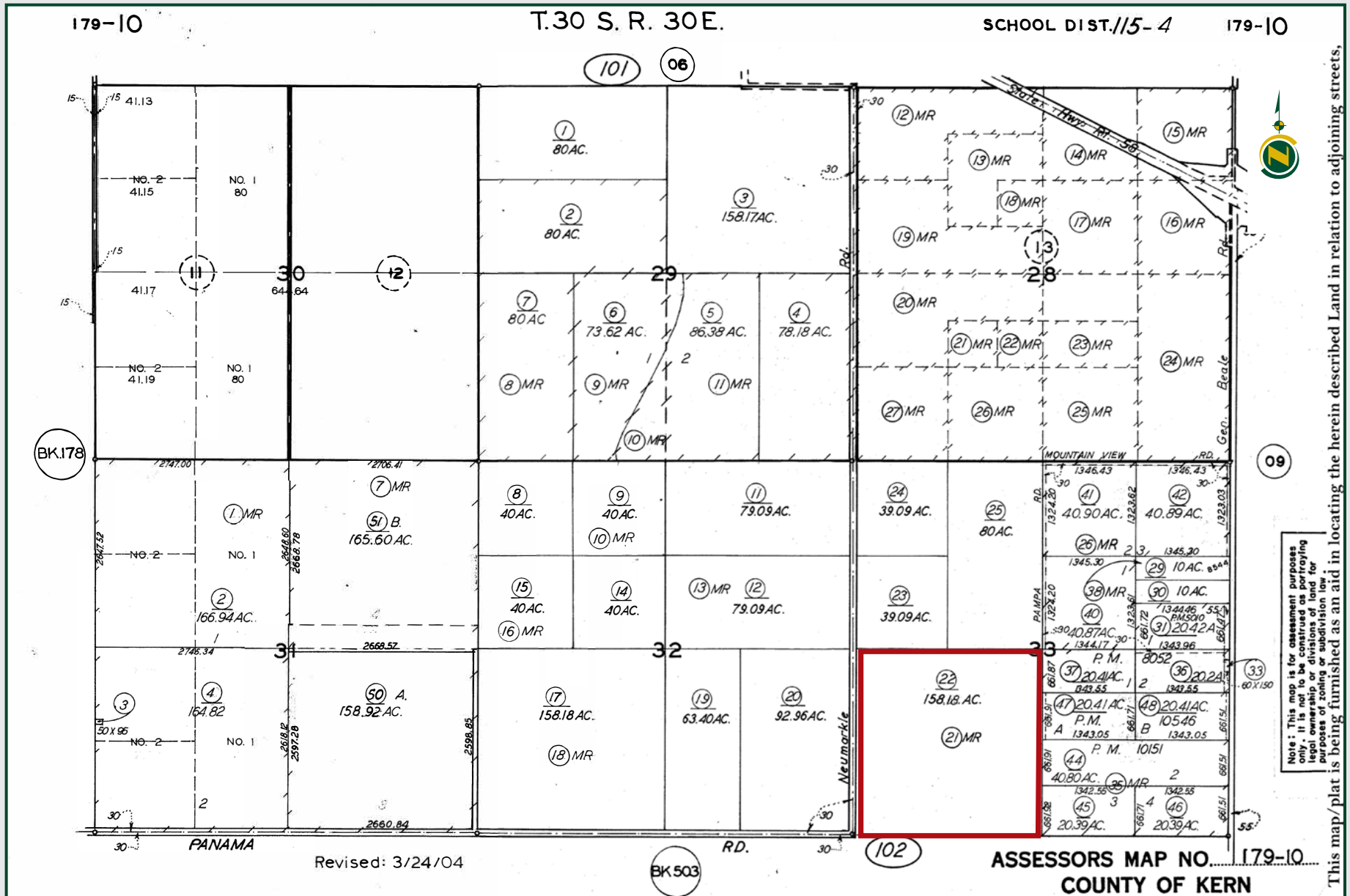
Map unit symbol	Map unit name	Rating
138	Hesperia sandy loam, 0 to 2% slopes	Grade 1 - Excellent
152	Pleito gravelly sandy clay loam, 2 to 5% slopes	Grade 2 - Good
184	Cuyama sandy loam, 2 to 5% slopes	Grade 2 - Good

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PARCEL MAP



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PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791 **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.**