

SSJMUD FARMLAND RANCH 21

\$3,519,000
(\$18,735±/Acre)



187.83± Acres - Kern County, California

- SSJMUD District and Well Water
- Re-Development Opportunity with Re-Usable Infrastructure
- Productive Soils
- Tax Benefits

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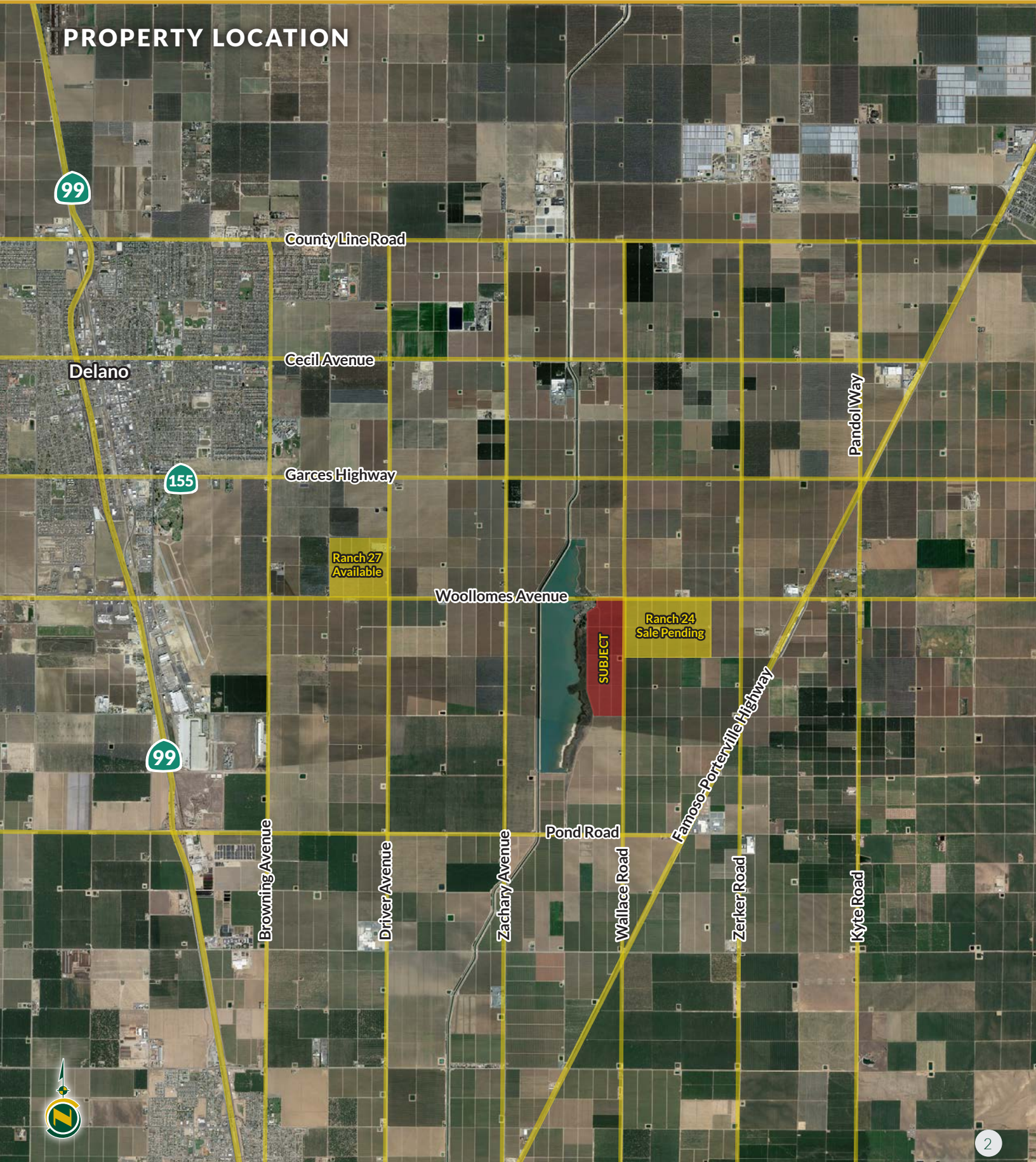
CA DRE #00020875

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187.83± Acres
Kern County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The property is located on the southwest corner of Wallace Avenue and Woollomes Avenue, approximately 5± miles East of Delano, 33± miles north of Bakersfield, 149± miles north of Los Angeles and 268± miles south of Sacramento.

DESCRIPTION

This 187.83± acre opportunity is located in the desirable farming area of Delano, CA. The land consists of 91.63± acres root stock cut with trellis, and 86.81± acres that will be open farmland by close of escrow. The surrounding area is farmed to citrus, blueberries, almonds, pistachios, table grapes and field and row crops. This investment opportunity offers; SSJMUD district and well water, re-development opportunity with re-usable infrastructure, productive soils, and tax benefits.

LEGAL

Portions of the E ½ of Section 21, Township 25S, Range 26E, MDB&M. APN #'s 050-100-07 and 08.

ZONING

The land is zoned A by Kern County. All parcels are enrolled in the Williamson Act.

WATER

The land is irrigated by both district and well water. The property is in Southern San Joaquin Municipal Utility District (SSJMUD) and receives contract water from meter #739. In 2024, SSJMUD collected the following: Water cost of \$145.50/acre foot and a lift cost of \$0.50/acre foot. The well is equipped with a 150HP electric motor. The vineyard is irrigated through a nicely appointed drip irrigation system, 2 booster pumps (40HP and 40HP), 9 sand media filters, and pumped from the reservoir. In the 2023/24 tax year the Kern County Tax Assessor collects \$104.85±/acre on behalf of SSJMUD with the property taxes.

PLANTINGS RANCH 21

*Acres	Varieties	Spacing	Root Stock
91.63±	Root cut with Trellis	12' x 8'	Majestic
86.61±	Vineyard being removed		
9.39±	Roads, Reservoir, Waste		
187.83±	Assessed Acres		

* Planted acres reflect FSA planted acres or owner's maps.

SOILS

- 93.2±% (154) Exeter sandy loam, 0 to 2 percent slopes, Irrigated Capability Class, Rating 3
- 6.8±% (192) McFarland loam, 0 to 2 percent slopes, Irrigated Capability Class, Rating 1

PRICE/TERMS

\$3,519,000 (or \$18,735±/acre) cash at close of escrow. The property is being sold on an "AS IS, WHERE IS" basis.



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PROPERTY OVERVIEW



LEGEND

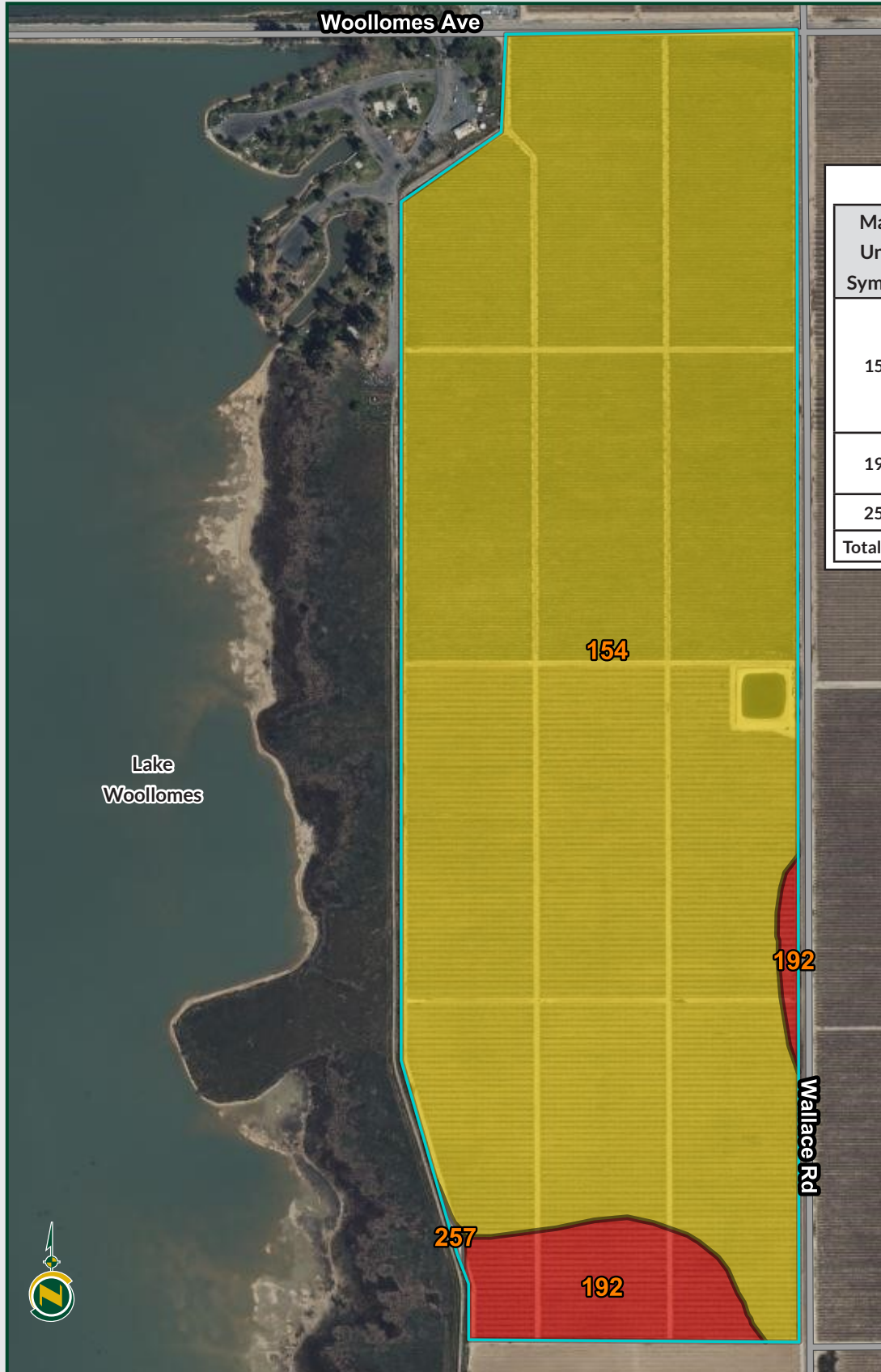
- Reservoir
- Well
- District Meter

WELL CHART

#	HP
2108	150



SOILS MAP



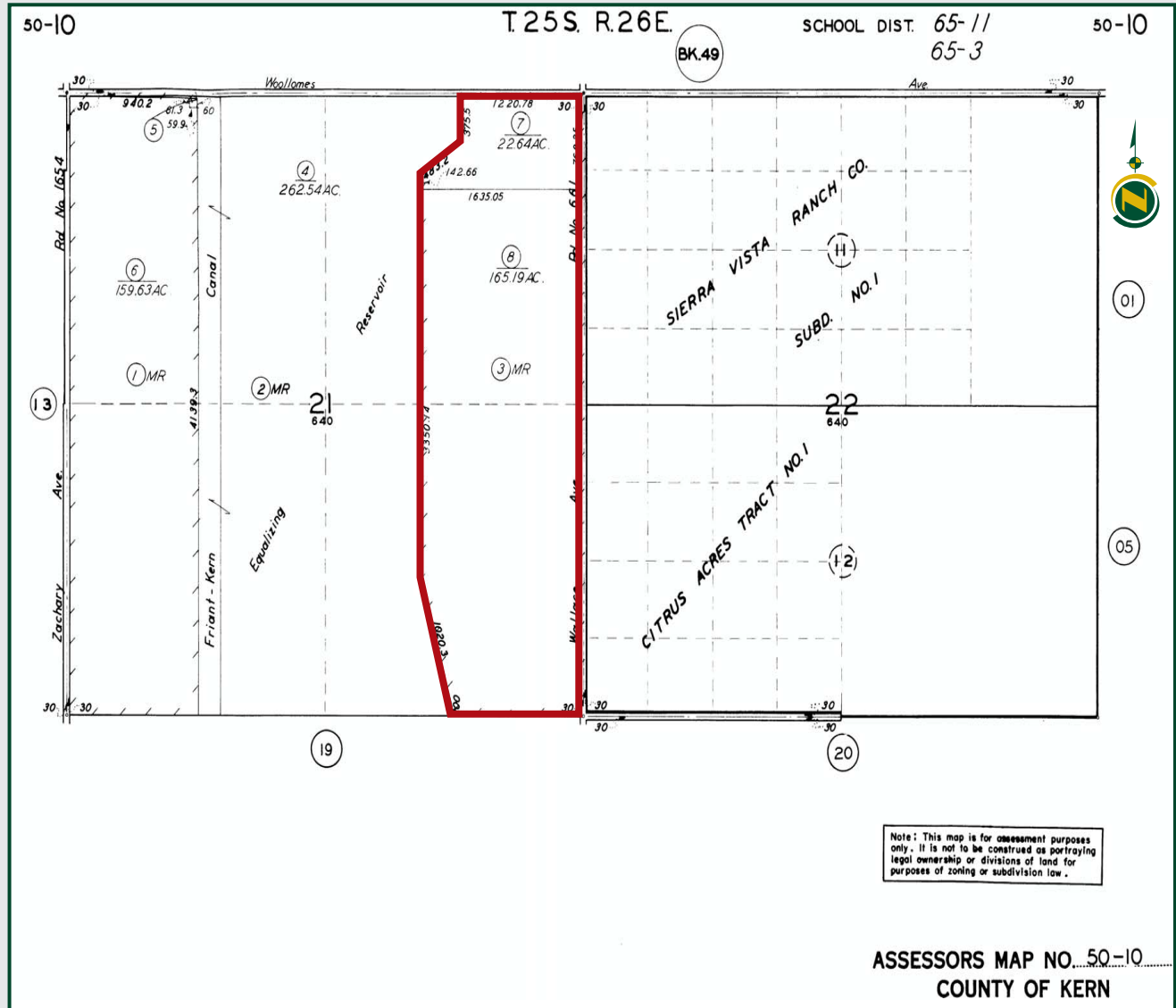
Irrigated Capability Class			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
154	Exeter sandy loam, 0 to 2 percent slopes	3	93.2%
192	McFarland loam	1	6.7%
257	Water		0.1%
Totals for Area of Interest			100.0%

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PARCEL MAP



PROPERTY PHOTOS

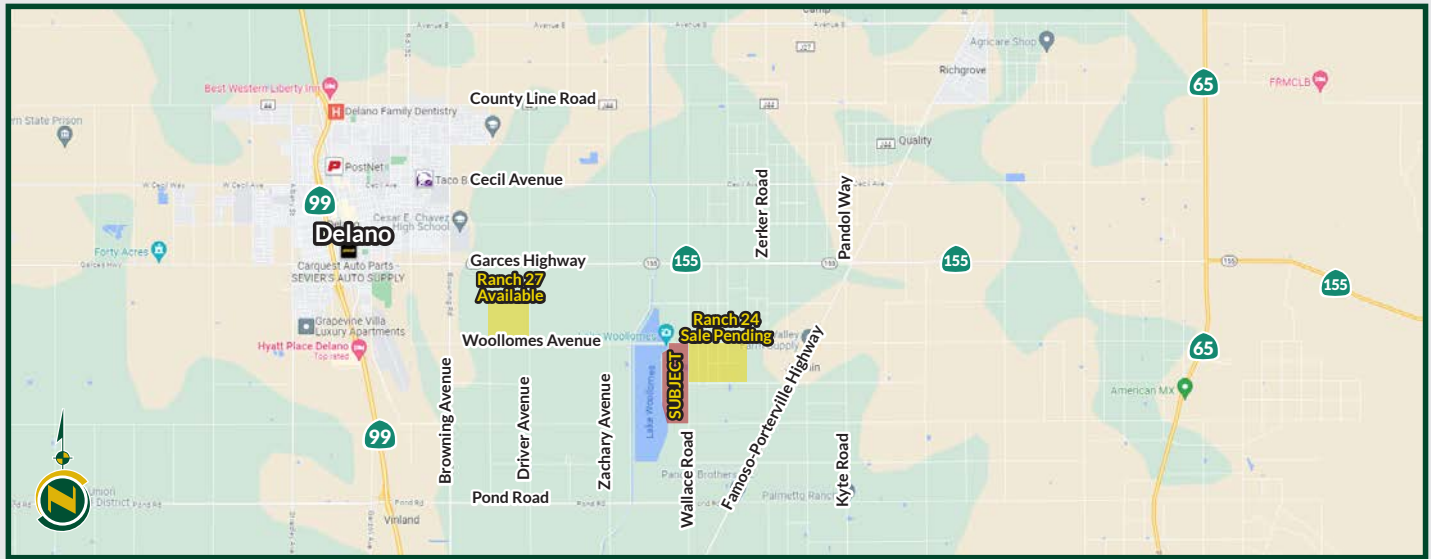


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LOCATON MAP



REGIONAL MAP



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.



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