

DELANO EARLIMART ID

TABLE GRAPES AND FARMLAND- RANCH 14

\$5,699,000
(\$19,570±/Acre)



291.22± Acres - Kern County, California

- DEID District Water and 2 Wells
- Mature Table Grapes
- Farmland Available to Plant
- Productive Soils
- Tax Benefits

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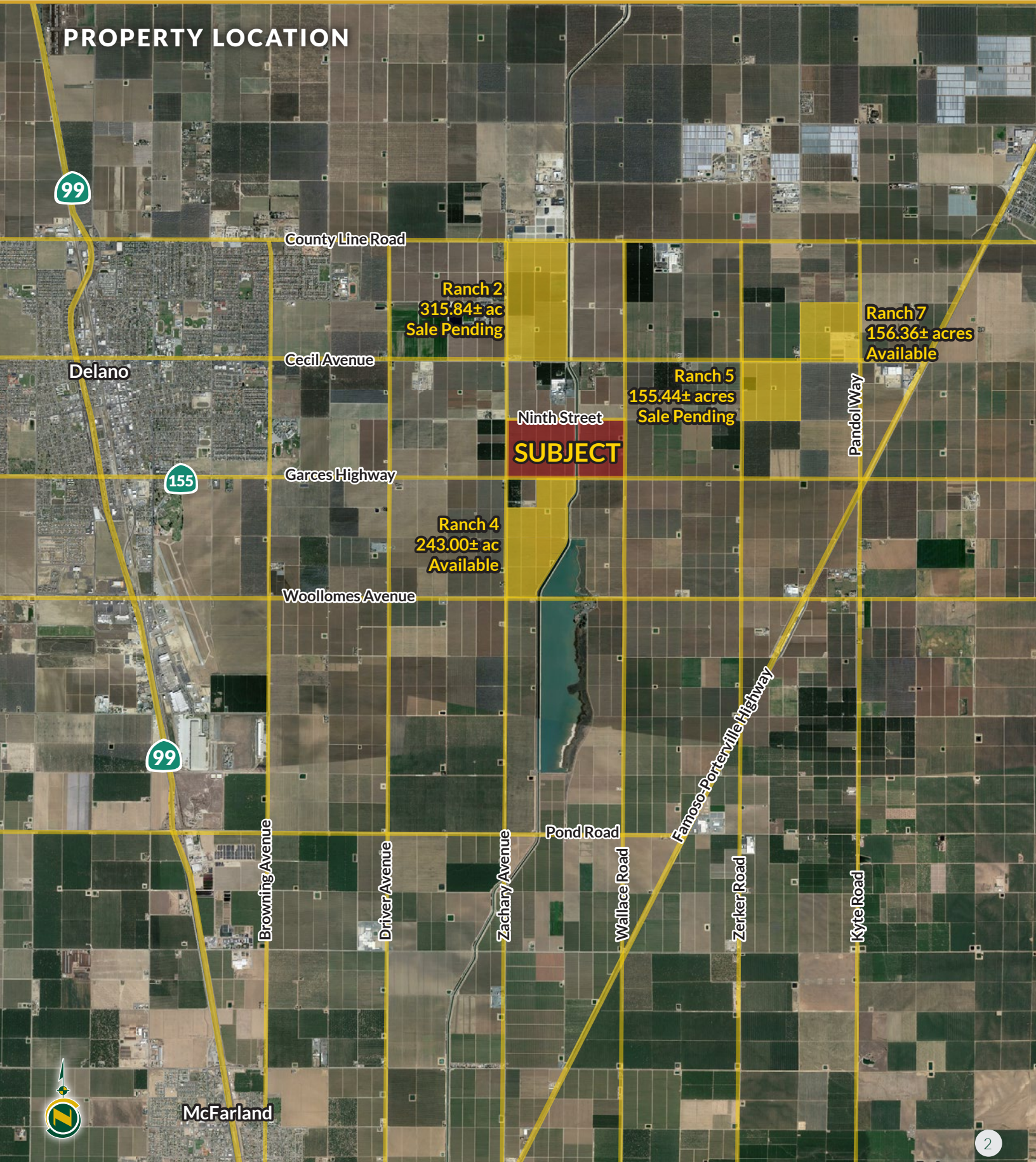
CA DRE #00020875

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291.22± Acres
Kern County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The property is located on the southeast corner of Zachary Road and Ninth Street, 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 291.22± acre opportunity is located in the desirable farming area of Delano, CA. The land consists of 109.79± acres of farmland, 83.21± acres planted to Autumn King table grapes and 83.66± acres of Holiday table grapes. The surrounding area is farmed to citrus, blueberries, almonds, pistachios, table grapes and field and row crops. This investment opportunity offers; DEID district water and 2 wells, farmland available to plant, productive soils, and tax benefits.

SOILS

- 96.9±% (154) Exeter sandy loam, 0 to 2 percent slopes, Irrigated Capability Class, Rating 3
- 3.1±% (243) Wasco sandy loam, Irrigated Capability Class, Rating 2

PLANTINGS - RANCH 14

*Acres	Root Stock	Varieties
83.21±	Freedom	Autumn King
83.66±	Salt Creek	Holiday (1)
<u>109.79±</u>	N/A	Farmland
276.66±	acres	
<u>14.56±</u>	Roads, Reservoir, and Waste	
291.22±	Assessed Acres	

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

(1)The property is planted to a proprietary grape variety, such fruit is currently packed and marketed as Holiday™ Grape ("AC Proprietary Grape"). Assignment of AC Proprietary Grapes- Upon the Closing or expiration of the lease whichever occurs first, Seller hereby grants Buyer a perpetual, irrevocable, royalty-free license to grow and cultivate on the First Property and the Second Property, market and sell the AC Proprietary Grapes from and after the Closing or at expiration of lease whichever occurs first, provided, however, that such license shall not include the right to plant any new vines that grow the AC Proprietary Grapes. The right to pack and market such fruit as Holiday™ shall be subject to and in accordance with other customary packing and marketing terms and conditions required by Tenant or its successor in interest of similarly situated grower licensees."

LEGAL

Kern County APN #'s: 049-120-01, 03, 05, 07, 08, 09,10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 23, 24, 36 & 37. The land is zoned A by Kern County. All parcels are enrolled in the Williamson Act, except 049-120-17.

Property is located in the S ½ of Sec. 9 Township 25S, Range 26E, MDB&M.

WATER

The land is irrigated by both district and well water. The property is in Delano Earlimart Irrigation District (DEID) and receives contract water from meter #'s 809 and 908. In 2023, DEID is collecting the following: assessment of \$17.85/acre, standby of \$33.32/acre, special benefit assessment is \$28.35/acre, supplemental assessment is \$69.82/acre, and water cost of \$155/acre foot plus lift charge for zone #1 of \$12.21/acre foot as of 11/8/23(subject to change). The 2 wells are equipped with 150, and 350HP electric motors.

The vineyard is irrigated through nicely appointed drip irrigation systems, 2 reservoirs, 2 booster pumps with 6 sand media filters in one reservoir, and 1 booster pump with 14 Bermad filters in the 2nd reservoir. There is one out of service well.

PRICE/TERMS

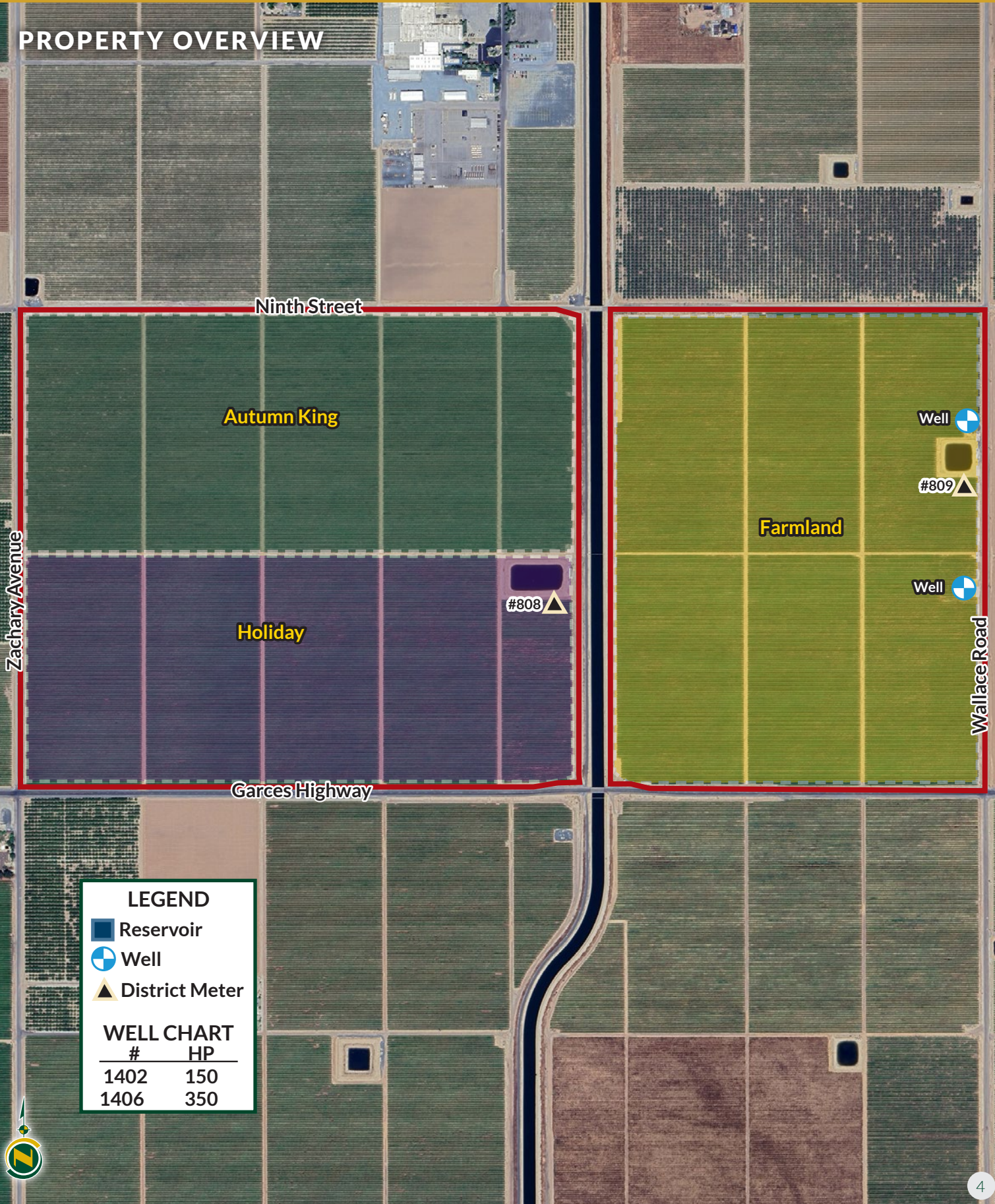
\$5,699,000 (or \$19,570±/acre) cash at close of escrow. The table grapes are subject to a 2 year lease that can terminate after 2025 harvest. The property is being sold on an "AS IS" and "WHERE IS" basis.

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PROPERTY OVERVIEW



LEGEND

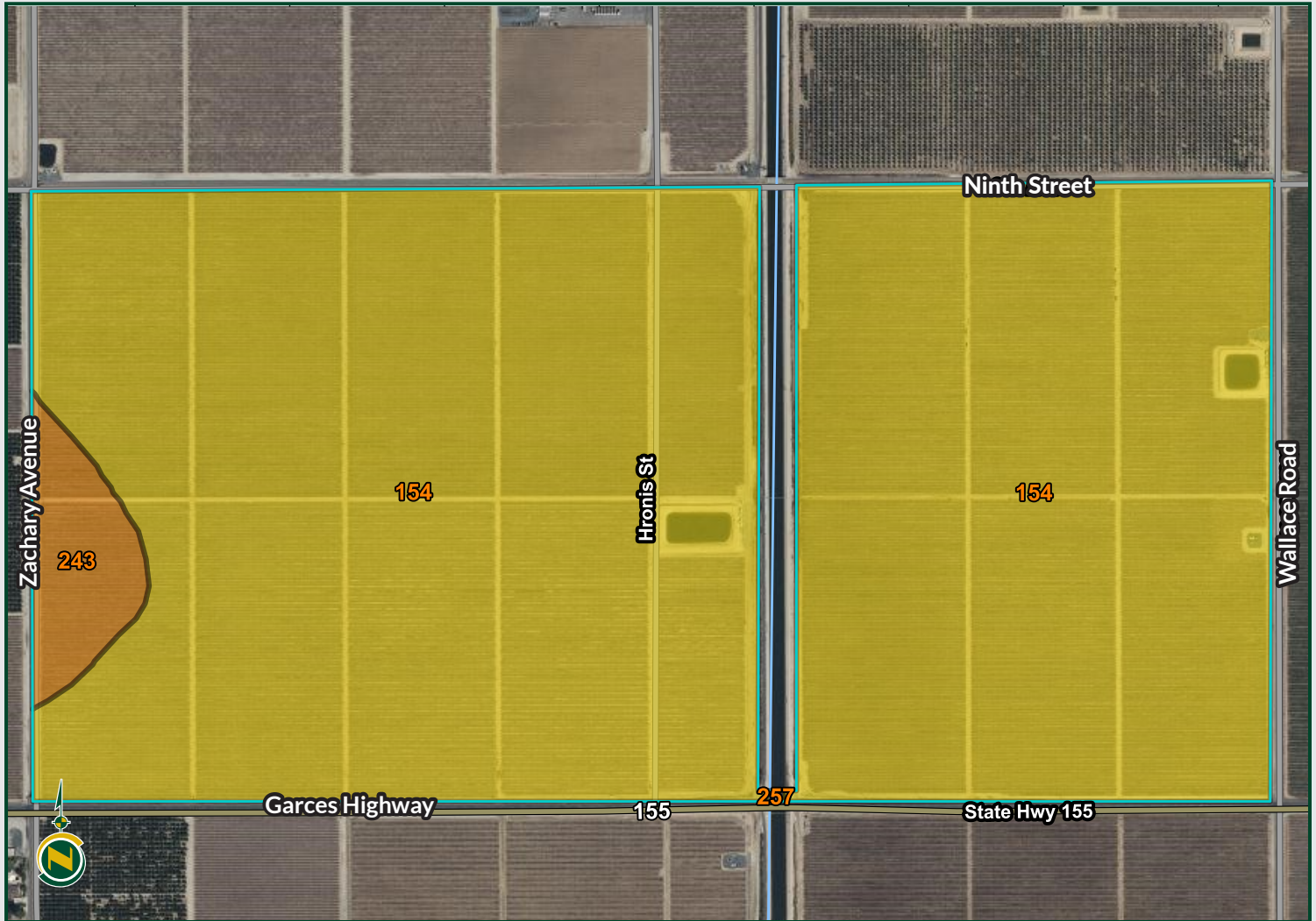
- Reservoir
- Well
- District Meter

WELL CHART

#	HP
1402	150
1406	350



SOILS MAP



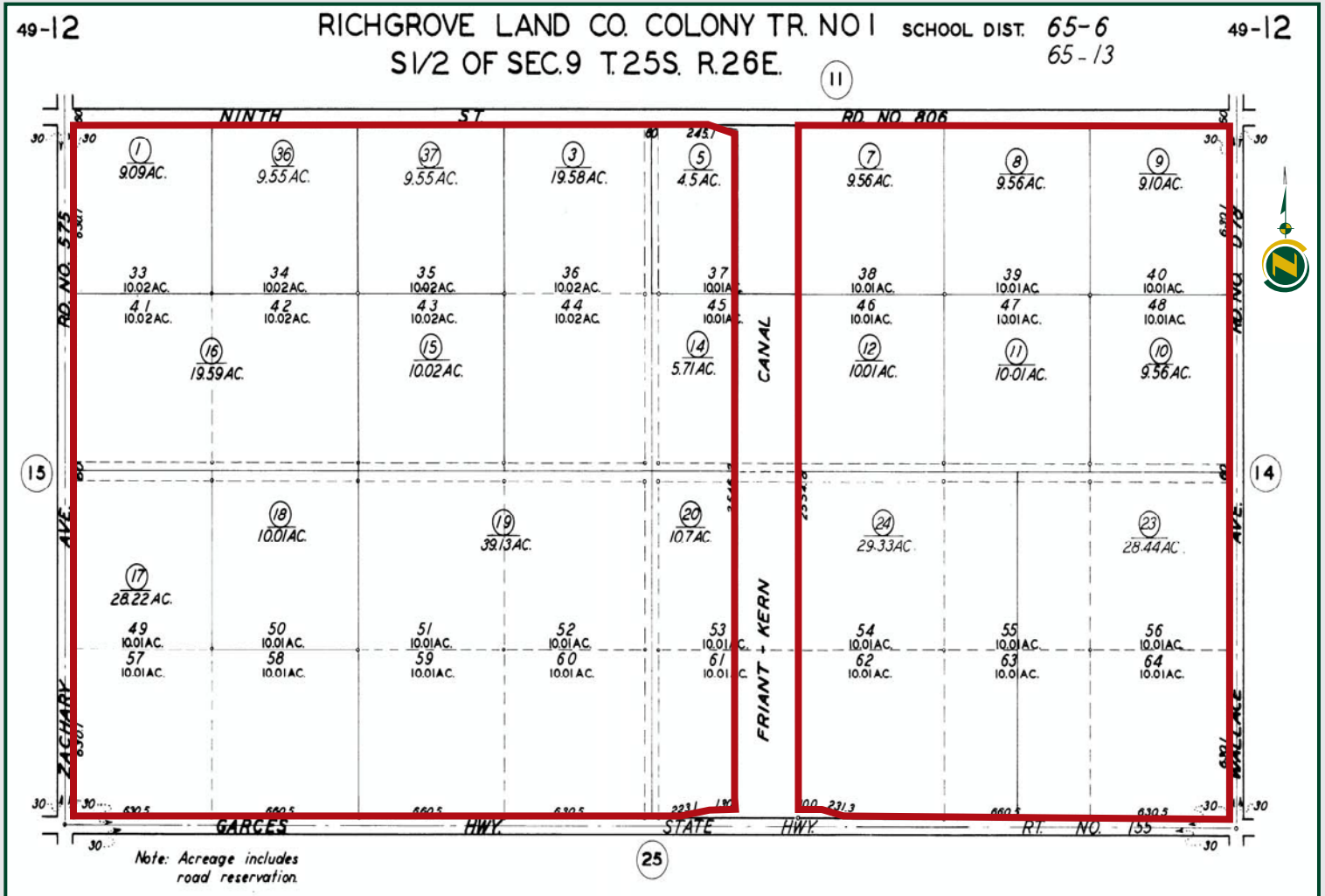
Irrigated Capability Class			
Map unit symbol	Map unit name	Rating	Percent AOI
154	Exeter sandy loam, 0 to 2 percent slopes	3	96.9%
243	Wasco sandy loam	2	3.1%
Totals			100.0%

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PARCEL MAP



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PROPERTY PHOTOS

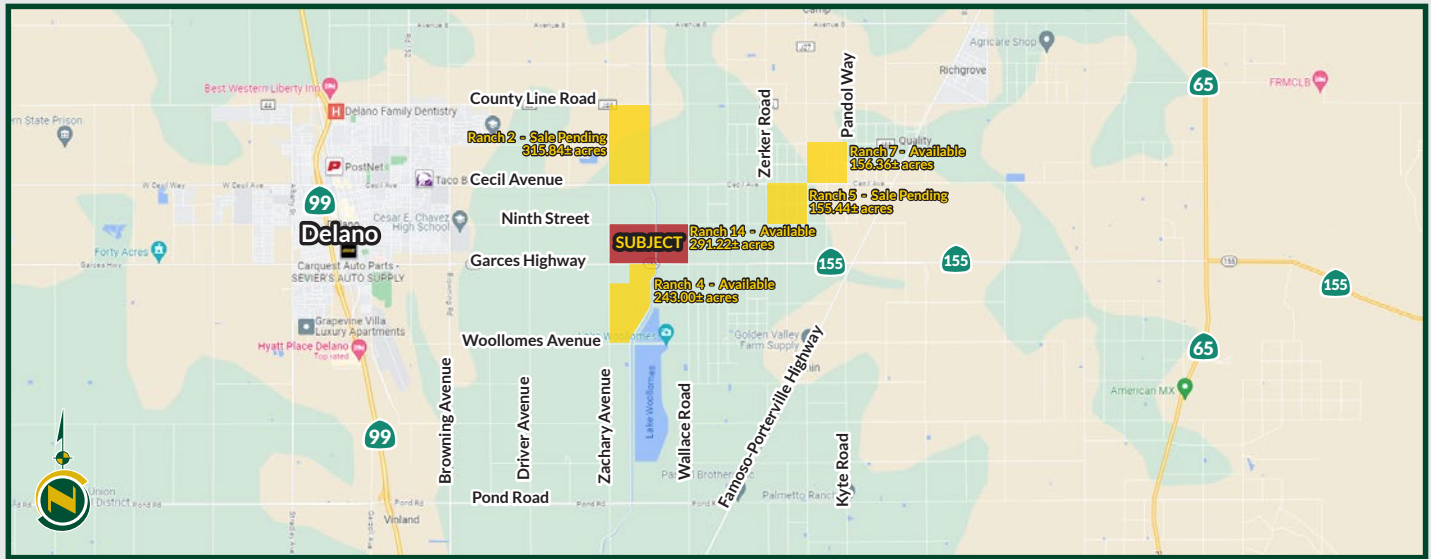


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LOCATON MAP



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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