

CARA CARA RANCH

Kern County, California

40.13± Acres

\$1,200,000
(\$29,903±/Acre)



- Mature Cara Caras
- Income Producing Orchard
- Kern-Tulare Water District



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

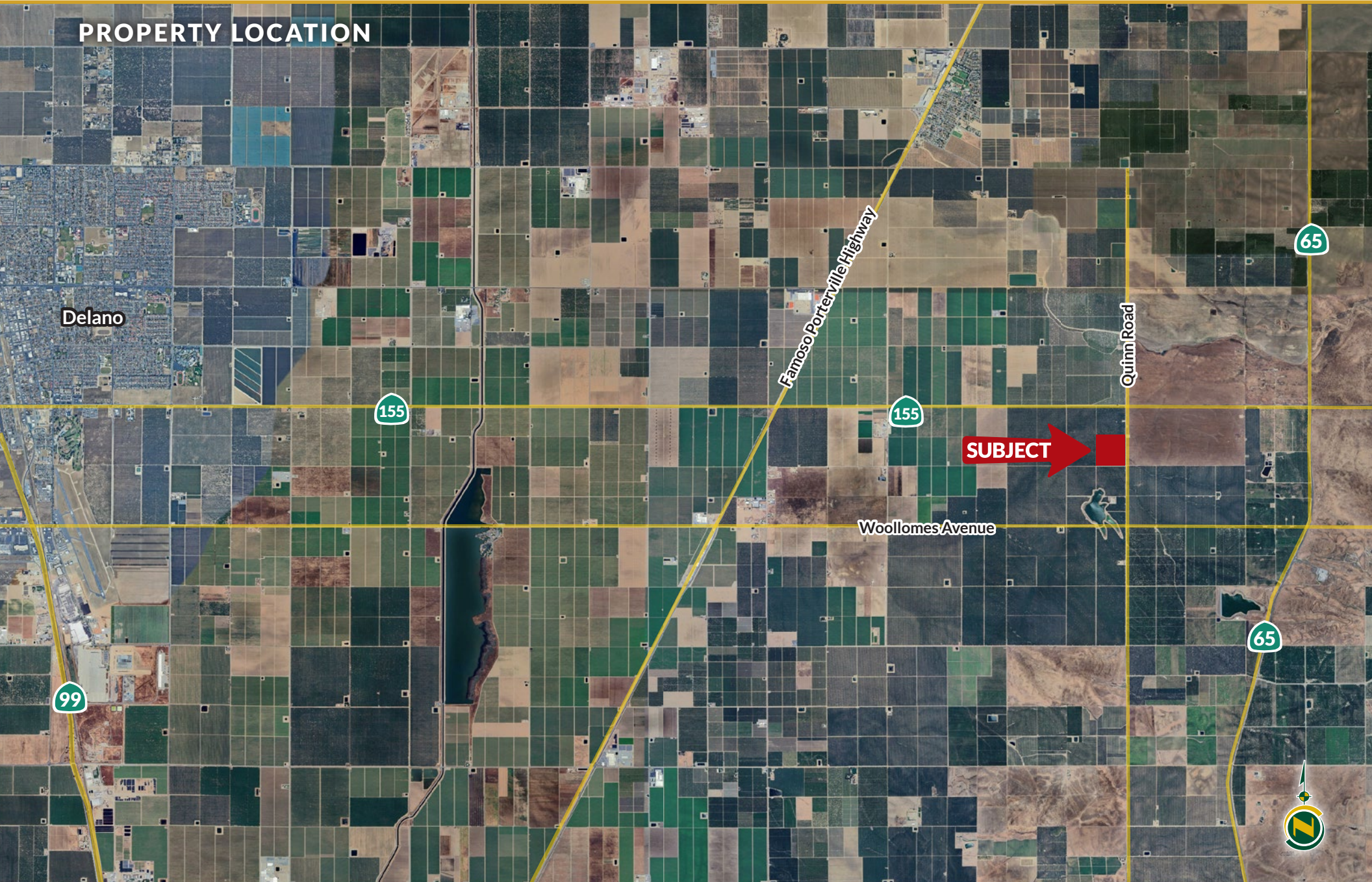


CARA CARA RANCH

40.13± Acres
Kern County, CA



PROPERTY LOCATION



CARA CARA RANCH

40.13± Acres
Kern County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a well-farmed Cara Cara citrus ranch located in the Kern-Tulare Water District. The property is located east of Delano, California, just west of Highway 65.

LOCATION

The property is located on the west side of Quinn Road and south of Garces Highway (Highway 155) east of Delano, California.

LEGAL

Kern County APN: 051-110-65-00-3.

WATER

The property receives irrigation water from Kern-Tulare Water District, and has a solid fanjet and drip irrigation system with sand media filters.

SOILS

Chanac clay loam, 2 to 9 percent slopes.
Chanac-Pleito complex, 5 to 30 percent slopes.

PLANTINGS

The property is planted to approximately 38.72± acres of Cara Cara. The trees were planted in 2002 on a 20'x9' spacing.

FROST

There are four propane powered wind machines for frost protection.

PRICE/TERMS

The asking price is \$1,200,000.

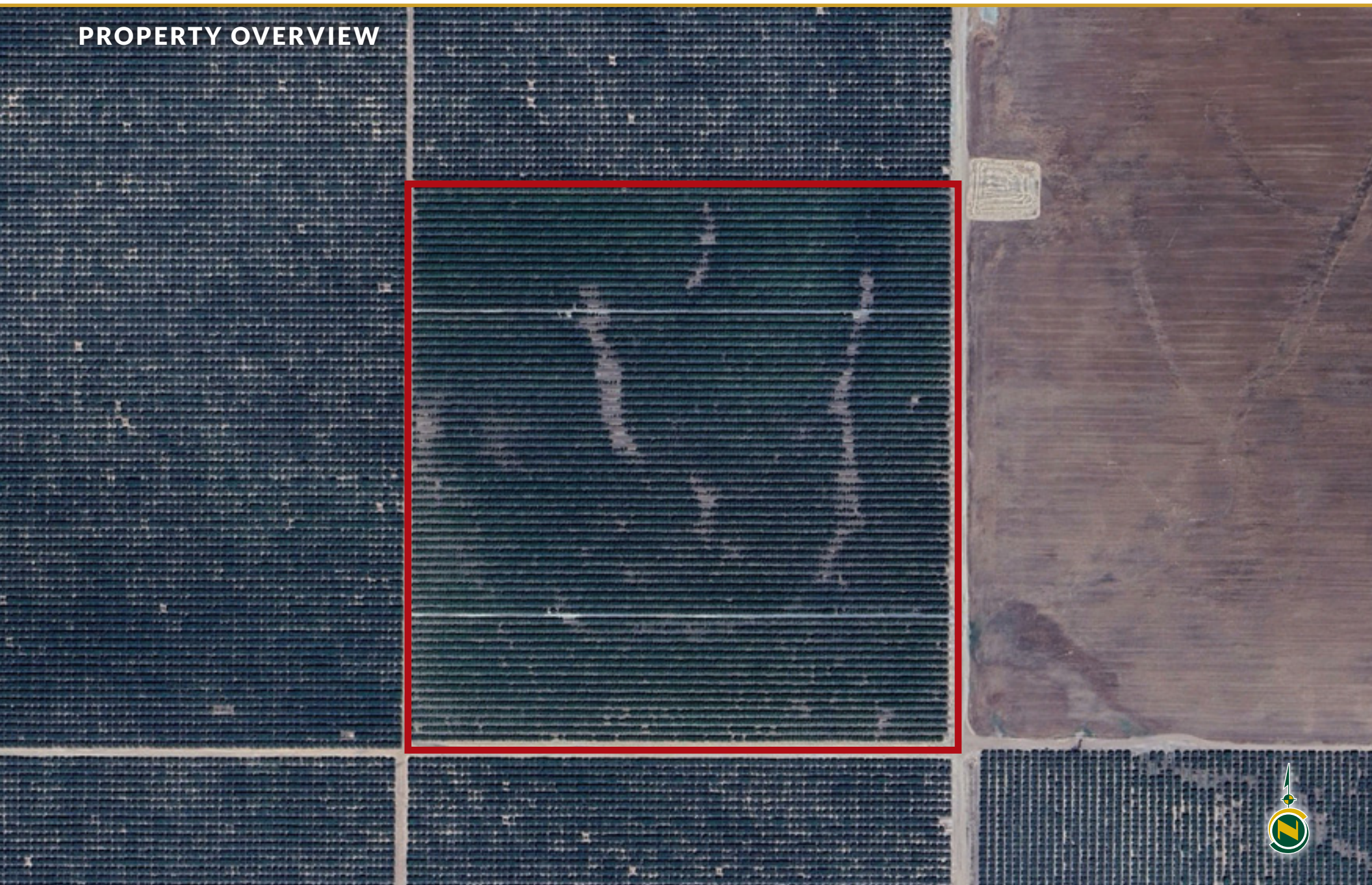


CARA CARA RANCH

40.13± Acres
Kern County, CA



PROPERTY OVERVIEW

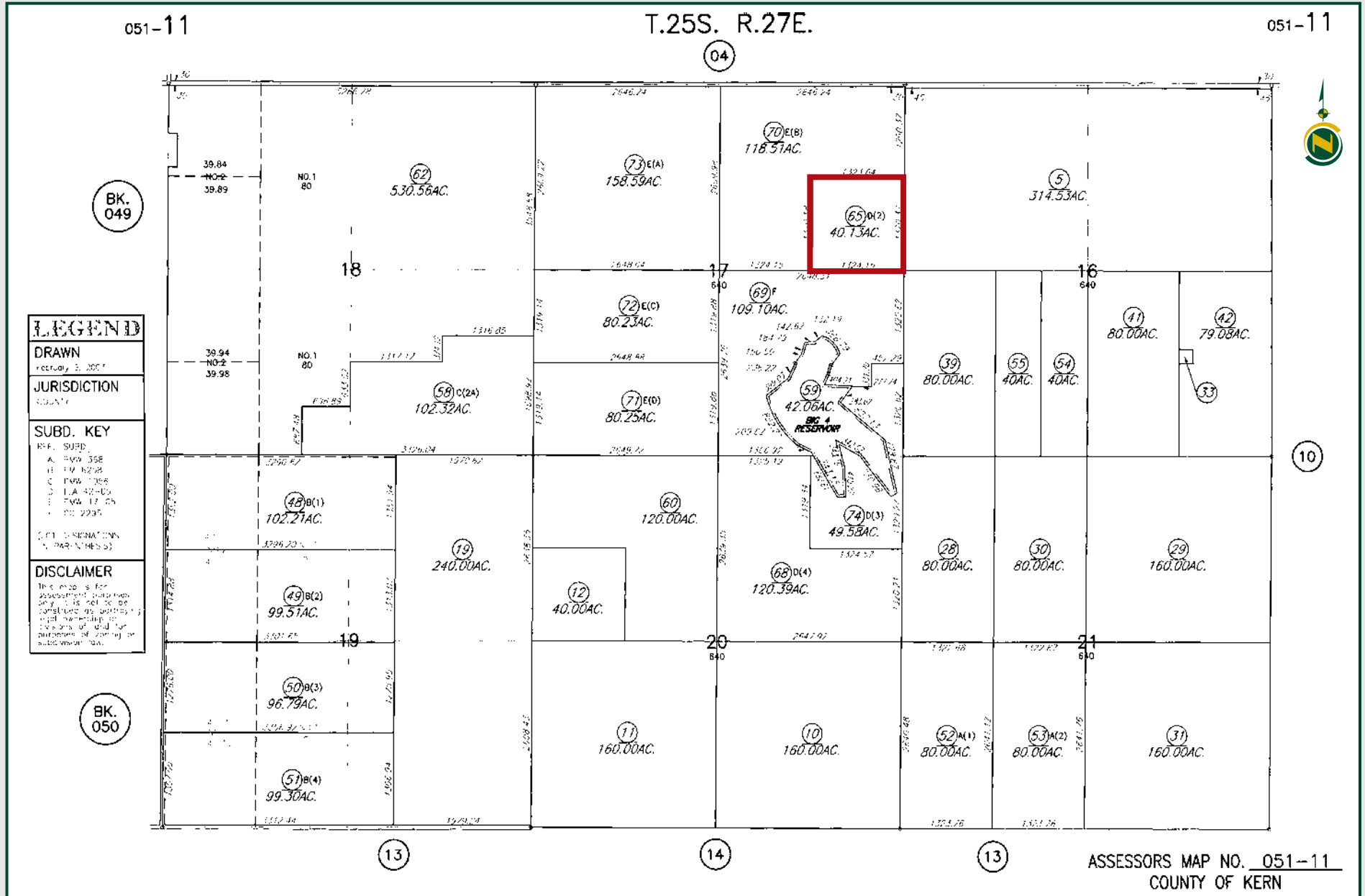


SOILS MAP



California Revised Storie Index (CA)		
Map Unit Symbol	Map Unit Name	Percent AOI
130	Chanac clay loam, 2 to 9 percent slopes	96.6%
192ne	Chanac-Pleito complex, 5 to 30 percent slopes	3.4%
Totals for Area of Interest		100.0%

PARCEL MAP



CARA CARA RANCH

40.13± Acres
Kern County, CA



PROPERTY PHOTOS



CARA CARA RANCH

40.13± Acres
Kern County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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.**