FOR SALE EXPERISOR REALT AGRICULTURAL PROPERTY A Tradition in Trust Since IS Earlimart Farmland Opportunit



552.86± acres, **Tulare County, California**

- District and Well Water
- Quality Soils
- Proven Table Grape Area
- Tax Benefits

Exclusively Presented By: Pearson Realty



Earlimart Farmland Opportunity

552.86± acres

\$12,439,000

(\$22,500± per acre)

DESCRIPTION:

This 552.86± acre opportunity is located in the desirable farming area of Earlimart, CA. The land was being farmed to table grapes. The offering would make an excellent candidate for re-development back to table grapes, almonds, pistachios, walnuts, blueberries, cherries, or row, field or vegetable crops. The site is improved with a fenced equipment yard and pole barn.

LOCATION:

The offering is on the northeast corner of Avenue 64 and Road 160. Approximately $4\pm$ miles northeast of Earlimart, $54\pm$ miles north of Bakersfield, $161\pm$ miles north of Los Angeles and $240\pm$ miles south of Sacramento.

LEGAL:

According to the Tulare County website the parcels are zoned AE-20 (Exclusive AG, min parcel size 20 acres) and is enrolled in the Williamson Act. APN's: 319-060-14, 23, 24 and 30. Portion of Sec. 19 Township 23S, Range 26E, MDB&M.

SOILS:

(California Revised Storie Index (CA)

49.3± % (109) Crosscreek-Kai association, 0 to 2 percent slopes, Grade 2-Good

29.2± % (108) Colpien loam, 0 to 2 percent slopes, Grade 1-Excellent

21.6± % (105) Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes, Grade 4-Poor

WATER:

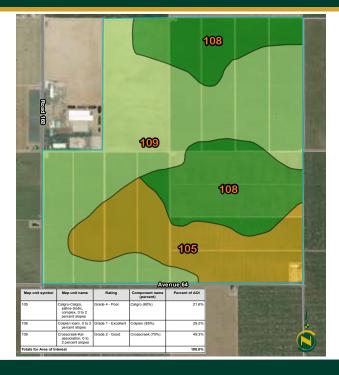
The farm can be irrigated by both district and well water. Approximately 311.18± acres are in Delano Earlimart Irrigation District (DEID) and 241.68± acres are located in non-service area of the Pixley Irrigation District (PID). In 2018 DEID is collecting the following: assessment of \$15.40/acre, standby of \$28.75/acre, supplemental assessment is \$60.23/acre, special benefit assessment is \$28.35/acre, and water cost of \$95/acre foot (need to verify water cost). The DEID meter numbers are 160 and 166. PID's assessment charge is \$3,561.77 in 2018. Additionally, the farm has 3 wells equipped with; 150HP, 200HP and 300HP electric motors. Pump tests dated 2-14-18 report 4,261± GPM from all wells.

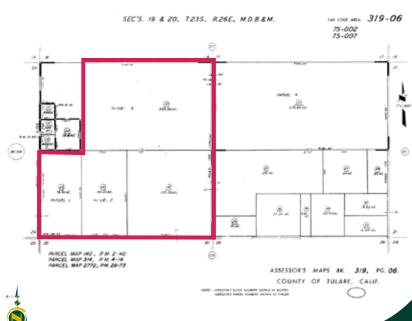
PRICE & TERMS:

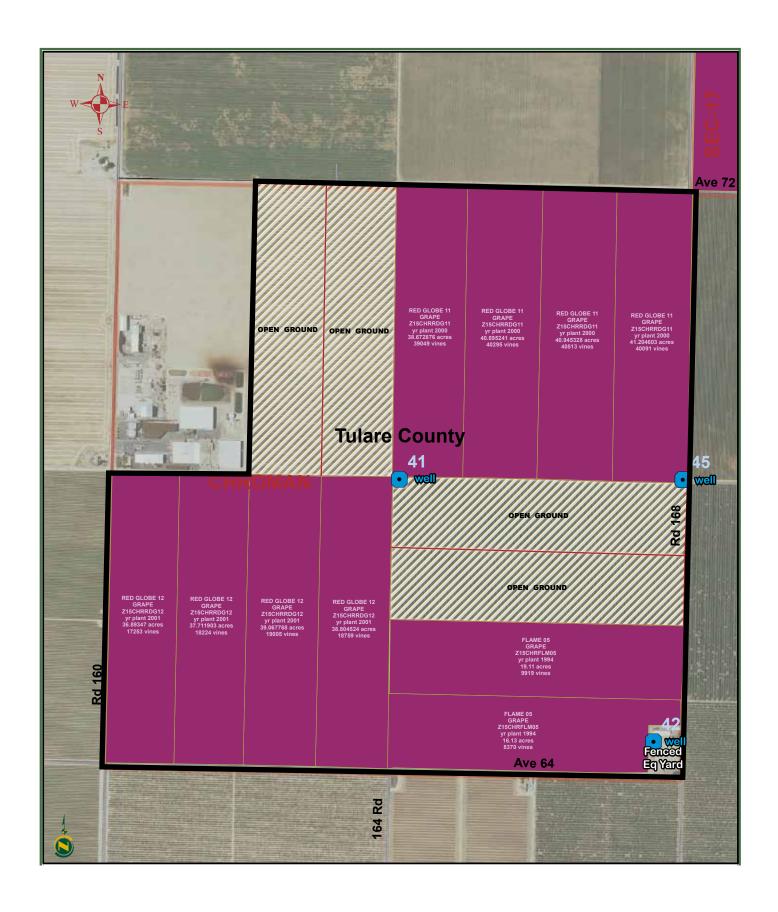
\$12,439,000 cash at close of escrow. Seller to retain any remaining mineral rights (if any).

SOIL MAP

ASSESSOR'S PARCEL MAP







LOCATION MAP X 65 Avenue 44 Avenue 42 Avenue 42 40 문 H **REGIONAL MAP** Fort Bragg Willits Willows Gridley Oraville Austin Eureka Gandy Downieville Reno New Washoe City McGill 50 Eastgate Colusa Ely Crystal Bay Virginia City President N E Genor Carson Yerington Rawhide N E Gabbs Yuba City Kingston Ruth Lakeport Willow Grove Foresting Clearlake Oaks VADA South Citrus Heights Round Duckwater Cobb Tahoe Hawthorne Rosa Sacramento Luning Mina Pony Springs Rohnert Park Napa Sutter Creek San Lodi Andreas UTAH Richmond Vallejo S Oukley 12 San Francisco Oukland 359 Manetta Warm Springs Bridgeport Stockton Tuolumne Parow Beryl, Weepah, Tonopah Manteca Lee Vining · Cedar City Montezuma_ Goldfield Tempiute, Hiko, Modesto Hayward Fremont Turlock Raiston Enterprise Nellis A.F.B. Ash Springs Alamo Pine Valley Sunnyvale Bishop Newman Merced Ahwahnee Kani Big Pine Hurricane Nevada Desert National Test Site Wildlife Range Los Gatos Chowchilla North Fork Gilroy Los Banos Santa Cruz Colorado Fred Hollister NITED Littlefield Marina Salinas S TA T Fresno Selma Amergose Valley Monterey Death Valley N.P. Soledad Greenfield Supai Visalia Death Valley King City Pahrump Las Vegas Lindsay Corcoran Fort Hunter Liggett Military Reservation Gra Shoshone Delano City Lost El Paso de Robles Ridgecrest Peach Springs Atascadero Lake Isabella CALIFORNIA Searchlight Cambria Wasc Nipton Johannesburg Golden Valley Fort Irwin Bakersfield 14 Arroyo Grande Ford City Baker Bullhead City Tehachapi Sands Obispo Santa Maria Glasgow Rosamond 58 ARIZONA Vandenberg Air Force Base Needle Lompoc Lancaster Bagdad Essex Ludlow Palmdale Goleta Barbara Ventura City Victorville Big Bear City Twentynine Milligan Roads Parker Dam Rancho Big Congre Los Angeles Aguifa Palm Poston Pomona Pacific Ocean Springs Desert Vicksburg Junction Indio Quartzsite La Quinta Irvine Blythe Tonopah allbrook Borrego Artington San Clemente Escondido Calipatria

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San Clemente Island U.S. Military Reservation

Oceanside Encinitas

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.

Brawley

El Centro, Holtville Bard

