

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Earlimart Farmland Opportunity



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

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

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



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± miles northeast of Earlimart, 54± miles north of Bakersfield, 161± miles north of Los Angeles and 240± 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:

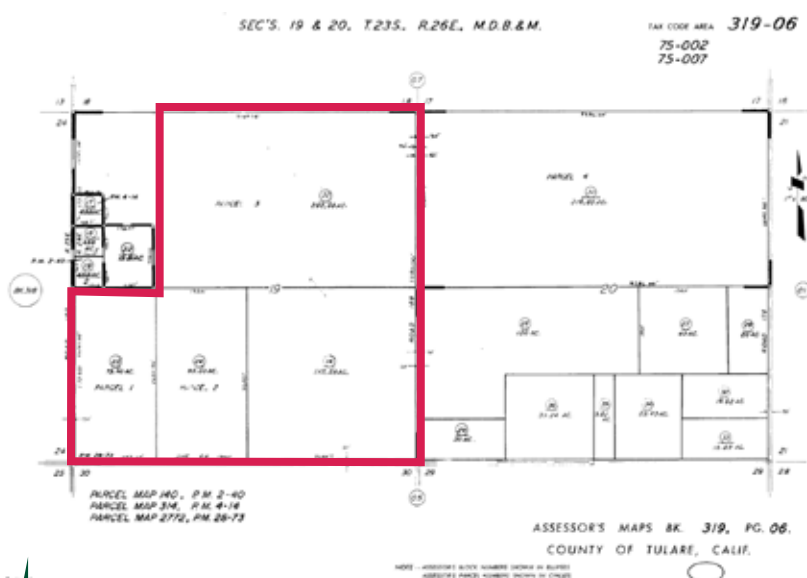
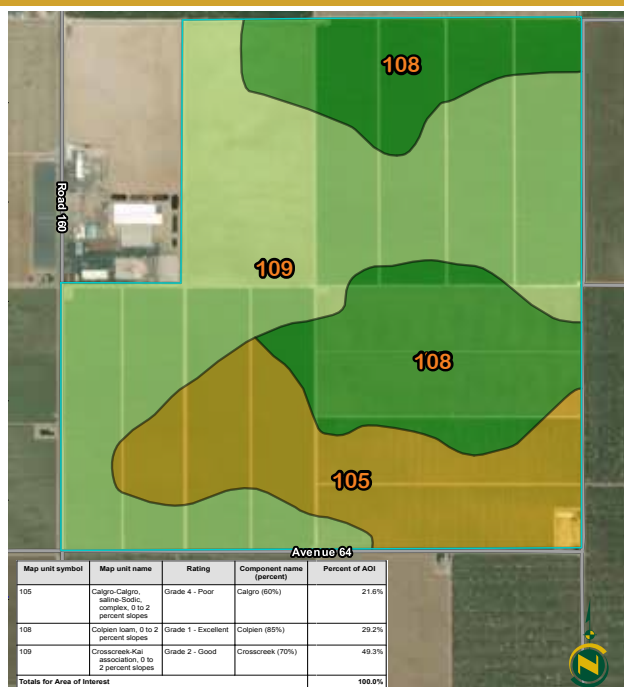
The farm can be irrigated by both district and well water. Approximately 311.18± acres are in Delano Earlimart Irrigation District (DEID) and 241.68± acres are located in non-service area of the Pixley Irrigation District (PID). In 2018 DEID is collecting the following: assessment of \$15.40/acre, standby 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:

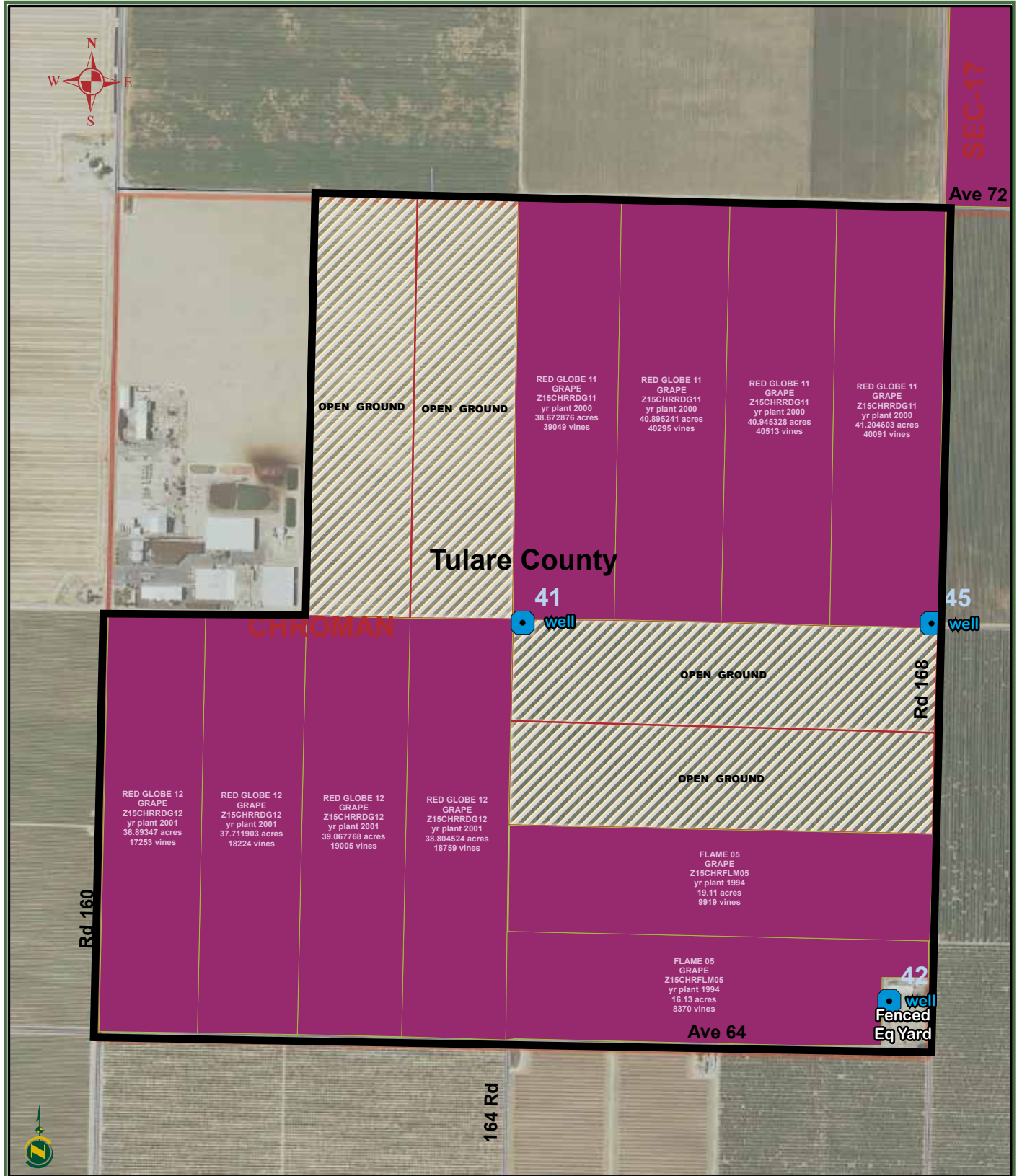
\$12,439,000 cash at close of escrow. Seller to retain any remaining mineral rights (if any).

SOIL MAP

ASSESSOR'S PARCEL MAP



FARM MAP



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

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7480 N. Palm Ave, Ste 101
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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.

