

VINEYARD AND OPEN LAND FOR SALE



238.14 ACRES • WALLACE ROAD • KERN COUNTY • CA

PROPERTY HIGHLIGHTS

- ♦ Southern San Joaquin Municipal Utility District
- ♦ Deep well
- ♦ Existing table grape and wine grape vineyard
- ♦ Additional open land available to plant
- ♦ Class I and II soils



Newmark Grubb
ASU & Associates

Independently Owned & Operated

For More Information, Contact:

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PROPERTY PROFILE

Size	238.14 Gross Acres		
Location	The property is located approximately 2 miles east of Highway 99 and 1 mile north of Famoso Road on the west side of Wallace Road.		
Assessor's Parcel Numbers	60-252-15 and 24		
Zoning	"A" Exclusive Agriculture. The property is enrolled in the Williamson Act		
Plantings/Land Use	Description		
32+/- Acres of Black Seedless (Moonlight)	Planted in 2006 on Crimson Rootstock with a steel trellis system.		
38+/- Acres of Scarlet Royals	Grafted in 2015 on Princess Rootstock with a steel trellis system.		
50+/- Acres of French Columbard	Planted in 2012 on Freedom Rootstock with a steel trellis system.		
100+/- Acres of Open Land	Previously planted to vineyard that was removed between 2008 and 2012.		
Production	2015	2016	2017
Black Seedless	896 Boxes/Acre	900 Boxes/Acre	572 Boxes/Acre
Scarlet Royals	Grafted	470 Boxes/Acre	1,070 Boxes/Acre
French Columbard	15 Tons/Acre	17 Tons/Acre	21 Tons/Acre
Soils	20% Zerker Loam, 2-5% slopes, Class II 80% Zerker Sandy Clay Loam, 0-2% slopes, Class I		
Water	The property is located and receives water from the Southern San Joaquin Municipal Utility District via turnouts 942 and 944. A deep well is also located on the property equipped with a 150 hp electric motor. A pump test completed in November 2017 shows the well produces 974 gpm. A reservoir is located along the east side of the ranch and is equipped with an electric booster pump and 5 filter tanks. Water is distributed throughout the property by underground mainline and suspended drip system to the vineyards. Mainline with risers are in place for the open ground portions of the property.		
Improvements	Two older single family dwellings are located along Wallace Road adjacent to the yard area, both of which are occupied by employees. A domestic water well serves both dwellings.		
Asking Price	\$6,417,873 (\$26,950/ gross acre). All cash to the Seller. Seller to retain any mineral rights. 2018 crops are available with reimbursement of cultural costs.		

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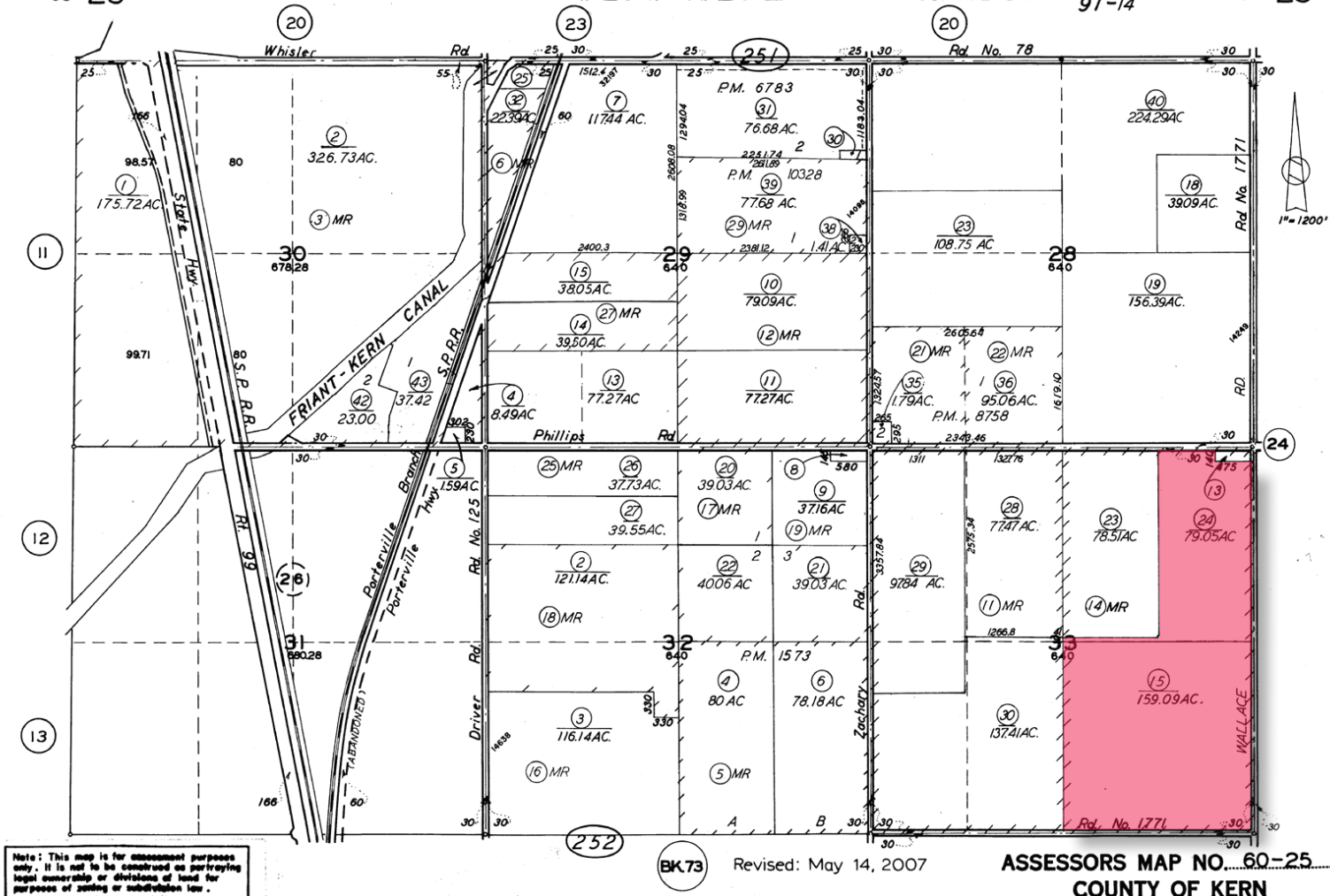


60-25

T. 26 S. R. 26 E.

SCHOOL DIST. 91-5
91-14

60-25



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PROPERTY PHOTOS

Open land at south end of the property.



Wine Grapes



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Scarlet Royal Vineyard



Black Seedless Vineyard

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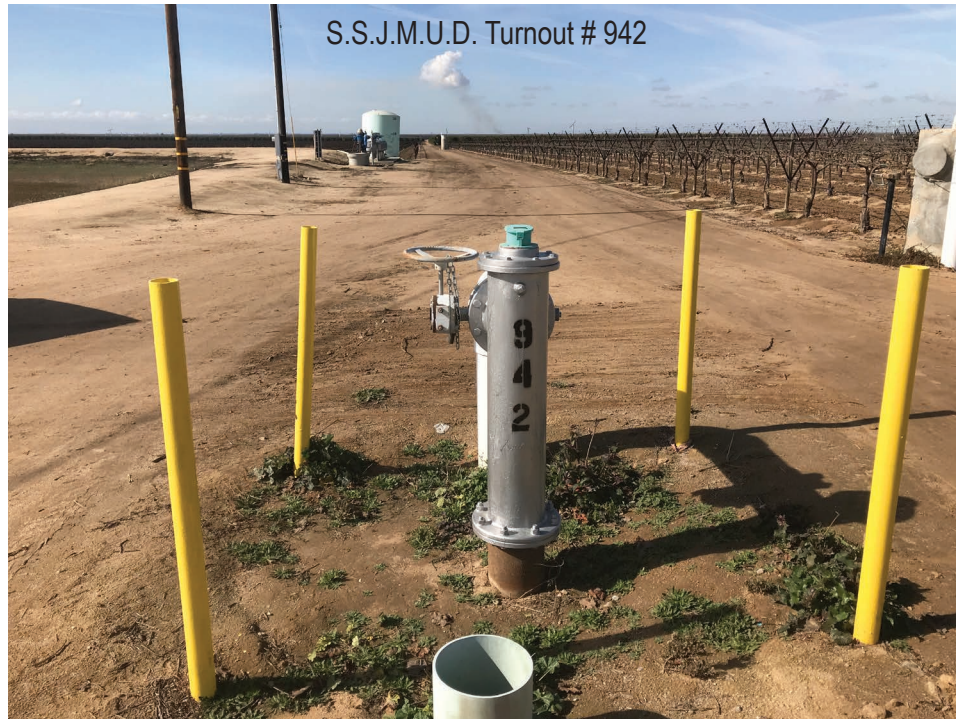
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PROPERTY PHOTOS



S.S.J.M.U.D. Turnout # 942



Reservoir

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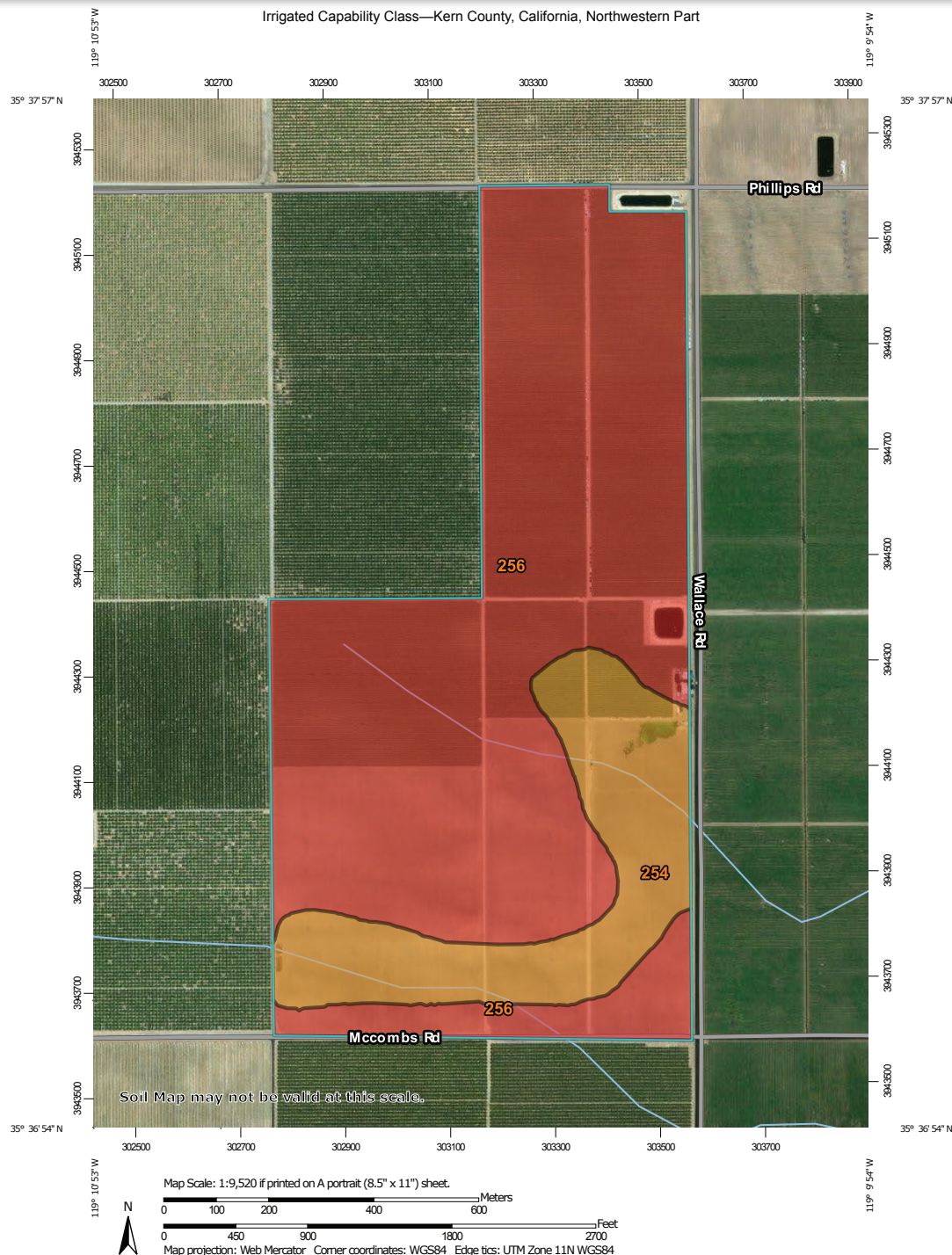
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SOILS MAP



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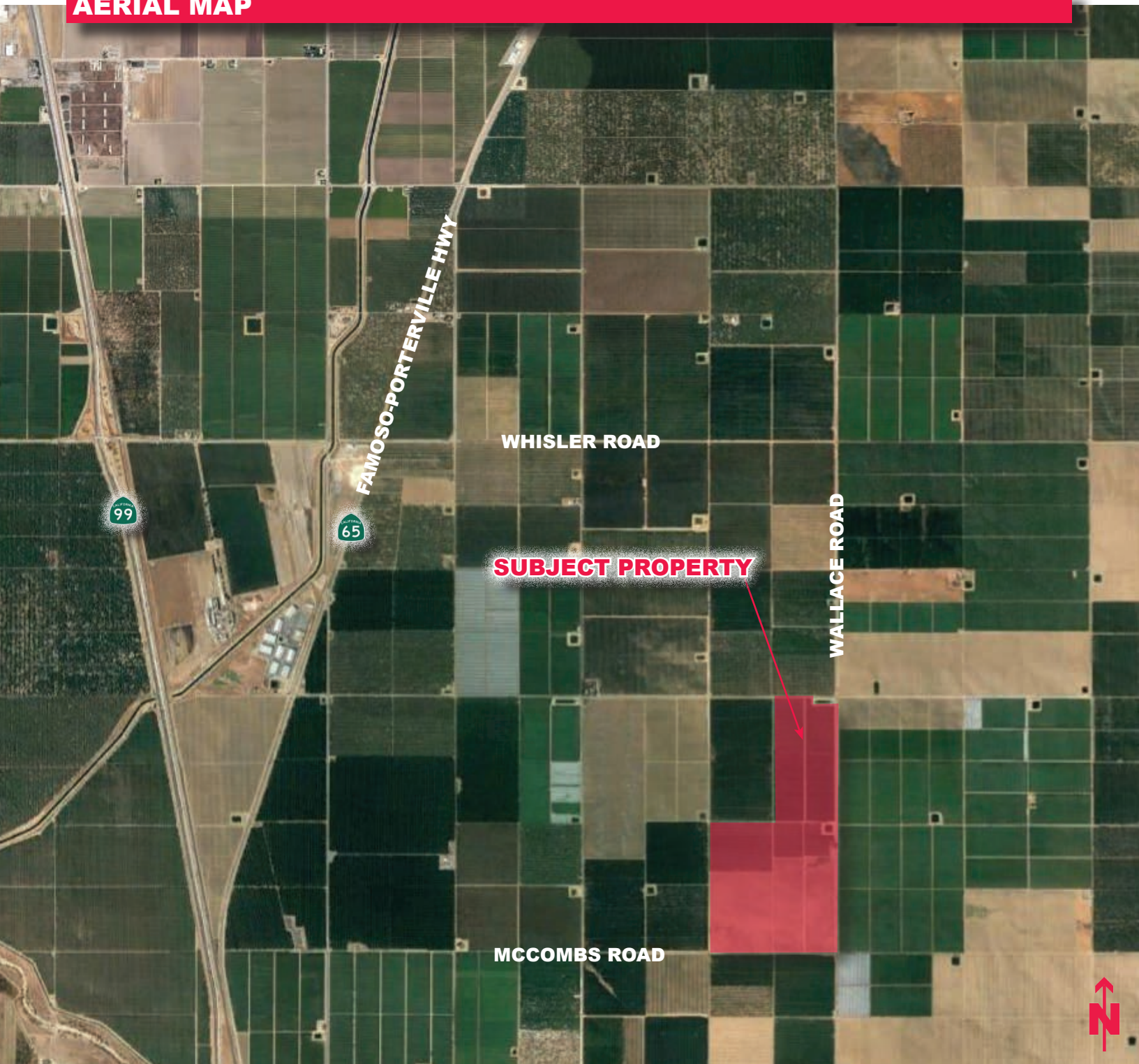
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AERIAL MAP



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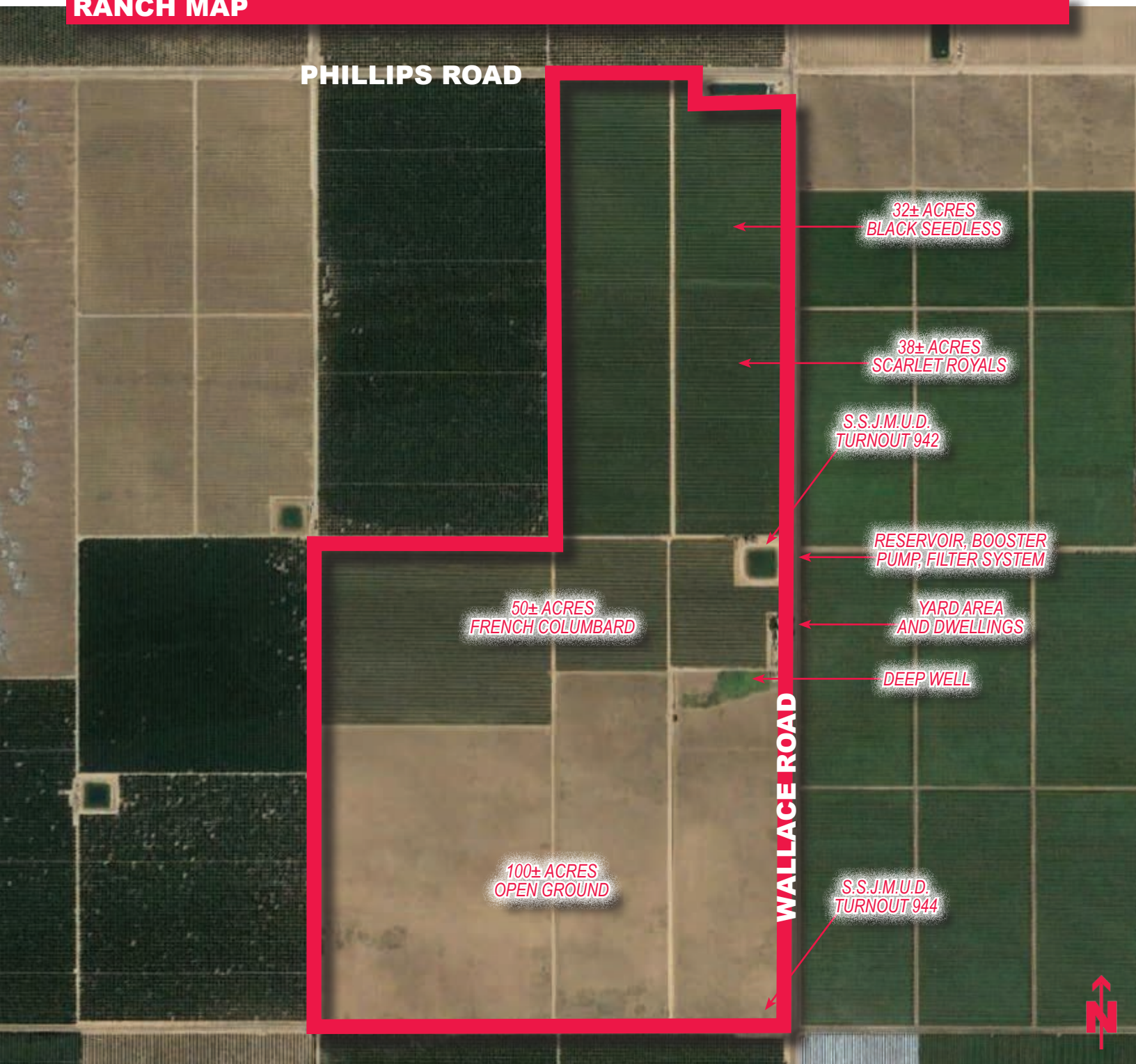
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RANCH MAP



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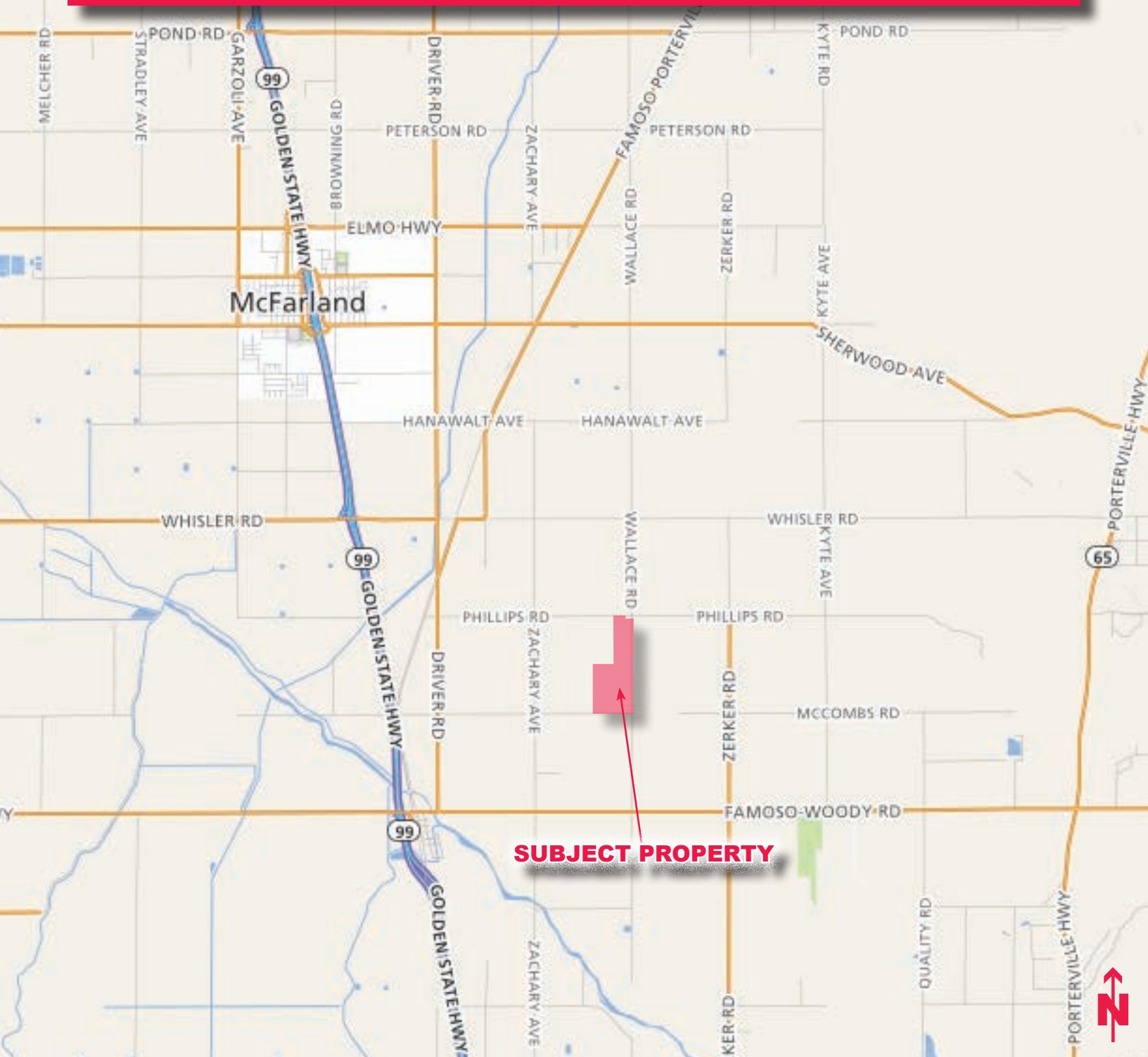
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LOCATION MAP



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