

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Delano Earlimart ID Table Grapes - Ranch 24



**37.91± Acres
Tulare County, California**

- **District and Well Water**
- **Grade 1 - Excellent Soils**
- **Quality Table Grapes**
- **Tax Benefits**
- **Highway 99 Frontage**

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA DRE #00020875



Delano Earlimart ID Table Grapes - Ranch 24

37.91± Acres

\$1,175,326
(\$31,000±/ac)

DESCRIPTION:

This opportunity is located in the desirable farming area of Delano, CA. It features Highway 99 frontage. The subject property is planted to table grapes with V-Gable Trellis. This unique investment opportunity offers tables grapes, income, tax benefits, district water and well water, Grade-1 excellent soils, and Highway 99 frontage.

LOCATION:

1/8th mile south of the intersection of the southwest corner of Avenue 24 and Road 144 north of Delano, CA. Approximately 40± miles north Bakersfield, 149± miles north of Los Angeles and 200± miles south of Stockton.

LEGAL:

The land is zoned AE-20 by the County of Tulare. The property is enrolled in the Williamson Act. Approx. legal: Portion of the NE ½ Section 22, Township 24S, Range 25E, MDB&M. Tulare County, CA. APN: 336-050-023.

PLANTINGS:

RANCH 24

Assessed Acres±	Planted Acres±	Variety	Root Stock	Spacing	Plant Year	District	Trellis	2018 Yield	2019 Yield
	13.65	Red Globe	Own	6x12	2000	DEID	V-Gable	1,482	Loss
	16.36	Morning Red	Calmeria-Own	6x12	G-2015	DEID	V-Gable	221	Loss
	0.86	Autumn Royal	Calmeria-Own	6x12	2000	DEID	V-Gable	1,808	Loss
	4.00	Open				DEID			
37.91±	34.87±								

SOILS:

100.00±% (124) Hanford Sandy Loam, CA Rev Storie Index rated Grade 1-Excellent.

WATER:

The offering has both district water and well water for the vineyard. The land is located in and receives surface water from the Delano-Earlimart Irrigation District through an on-site meter 568A. The district entitlement is approximately 2 acre feet at 100% Class 1 allocation; in 2019 there was not a limit on allocated water. In 2020 as of 3-10-2020 the allocation is .85AF/acre, subject to change. The district levies two primary charges; in 2020 the Water Use Charge was \$145/acre foot plus lift charges if applicable, and the four land-based assessments total \$135.86/acre. The ag well is equipped with a 50HP submersible pump. On 4-5-2019 pump test indicated 220± GPM total. The vineyard is irrigated with a drip system.

PRICE/TERMS:

\$1,175,326 cash at close of escrow. Buyer to reimburse Seller for costs toward the 2020 crop.

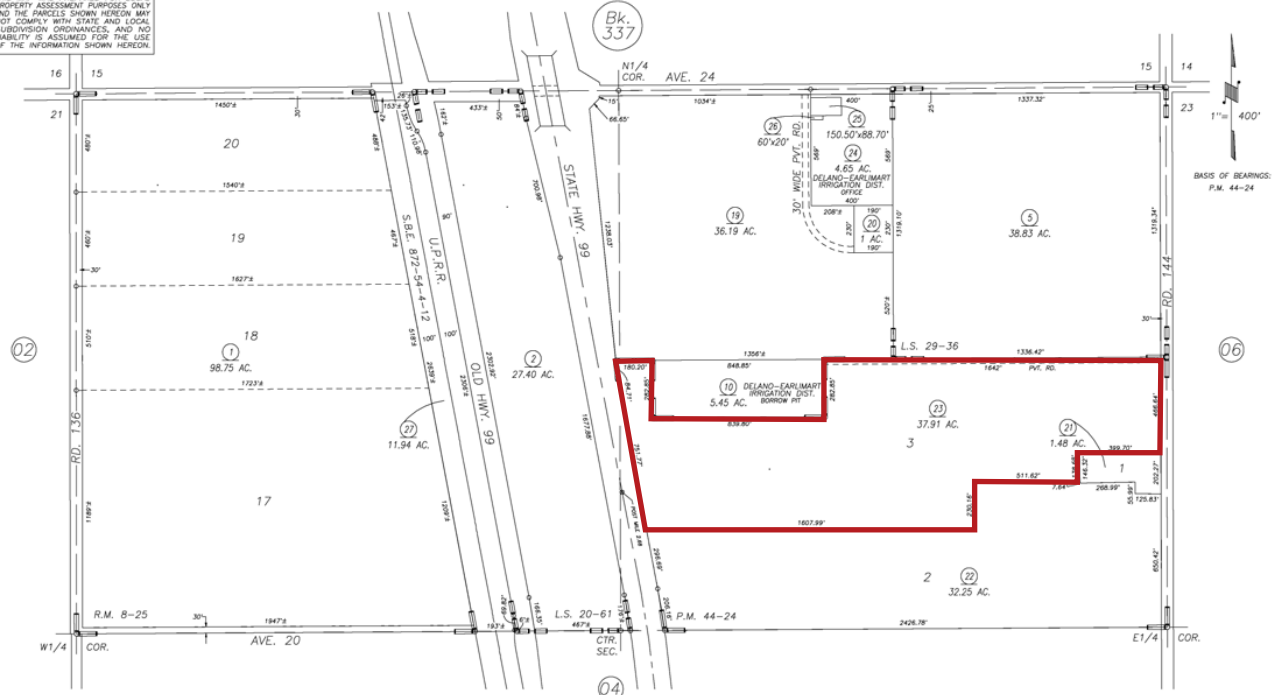


ASSESSOR'S PARCEL MAP

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.

N1/2 SEC.22, T.24S., R.25E., M.D.B.&M.

Tax Area Codes 336-05
075-002



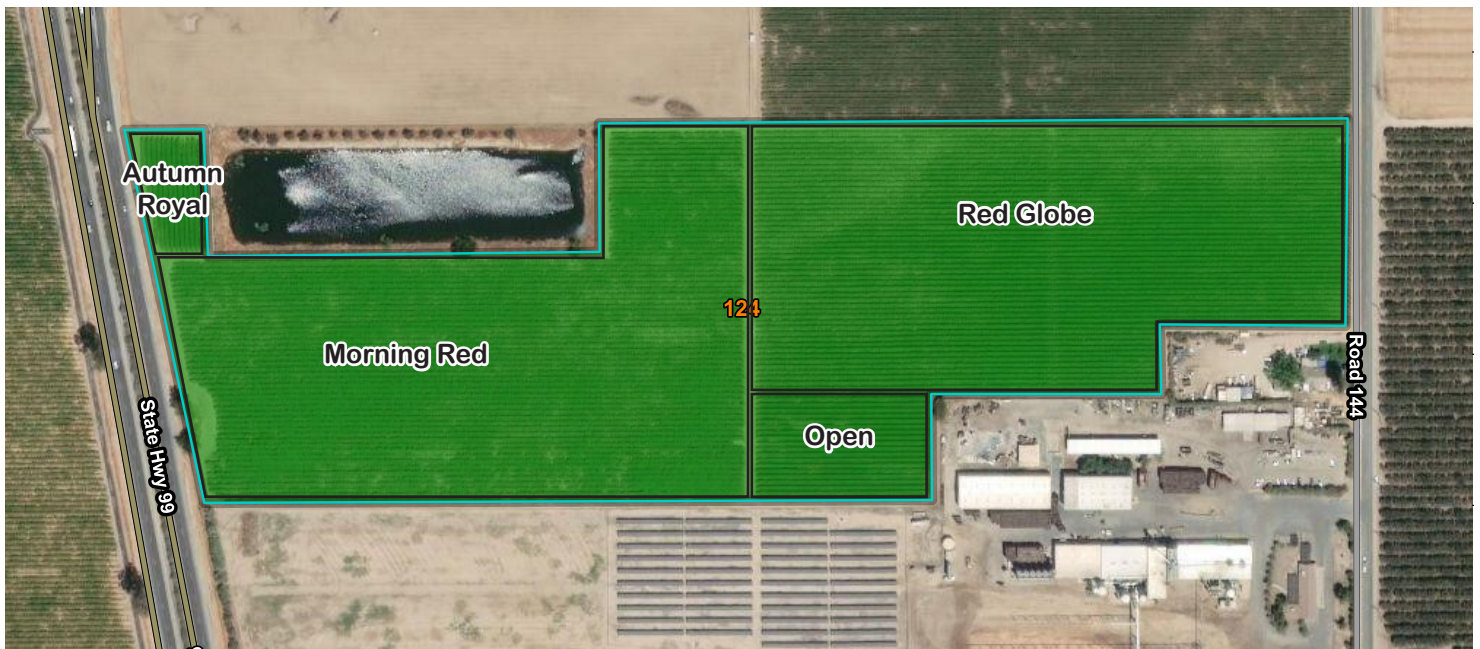
RADNOR FARMS, R.M. 8-25
PARCEL MAP NO. 4320, P.M. 44-24
RECORD OF SURVEY, L.S. 29-36
POR. RECORD OF SURVEY, L.S. 20-61

VICINITY OF DELANO
ASSESSOR'S MAPS BK. 336 , PG. 05
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) 123
Assessor's Block Numbers Shown in Ellipses (1) 123

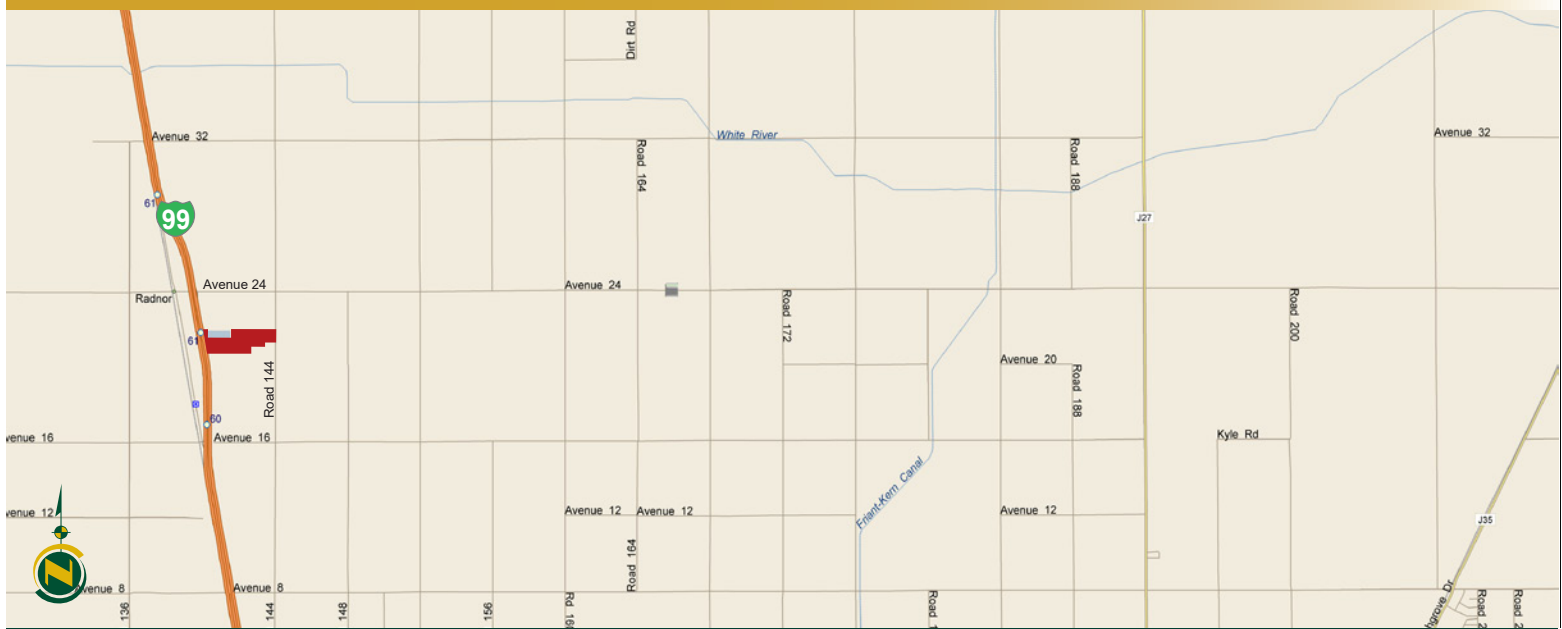
2013-0031484	09/10/2013	RLW
REVISION	DATE	TECH

SOIL AND FARM MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
124	Hanford sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hanford (85%)	100.0%
Totals for Area of Interest				100.0%

LOCATION 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

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, Ste 210 B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

pearsonrealty.com/mobileapp



Download on the
App Store



GET IT ON
Google Play

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.