



Arvin – Edison Open Land **FOR SALE**

398.18 Gross Acres ■ Kern County, CA

Property Highlights

- Arvin – Edison Water Storage District
- Class I and II Soils
- Neighboring properties planted to almonds, vineyards, and citrus



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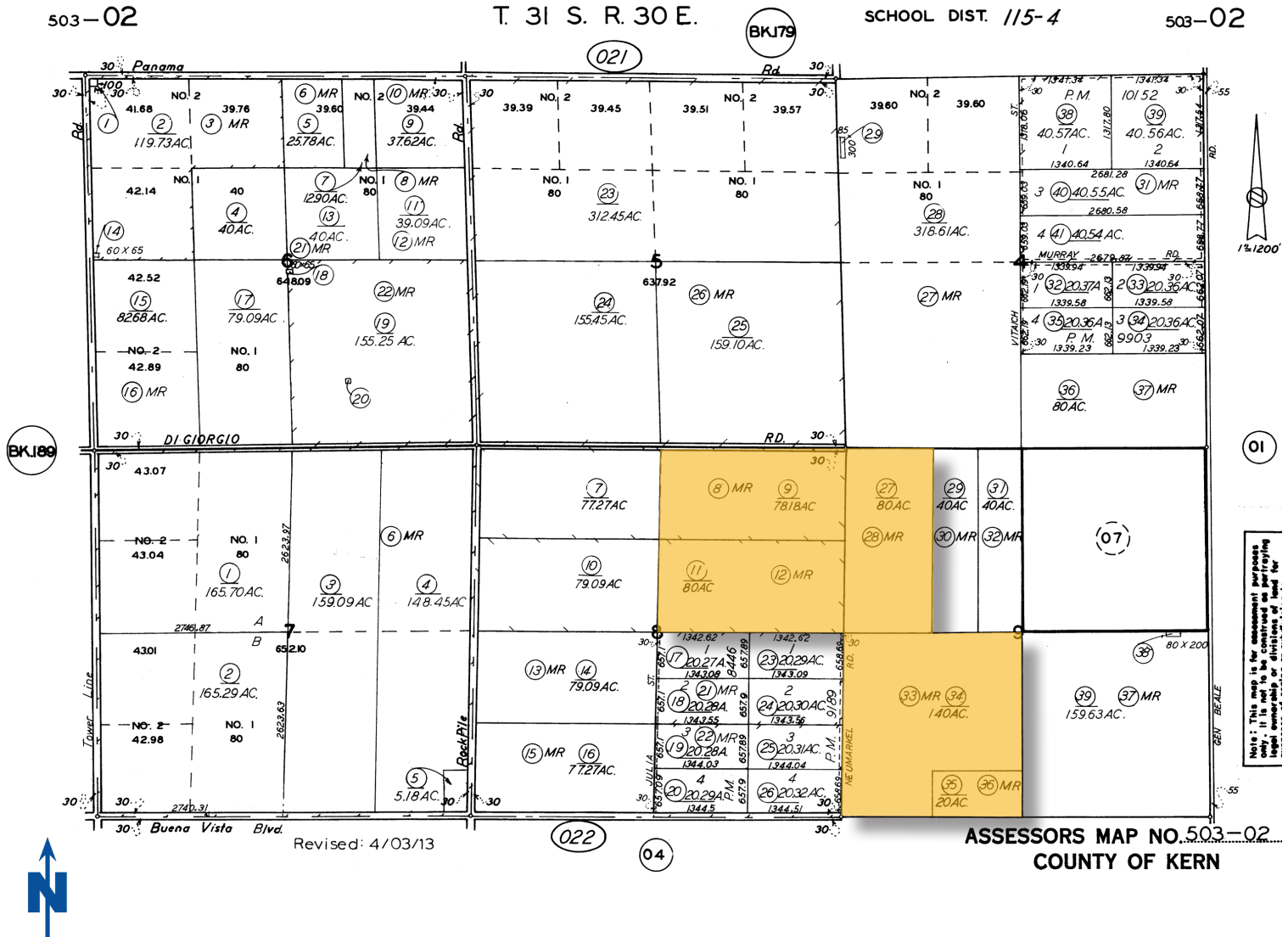
Property Profile

Size	398.18 Acres
Location	The property is located between DiGiorgio Road and Buena Vista Road approximately ½ mile east of Rock Pile Road. The City of Bakersfield is located approximately 10+/- miles to the northwest and the City of Arvin is located approximately 2+/- miles to the southwest.
Assessor's Parcel Numbers	503-022-09, 11, 27, 34 and 35
Legal Description	The SW 1/4 and the W 1/2 of the NW 1/4 of Section 9. The NE 1/4 of Section 8 all in T.31S R.30E
Zoning	Agriculture
Plantings	Property is currently fallow and was previously planted to table grapes.
Water	The property lies within and receives water from the Arvin-Edison Water Storage District from three (3) turnouts identified as C-19, C-111 and C-20. *Approximately 318 acres have a contract to receive water. There are no wells located on the property.
Soils	DiGiorgio Sandy Clay Loam, 0-2% Slopes, Class I Hesperia Sandy Loam, 0-2% Slopes, Class II Hesperia Sandy Loam, 2-5% Slopes, Class II Cuyama Sandy Loam, 2-5% Slopes, Class II
Elevation	Approximately 520' to 570'
Surrounding Properties	Neighboring properties are planted to a variety of permanent crops including almonds, citrus, table grapes, and stone fruit.
Asking Price	\$7,963,600 (\$20,000 Per Acre). All cash or terms acceptable to the Seller.

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Assessor's Parcel Map: APNs 503-022-09, 11, 27, 34 & 35



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Property Photos



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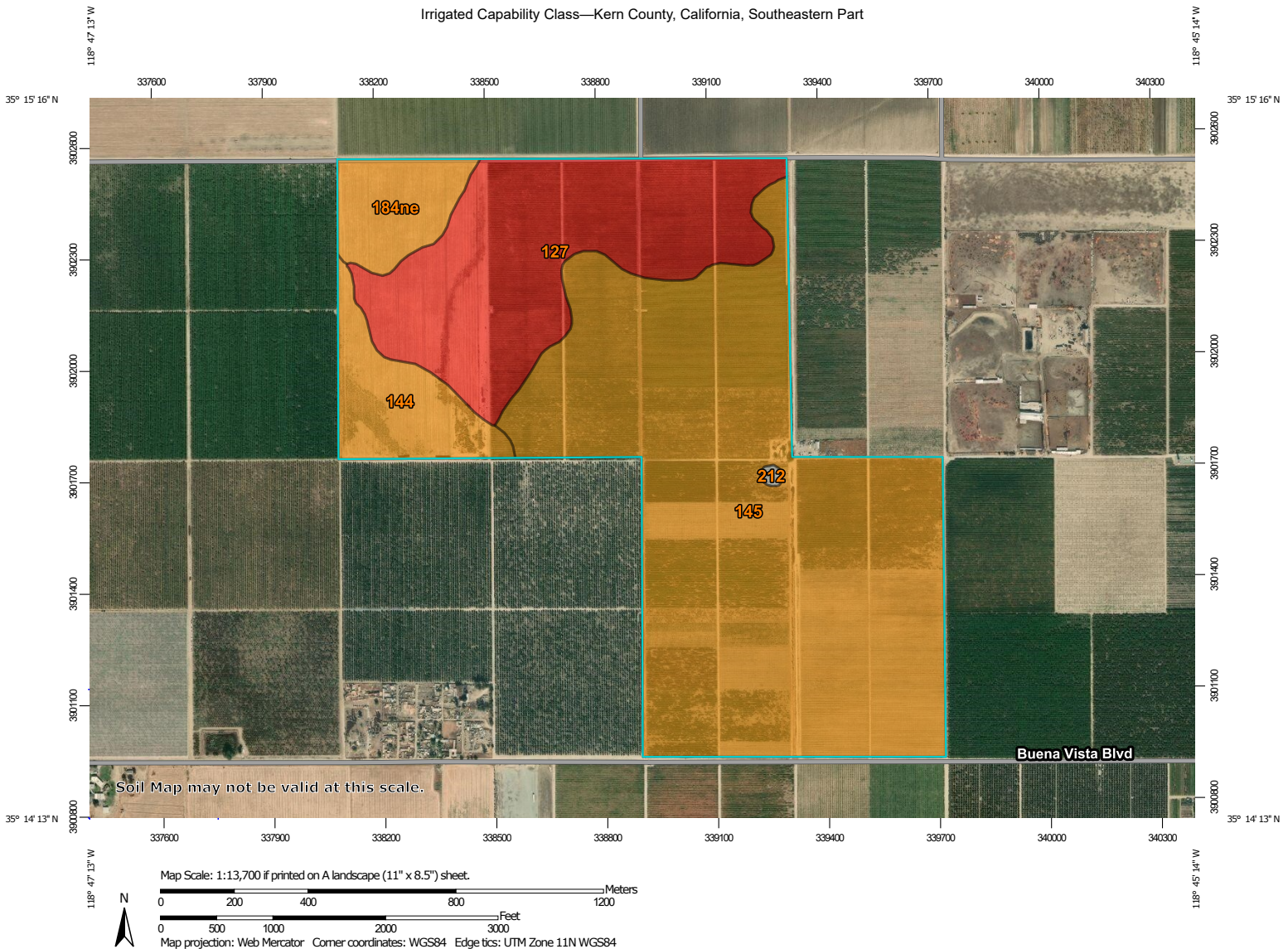
Property Photos



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Soils Map



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/24/2020
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Soils Description

DiGiorgio Sandy Clay Loam, 0-2% Slopes, Class I

Hesperia Sandy Loam, 0-2% Slopes, Class II

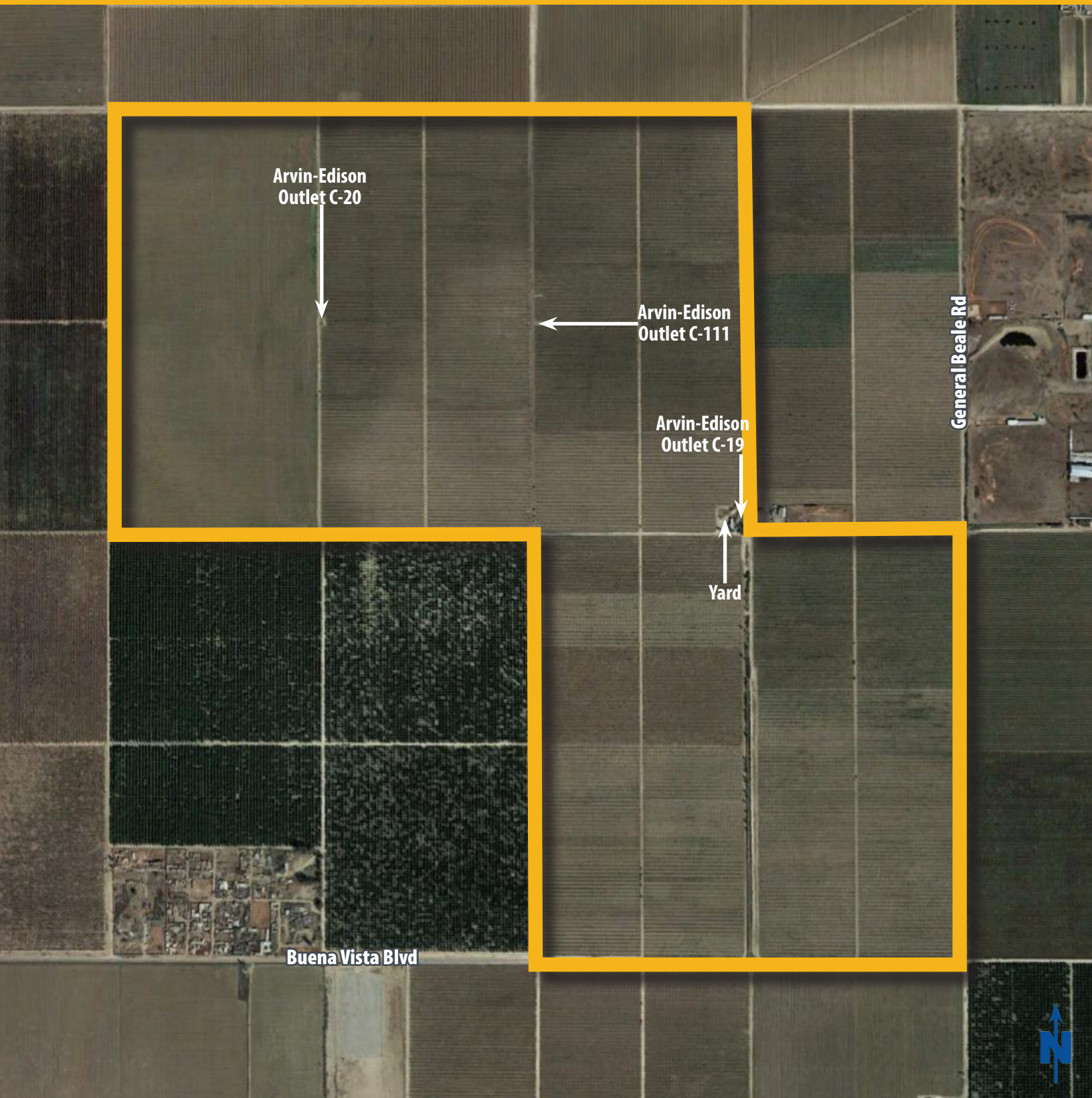
Hesperia Sandy Loam, 2-5% Slopes, Class II

Cuyama Sandy Loam, 2-5% Slopes, Class II

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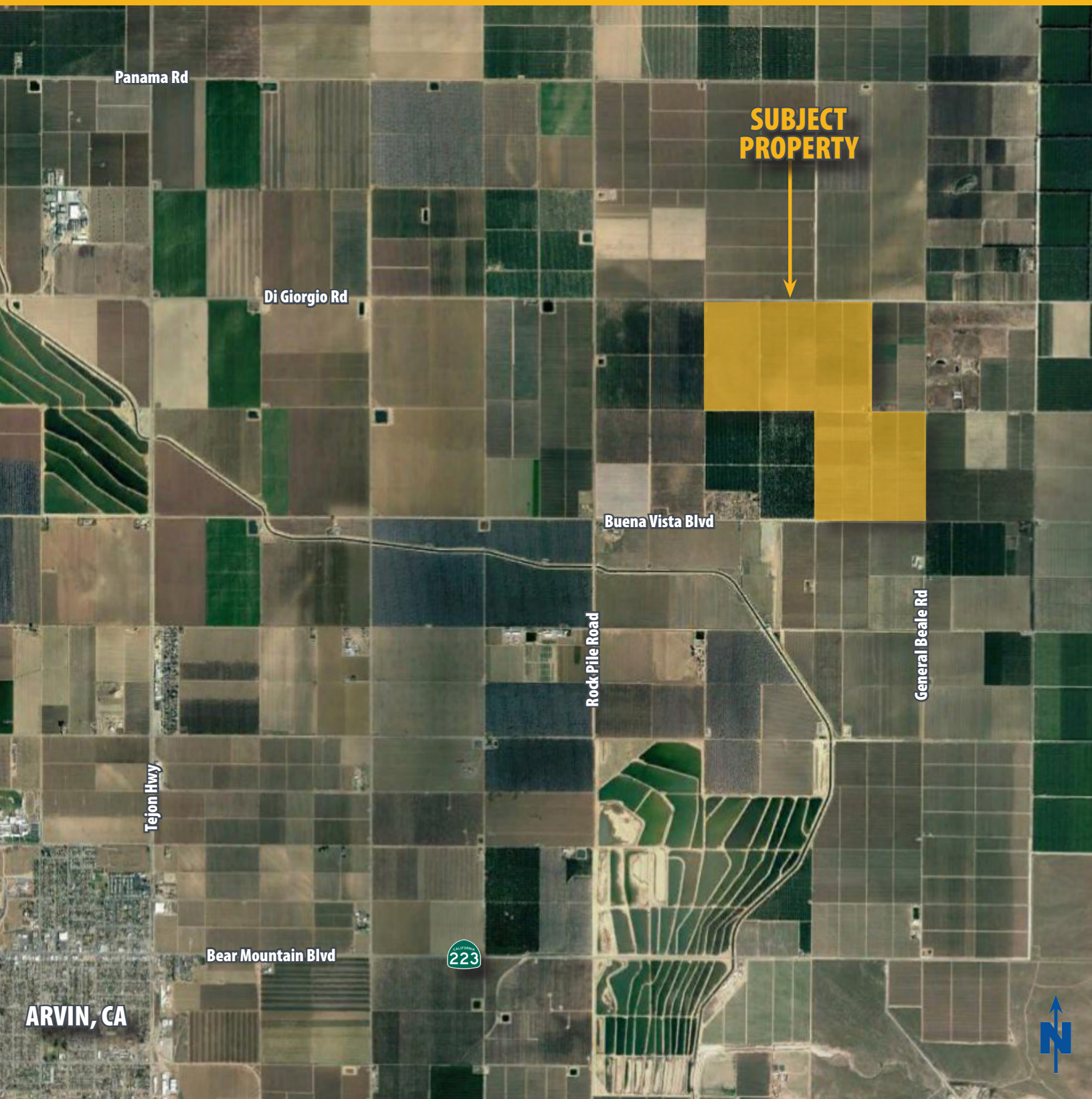
Ranch Map



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Aerial Map



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Location Map

