

POND RANCH

- 2,446.42 +/- Gross Acres
- Semitropic Water Storage District
- 9 Operating Wells (Which Includes 4 Owner - District Shared Wells)
- Kern County

[LINK TO AERIAL VIDEO](#)



Agricultural Brokerage,
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OVERVIEW

- ◆ 2,446.42 +/- gross acres comprised of 2,362.37 estimated planted acres, and 84.05 +/- acres of supporting and ancillary land.
- ◆ Planted varieties include: Cabernet Sauvignon (1,202.62 +/- acres), Chardonnay (927.75 +/- acres), and Rubired (232.00 +/- acres).
- ◆ Late 1990s plantings, with a 10-year average yield of 8.0 tons per acre.
- ◆ 9 operating agricultural wells, of which 4 of the operating wells are recently developed Owner-Semitropic WSD shared wells.
- ◆ Property is located within the Semitropic Water Storage District, and contains Contract (934.93 +/- acres), Intermittent Surface Water Service Area (935.69 +/- acres), and Temporary Service (575.80 +/- acres) classifications.
- ◆ Property is divided into three sections: North, Southwest, and Southeast, all within a 4 mile radius of each other.
- ◆ Structures include a shop and two contiguous metal-roofed open sheds on the Property.
- ◆ Surrounding land uses include almond and pistachio orchards.
- ◆ Purchase Price: \$38,500,000 plus cultural expense reimbursement for the 2021 crop.

SELLER'S RIGHTS & DISCLAIMERS

Seller's Rights: Seller reserves the right in its sole discretion to accept or reject any bid or offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow, and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

Seller's Disclaimers: This Copyrighted Information has been prepared by The Mendrin Group for Buyer and Buyers Representative's use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the Property information. It is Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer's intended use. Buyer is also advised that this Memorandum and Property information is dated, and that changes may have occurred prior to, during, and after the time that the Memorandum and Property information was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement ("PSA"). Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, Brokerage and Advisory firms, of Seller.

Exclusive Representation Rights & Agency: Alex D. Mendrin, Inc. dba The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represents *Pond Ranch, LLC* ("Seller") for the offering and sale of the Pond Ranch located in Kern County, California, U.S.A.

Buyer's communications, copies of the Exclusive Offering Memorandum, viewing of the Property, delivery of offers, and Property due diligence requests shall be directed through Seller's exclusive representative, The Mendrin Group.

Private Property tours are by appointment only. For further information please contact the Mendrin Group:



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