

FOR SALE



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Arvin Edison Water Storage District Almonds



154.82± Acres
Kern County, California

- Two Sources of Water
- Productive Soils
- Mature Almonds
- Tax Benefits

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CA DRE #00020875



Arvin Edison Water Storage District Almonds

154.82± Acres

\$4,567,190
(\$29,500± acre)

DESCRIPTION:

This 154.82± acre opportunity is in the desirable farming area of Mettler, CA. The productive soils are being farmed to five varieties of almonds. Irrigation water is provided by both contract district water and one well. Surrounding agricultural uses include but are not limited to: almonds, table grapes, citrus, blueberries, stone fruit, pistachios, and vegetable crops.

LOCATION:

The orchard is located 1.5± miles west of intersection of Interstate-5 and Highway 166, ¼ mile north of Highway 166. This property is just 3.5± miles west of Mettler, 13± miles south of Bakersfield, and 89± miles north of Los Angeles.

LEGAL:

According to the Kern County website the land is zoned Exclusive Agricultural (A), and is not enrolled in the Williamson Act. It is in the southwest ¼ of Section 4, Township 11N, Range 20W SBB&M, APN: 238-211-21.

PLANTINGS:

The offering is planted to 150± acres of almonds as detailed below. Production records are available upon submission of an offer.

- West 75± acres, 50% Nonpareil, 25% Monterey, 25% Fritz, 22'x15', Nemaguard root stock, established in 2006.
- East 75± acres, 50% Butte & 50% Padre, 22'x15', Nemaguard root stock, established in 2006.

SOILS:

100±% (132) Cerini loam, 0 to 2% slopes, Ca Rev Storie Index rated Grade 1-Excellent.

WATER:

The farm is located in and receives contract water from Arvin Edison Water Storage District (AEWSD) and has one well. AEWSD contract water is delivered through meter M-42. The well was drilled in 2015 and is equipped with a 300HP electric motor with a VFD. The irrigation water is applied through a nicely appointed double line drip system through 6 sand media filters with a centrifugal booster pump.

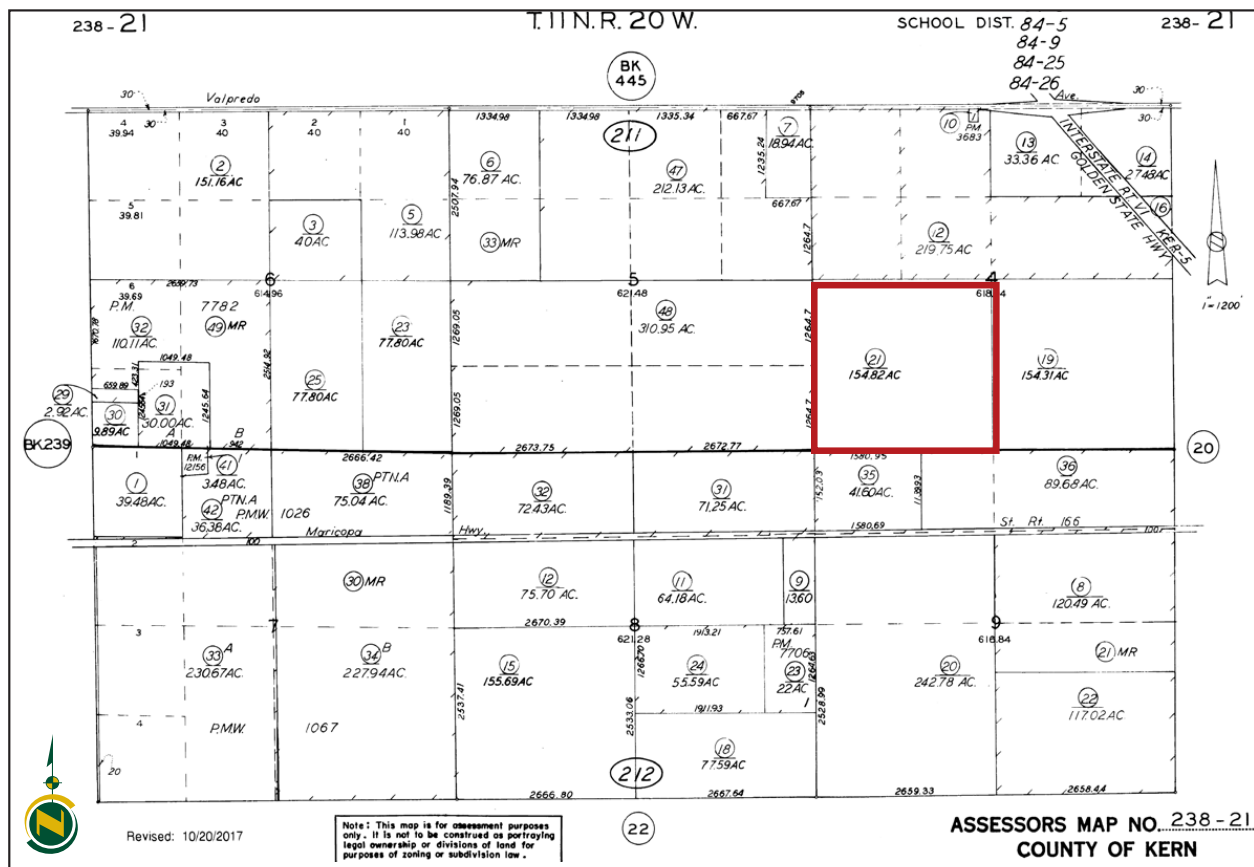
In 2021 AEWSD plans to deliver all water required by its growers through April 2021 and anticipates delivering 1.6± acre feet/acre per contract acre during the months of May 2021 to September 2021, and envisions no restrictions on use between October 2021 and February 2022. In 2021 the district levies two primary charges; the Water Use Charge is \$ 179±/AF, and there are no standby charges in 2021. On behalf of the district the Kern County Tax collector collects a AEWSD General Admin and General Project Service Charge of \$114.57± acre with the 2020/21 property taxes.

PRICE/TERMS:

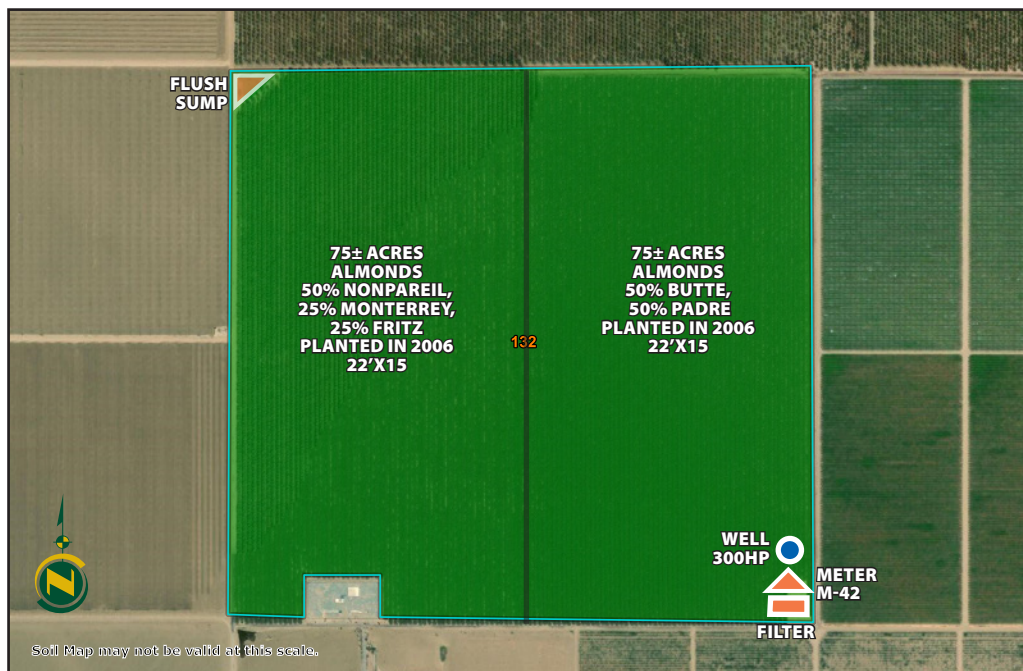
\$4,567,190 or \$29,500±/acre. Cash at close of escrow. 2021 crop is available upon reimbursement of all farming costs.



APN MAP

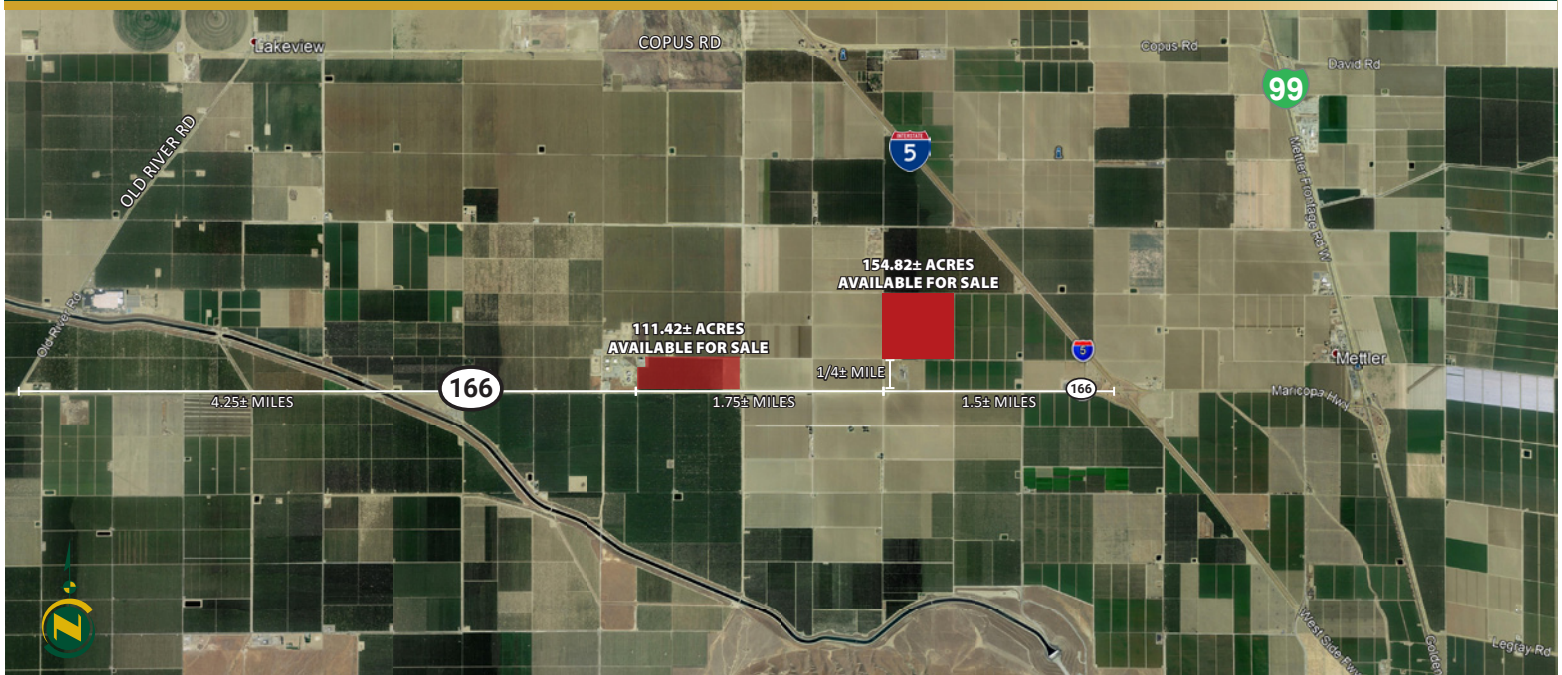


SOIL AND FARM MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
132	Cerini loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini (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

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