

KERN COUNTY WINE GRAPES RANCHES 401 & 403

Kern County, California



602.50± Assessed Acres

- **Semi-Tropic WSD Non-Contract Water**
- **Quality Well Water**
- **Productive Soils**
- **Producing Wine Grapes**
- **Tax Benefits**

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DRE #00020875

KERN CO WINE GRAPES- RANCH 401 & 403

602.50± Assessed Acres - Kern County, CA



PROPERTY DETAILS

DESCRIPTION:

The 602.50± assessed acre opportunity is located in the desirable farming area of Wasco, CA. The ranches are planted to 576.21± acres with 3 varieties of high density Wine Grapes. Ranches 401 and 403 have 4 wells and receive non-contract water from Semi-Tropic WSD. The offering features: Non-contract water from Semi-Tropic WSD, quality well water, productive soils, vineyards in full production, income, and tax benefits.

LOCATION:

The Kern County, Ranches 401 and 403 offering is located on the North side of Pond Road, approximately 15± miles Northwest of Wasco, CA. The property is ½ ± mile west of Wildwood Road, and 2.5± mile west of Scofield Road. Approximately 33± miles northwest of Bakersfield, 146± miles north of Los Angeles, and 208±miles South of San Jose.

LEGAL:

Ranches 401 and 403 are zoned A FP (Exclusive Agricultural, Floodplain Combining), and is enrolled in the Williamson Act. The SW ¼ of Section 24, portions of East & West ½ of Section 25, and East ½ of the East ½ of Section 26, Township 25S, Range 23E, MDB&M. APN's: 046-140-09, and 046-210-06, 10, 16, 17 & 22, Kern County.

SOILS:

Ranches 401 and 403:
58.1±% (214) Calflax Clay Loam Saline-Sodic, 0 to 2 percent slopes, Ca. Rev. Storie Index, Grade 1- Excellent
41.9±% (156) Garces Silt Loam Ca. Rev. Storie Index, Grade 4- Poor

PLANTING DETAILS:

Ranch	Acres	Planted	Varieties	StockSpacing	Vines/AC
401	209.12	2012	Muscat of Alexandria	8' x 5'	1089
401	214.35	2012	French Colombard	8' x 6'	908
403	152.74	2013	Pinot Gris	11' x 4'	990
Total	576.21±				

Wine Grapes 26.29± Roads, Reservoirs, Waste
Assessed Acres 602.50±

CROP YIELDS:

3 Year Average Yield: Muscat of Alexandria 27.38±tons/acre
French Columbard 18.41±tons/acre
*Pinot Gris 16.77±tons/acre



WATER:

Ranches 401 and 403 are irrigated with well water and have access to non-contract water from Semi-Tropic WSD (STWSD). There are 4 wells. They are equipped with two 125HP electric motors, one 200HP electric motor and 1 with a 300HP electric motor. The STWSD water is delivered through non-contract meters (H19, H43, H45, H51, H53, H61 and H63). Additionally there are STWSD pump back devices. In 2022 STWSD non-contract owners are assessed two primary charges; water charge of \$131/\$133/135/ acre foot delivered when available (winter/summer/allocated) and an ET charge. Pursuant to the STWSD intermittent agreement STWSD has the right to use the wells to pump back a balance of 10,440.92AF (as of 12-31-21) of water into the district when needed at STWSD expense and when the owner is not using the wells. In 2021/22, on behalf of the STWSD the Kern County Tax collector collected a charge of \$139±/acre with the 2021/22 property taxes for all parcels.

The vineyards are irrigated by nicely appointed single line drip systems, with a reservoir at each location, sand media filters, electric booster pumps and acid injection system on Ranch 401.

Well	HP	GPM*	Date Tested
401-01	125	1036	3/15/21
401-03	125	1057	3/15/21
401-04	300	2273	3/15/21
401-07	200	742	3/15/21

PRICE AND TERMS:

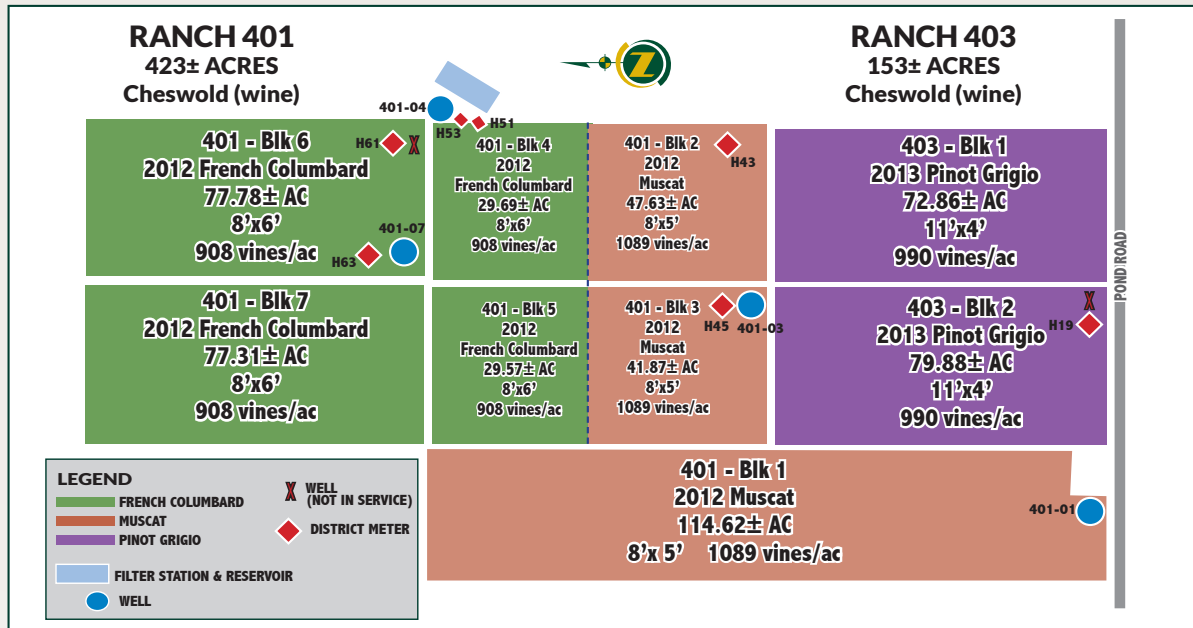
\$10,544,000 (or \$17,500±/acre) cash at close of escrow. Crop available subject to reimbursement of agreed farming expenses. We are advised the winery may entertain assignment of the grower contracts for the grapes.



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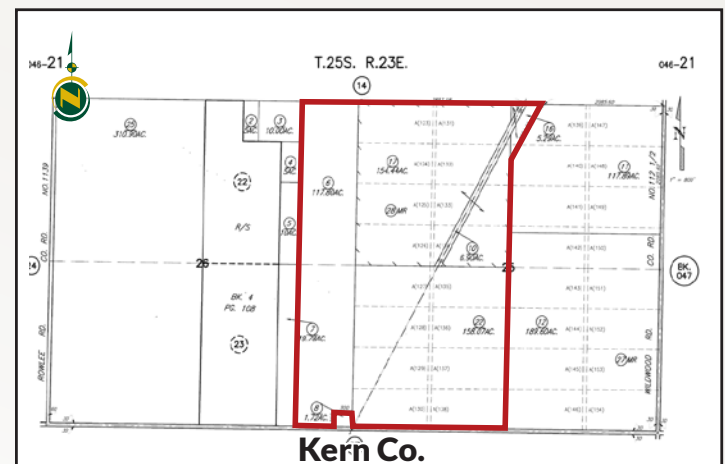
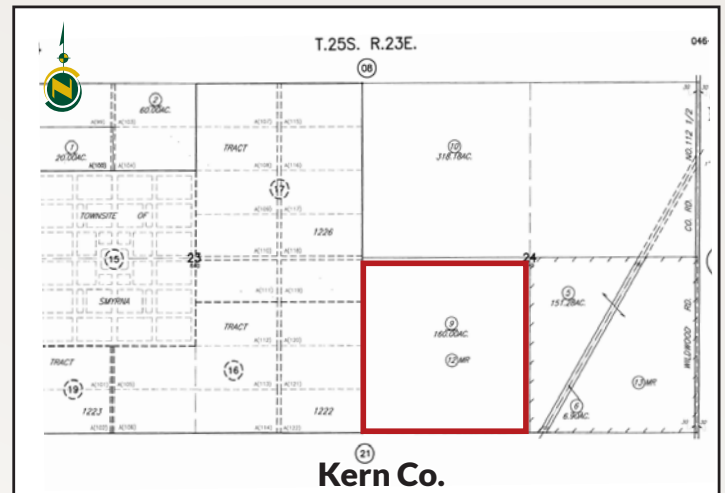
FARM MAP



SOIL MAP



APN MAPS



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	42.0%
214	Calflax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Calflax, clay loam, saline-sodic (85%)	58.0%

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LOCATION MAPS



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