

SSJMUD TABLE GRAPES - RANCH 41

Kern County, California



154.36± Assessed Acres

- Quality Table Grapes
- SSJMUD District Water and Well Water
- Excellent Rated Soils
- Income
- Tax Benefits

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PROPERTY DETAILS

DESCRIPTION:

This 154.36± acre opportunity is located in the desirable farming area of McFarland, CA. The land is being farmed to four varieties of conventional table grapes. The site has both contract district water from Southern San Joaquin Municipal Utility District and well water. This unique investment opportunity offers; quality table grapes, SSJMUD district water and well water, excellent rated soils, income, and tax benefits.

LOCATION:

The vineyard is 1½ mile west of Highway 99 at the southeast corner of Elmo Highway and Stradley Avenue. Approximately 7± miles southwest of Delano, 27± miles north of Bakersfield, 138± miles north of Los Angeles and 256± miles south of Sacramento.

LEGAL:

The land is zoned A (Exclusive Ag) by Kern County and is enrolled in the Williamson Act. APN: 60-012-03 & 04. The NW ¼ of Section 11 Township 26S, Range 25E, MDB&M.

SOILS: CA Rev. Storie Index

- 100±% (192) McFarland loam, Grade 1 – Excellent

WATER:

The land is irrigated by both district and well water. The property is in Southern San Joaquin Municipal Utility District (SSJMUD) and receives contract water from meter #05-13-05. In 2022 SSJMUD is collecting the following: standby of \$98.17/acre, water cost of \$145/acre foot and a lift cost of \$.25/acre foot. The wells are equipped with 75 HP and 125HP electric motors. The vineyard is irrigated through a nicely appointed drip irrigation system, 2 booster pumps, sand median filters, and a reservoir.

PRICE AND TERMS:

\$5,402,600 (or \$35,000± /acre) cash at close of escrow. 2022 crop available subject to reimbursement of agreed farming expenses.

PLANTINGS OR CURRENT USE: RANCH 41

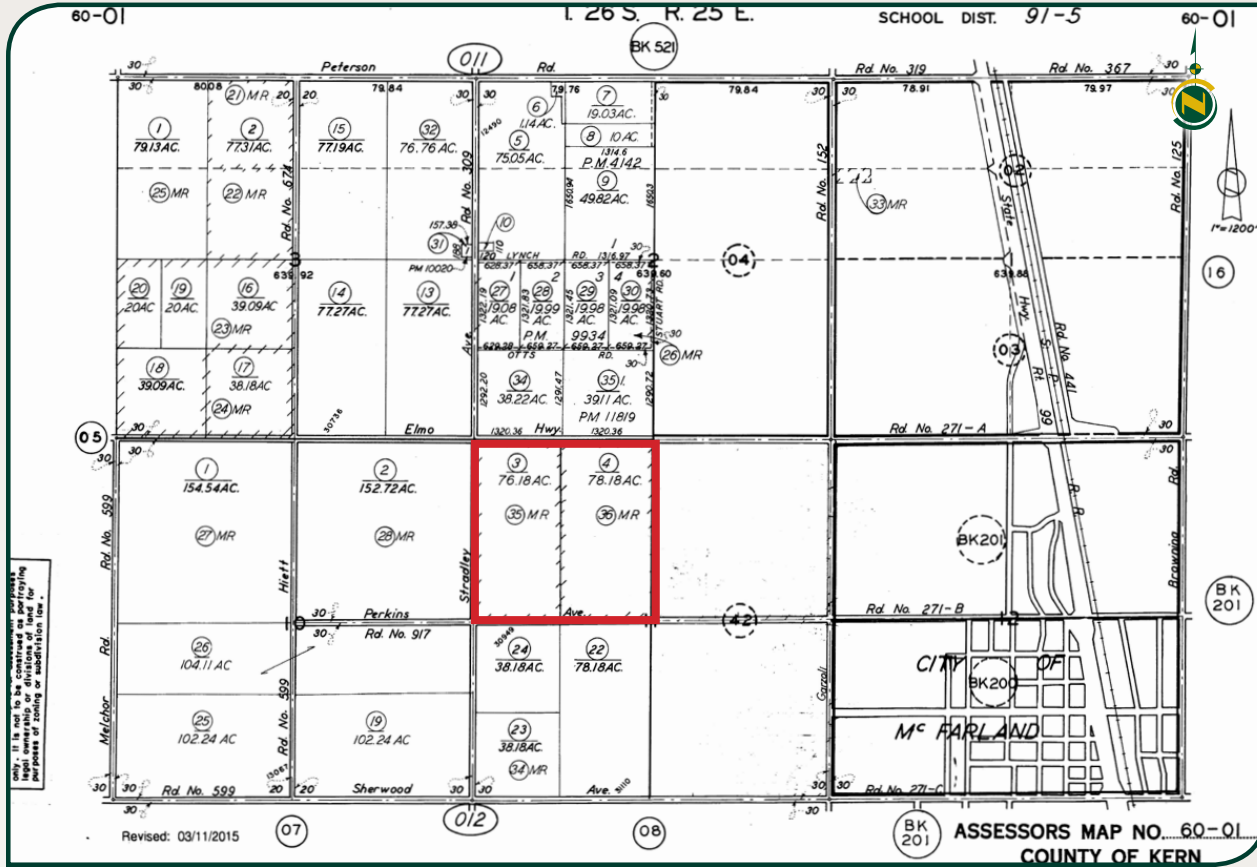
Planted Acres	Planted/Grafted	Varieties	Rootstock	Spacing	2019 bxs/ac	2020 bxs/ac	2021 bxs/ac
38±	2020	Ivory	Freedom	7x12	n/a	n/a	n/a
19±	2021	Ivory	Freedom	7x12	n/a	n/a	n/a
39±	2021	Sweet Globe	Freedom	7x12	n/a	n/a	n/a
39±	2005/2010	Scarlet Royal	Freedom	7x12	1,584	2,050	1,838
19±	2005	Flame	Freedom	7x12	2,300	1,673	1,649
Total	154±						



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APN MAP



SOIL/FARM MAP



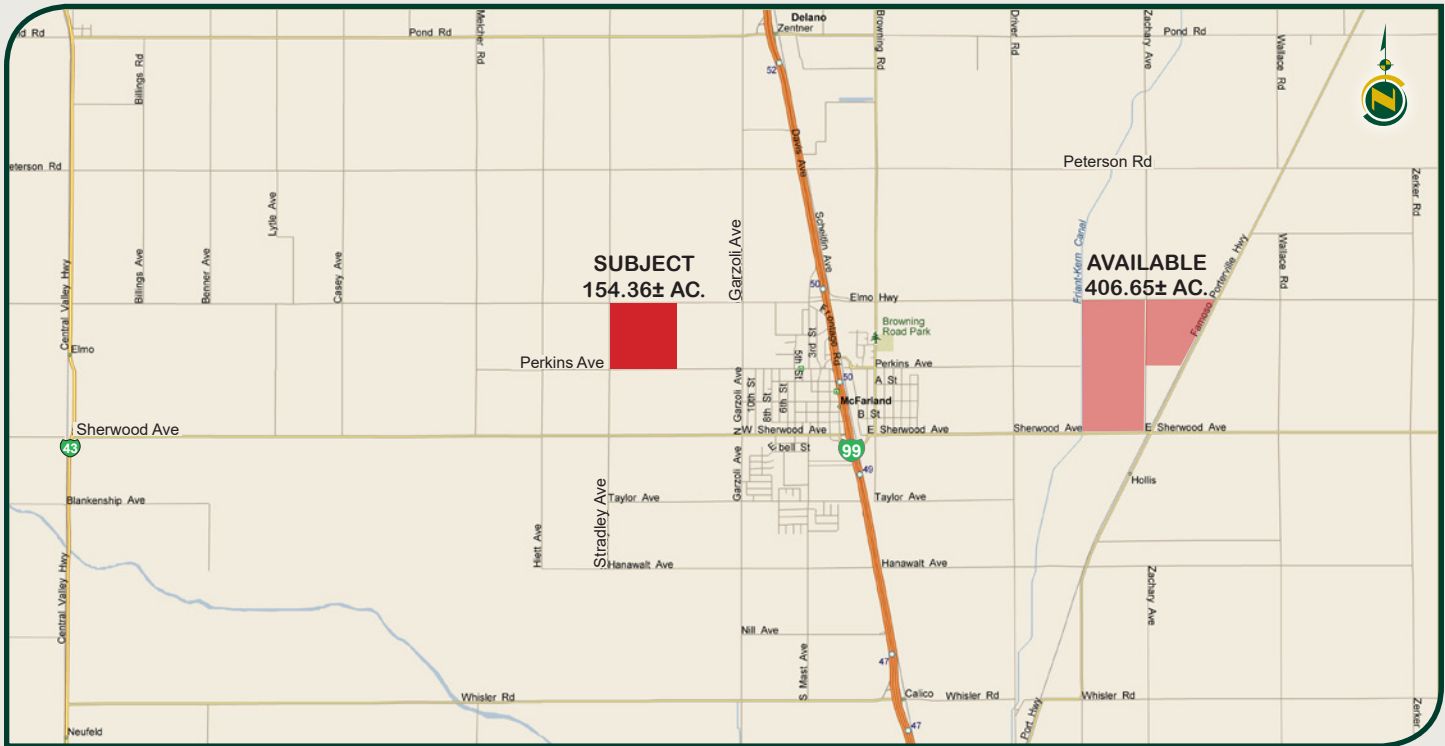
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
192	McFarland loam	Grade 1 - Excellent	McFarland (85%)	100.0%
Totals for Area of Interest				100.0%

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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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