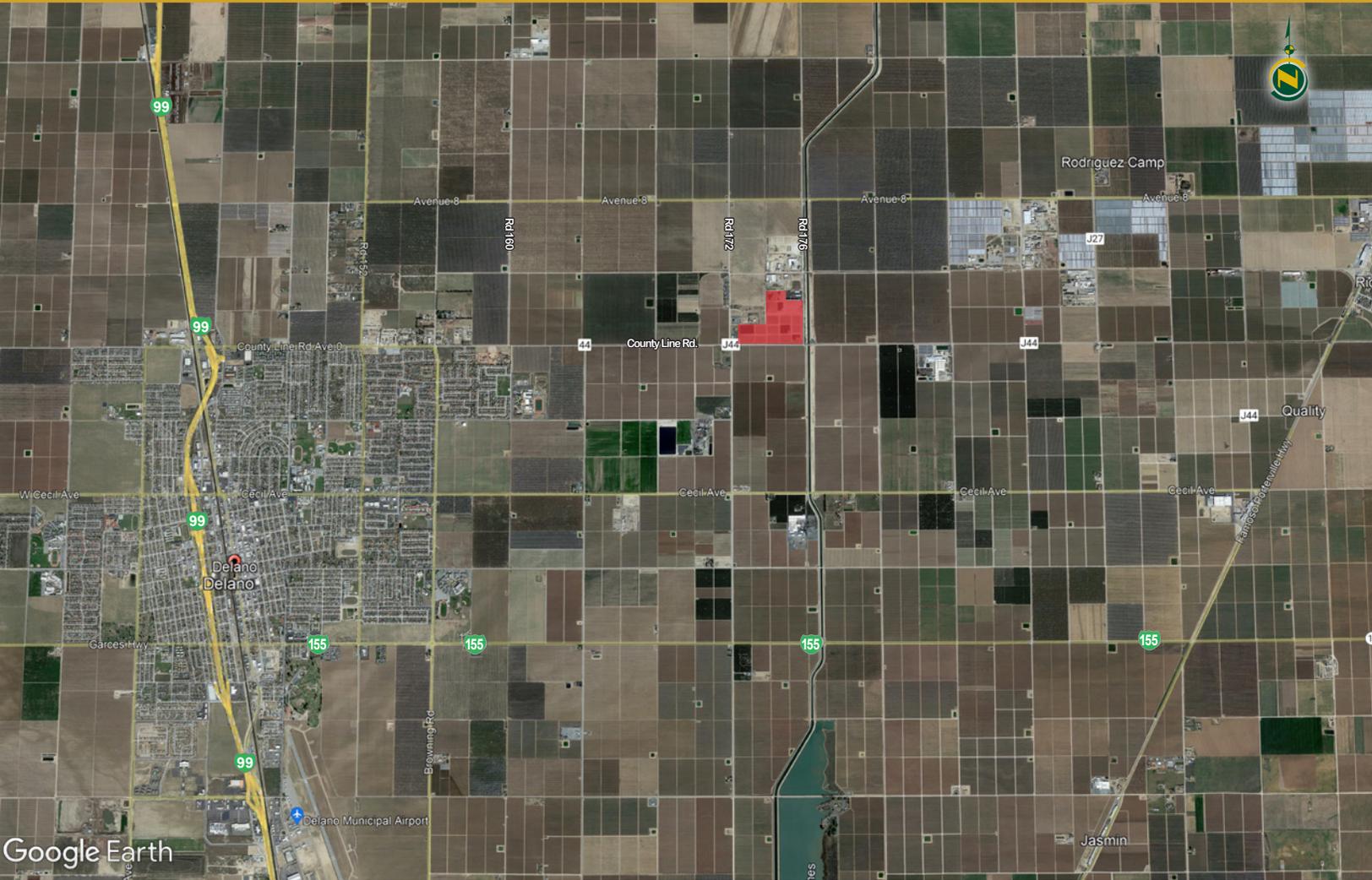


DELANO EARLIMART ID OPEN LAND/STORAGE YARD

Tulare County, California



70.42± Assessed Acres

- Desirable Farming/Operations Location
- DEID District Water and Well Water
- Excellent Soils
- Tax Benefits

EXCLUSIVELY PRESENTED BY:



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DRE #00020875

DELANO EARLIMART ID OPEN LAND/STORAGE YARD

70.42± Assessed Acres - Tulare County, CA

PROPERTY DETAILS

DESCRIPTION:

This 70.42± acre opportunity is located in the desirable farming area of Delano, CA. The lands current use is as a fenced storage yard but could be used for equipment/product storage or farming to a variety of high valued crops. This unique investment opportunity offers; Desirable farming/operations location, DEID district water and well water, excellent soils, and tax benefits.

LOCATION:

The offering is at the northwest corner of County Line Road and Road 176, approximately 4.8± miles east of Delano, 38± miles north of Bakersfield, 147± miles north of Los Angeles and 249± miles south of Sacramento.

SOILS: CA Rev. Storie Index

- 63.1±% (130) Nord fine sandy loam, 0 to 2 percent slopes, Grade 1-Excellent
- 30.9±% (139) Wasco sandy loam, 0 to 2 percent slopes, Grade 1-Excellent
- 6.1±% (143) Yetttem sandy loam, 0 to 2 percent slopes, Grade 1-Excellent

LEGAL:

APN's: 338-270-018 and 020.

The parcels are zoned AE-20 by Tulare County and parcel 338-270-018 is enrolled in the Williamson Act and 338-270-020 is not.

Portion of the southeast 1/4 of Section 32, Township 24S, Range 26E, MDB&M.

WATER:

The land has both district and well water. The property is in Delano Earlimart Irrigation District (DEID) and is entitled to contract water. In 2022 DEID is collecting the following: assessment of \$16.83/acre, standby of \$31.41/acre, special benefit assessment is \$28.35/acre, supplemental assessment is \$65.82/acre, and water cost of \$155/acre foot. The well is equipped with 75 HP electric motor. The property is plumbed with a fire safety system which is pressured through a booster pump and two 29,000 gallon storage tanks.

PRICE AND TERMS:

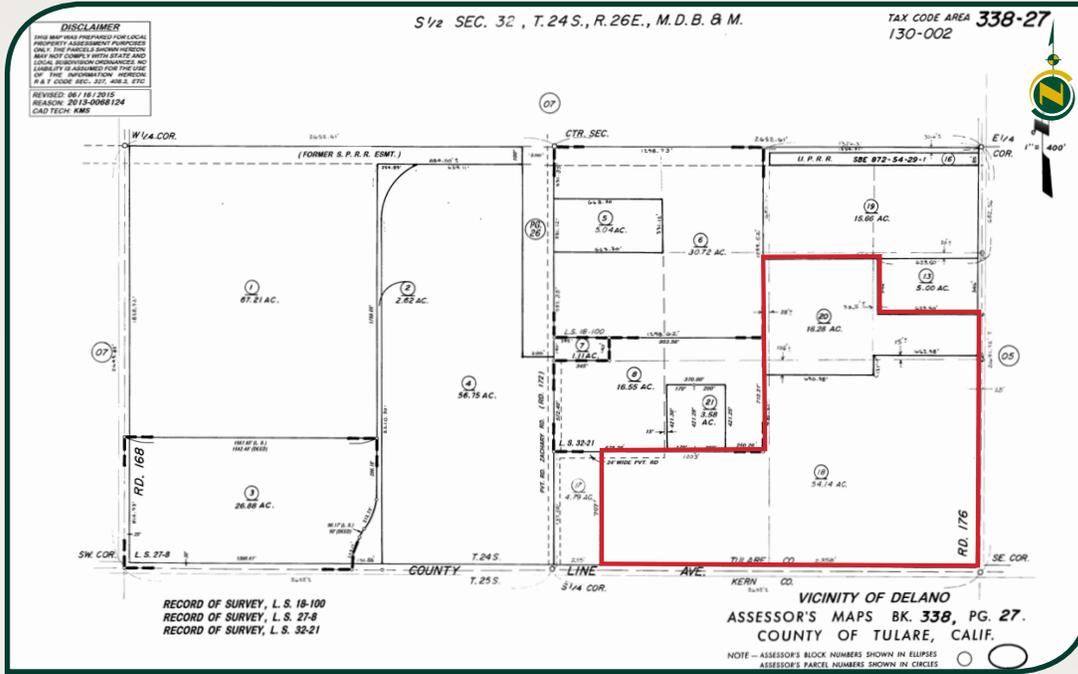
\$2,113,000 (or \$30,000±/acre) cash at close of escrow.



DELANO EARLMART ID OPEN LAND/STORAGE YARD

70.42± Assessed Acres - Tulare County, CA

APN MAP



SOIL MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Nord (85%)	63.0%
139	Wasco sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Wasco (85%)	30.9%
143	Yetterm sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Yetterm (85%)	6.1%
Subtotals for Soil Survey Area				99.9%
Totals for Area of Interest				100.0%

DELANO EARLIMART ID OPEN LAND/STORAGE YARD

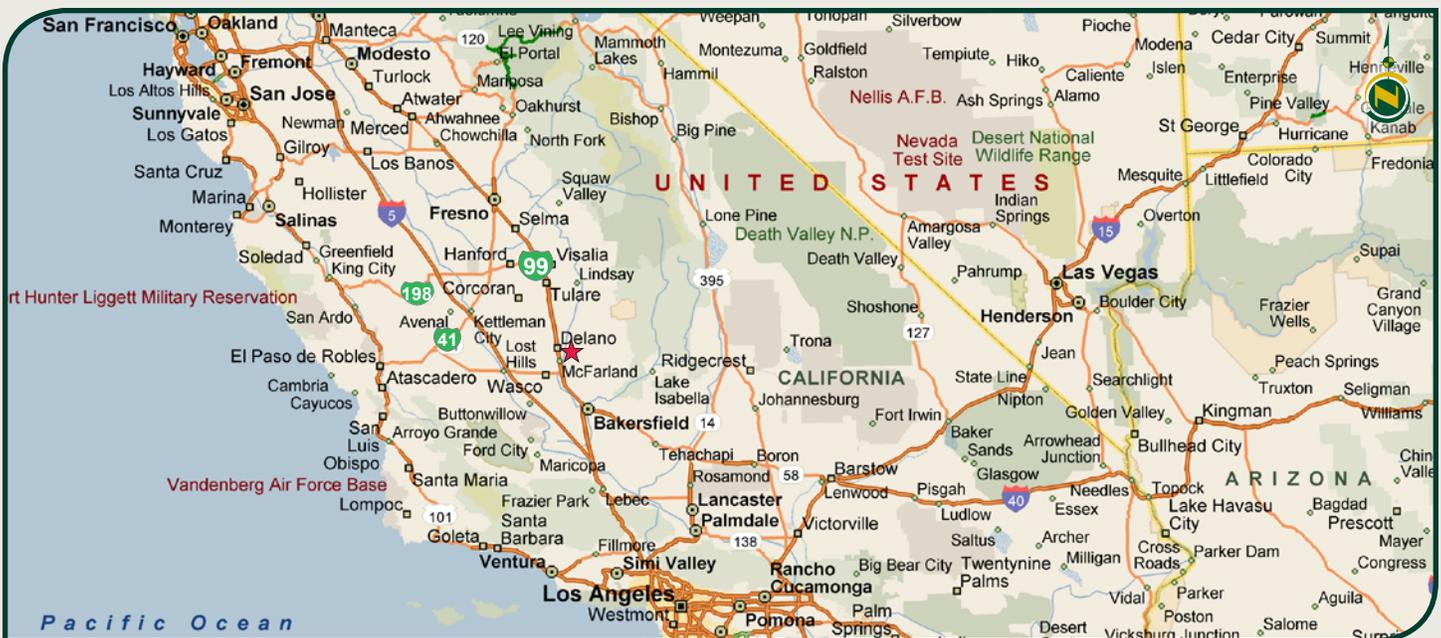
70.42± Assessed Acres - Tulare County, CA



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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