

DELANO EARLIMART ID TABLE GRAPES AND FARMLAND - RANCH 413

\$3,058,000
(\$25,500±/Acre)

PRICE REDUCED



119.92± Acres
Tulare County, California

- Table Grapes and Farmland
- DEID District Water and Well Water
- Productive Soils
- Income and Tax Benefits

Exclusively Presented by:

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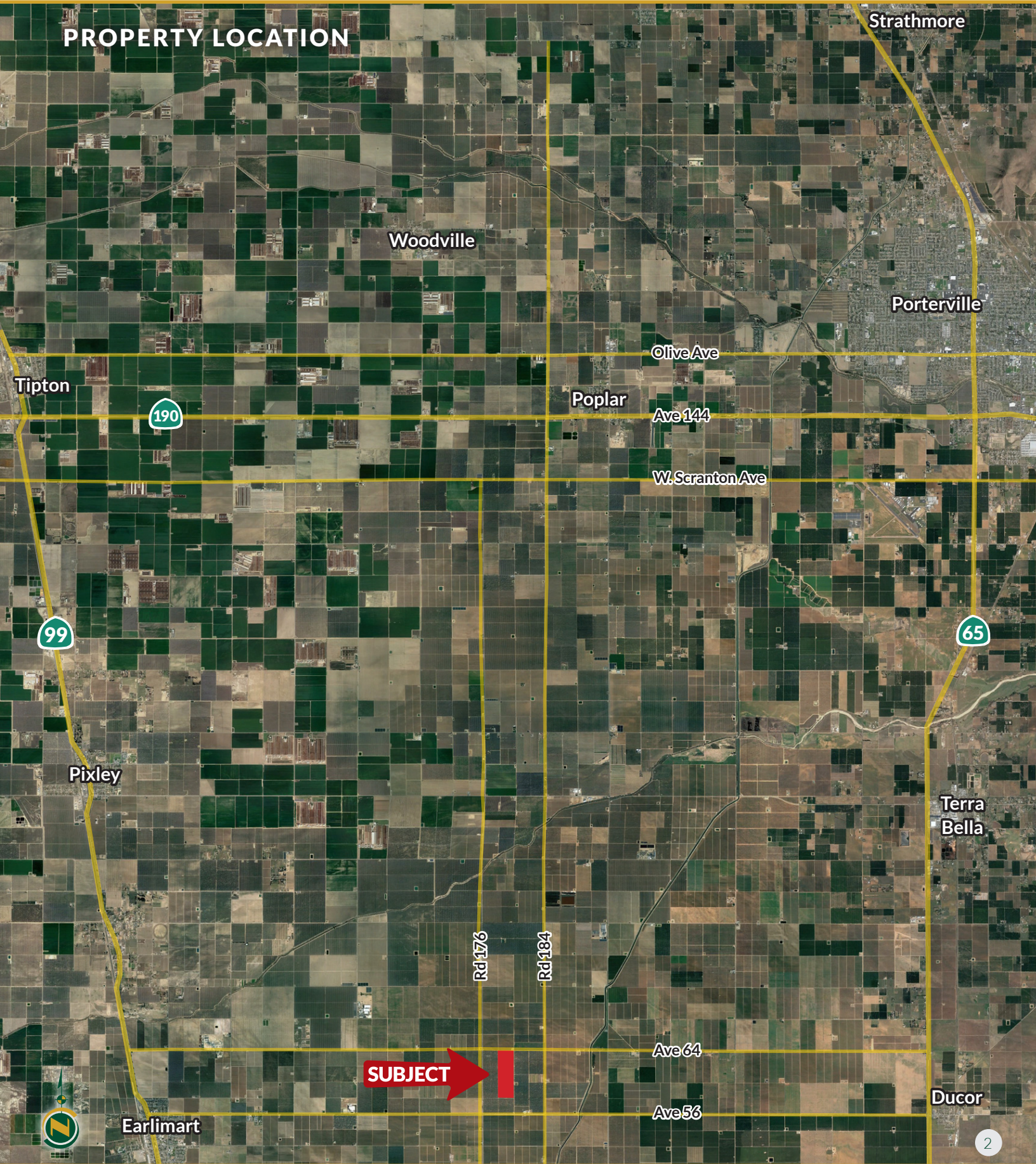
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CA DRE #00020875

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PROPERTY INFORMATION

DESCRIPTION

This 119.92± acre opportunity is located in the desirable farming area of Earlimart, CA. The land is planted to 27.32± acres conventionally farmed table grapes and 83.59± acres of farmland (in process of removing the table grapes). This unique investment opportunity offers; quality table grapes, DEID district water and well water, productive soils, income, and tax benefits.

LOCATION

The vineyard is ¼± mile east of Road 176 in-between Avenue 56 and Avenue 64, approximately 13± miles northeast of Delano, 46± miles north of Bakersfield, 157± miles north of Los Angeles and 246± miles south of Sacramento.

LEGAL

The land is zoned AE-20 by Tulare County and is not enrolled in the Williamson Act. APN: 319-020-021. The NE ¼ of the SW ¼ and the east ½ of the NE ¼ of Sec. 28 Township 23S, Range 26E, MDB&M.

PLANTINGS

Block	Acres	Planted Grafted	Planted Varieties	Rootstock	Spacing	2019 bx/ac	2020 bx/ac	2021 bx/ac	2022 bx/ac
1 to 4	83.59±		Farmland (removing table grapes and trellis)						
5 and 6	27.32±	2014(Plant)	Sweet Globe (2022)	Freedom	12' x 8'	n/a	n/a	n/a	n/a
Total planted	110.91±								
	8.71±	Roads, Reservoir, Waste							
Assessed Acres	119.92±								

SOILS - CA Rev. Storie Index

- 79.3±% (hp47) Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes, Irrigated Capability Class, Rating 3.
- 20.7±% (hp4j) Exeter loam, 0 to 2 percent slopes, Irrigated Capability Class, Rating 3.

WATER

The land is irrigated by both district and well water. The property is in Delano Earlimart Irrigation District (DEID) and receives contract water from meter #128. In 2023 DEID is collecting the following: assessment of \$17.33/acre, standby of \$32.35/acre, special benefit assessment is \$28.35/acre, supplemental assessment is \$67.79/acre, and water cost of \$155/acre foot as of 2/17/23(subject to change). The well is equipped with 100HP electric motor. The vineyard is irrigated through a nicely appointed drip irrigation system, 2 booster pumps, sand median filters, and reservoir with a water treatment station.

PRICE/TERMS

\$3,058,000 (or \$25,500±/acre) cash at close of escrow. 2023 crop available subject to reimbursement of agreed farming expenses.

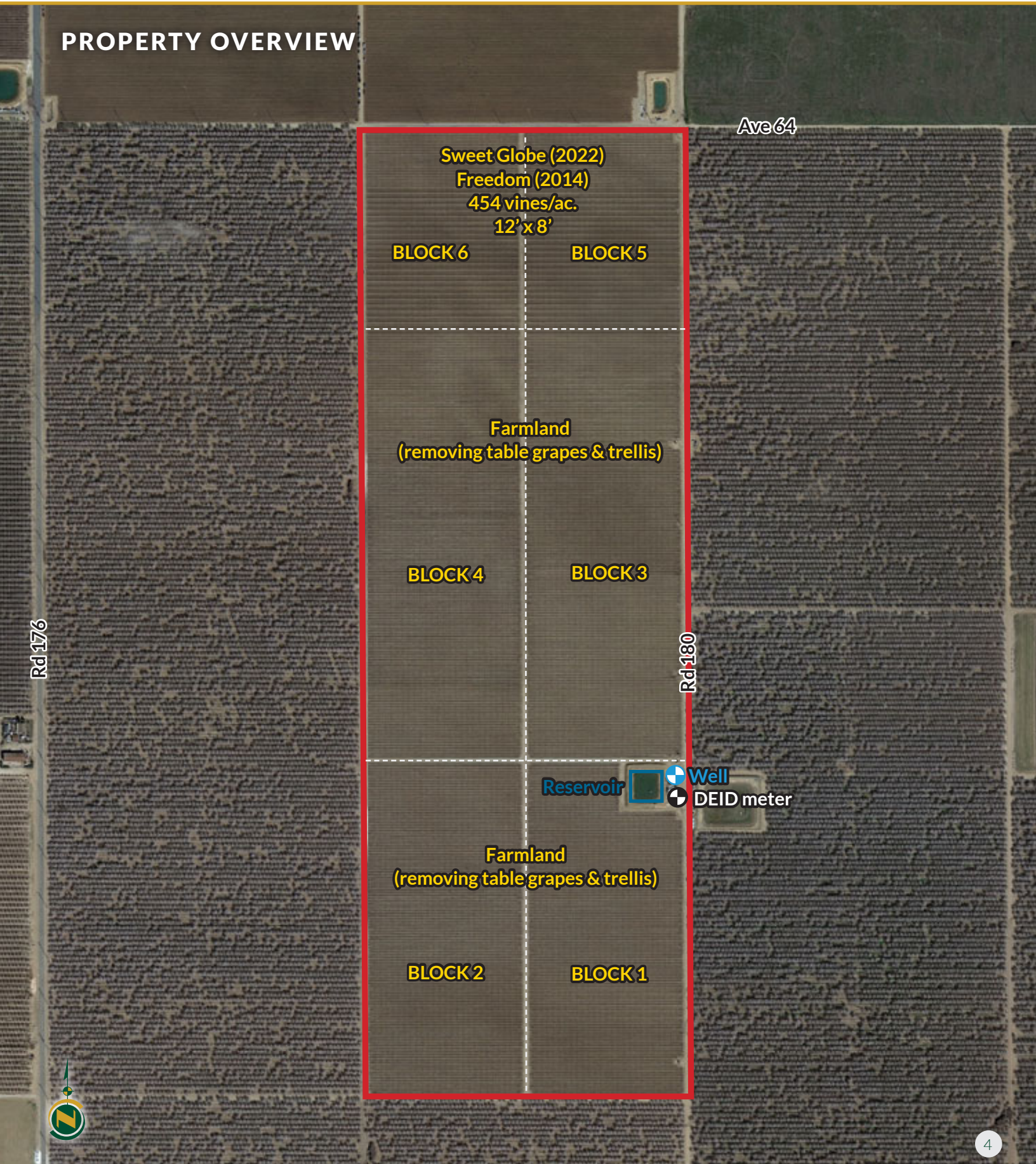


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PROPERTY OVERVIEW



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SOILS MAP



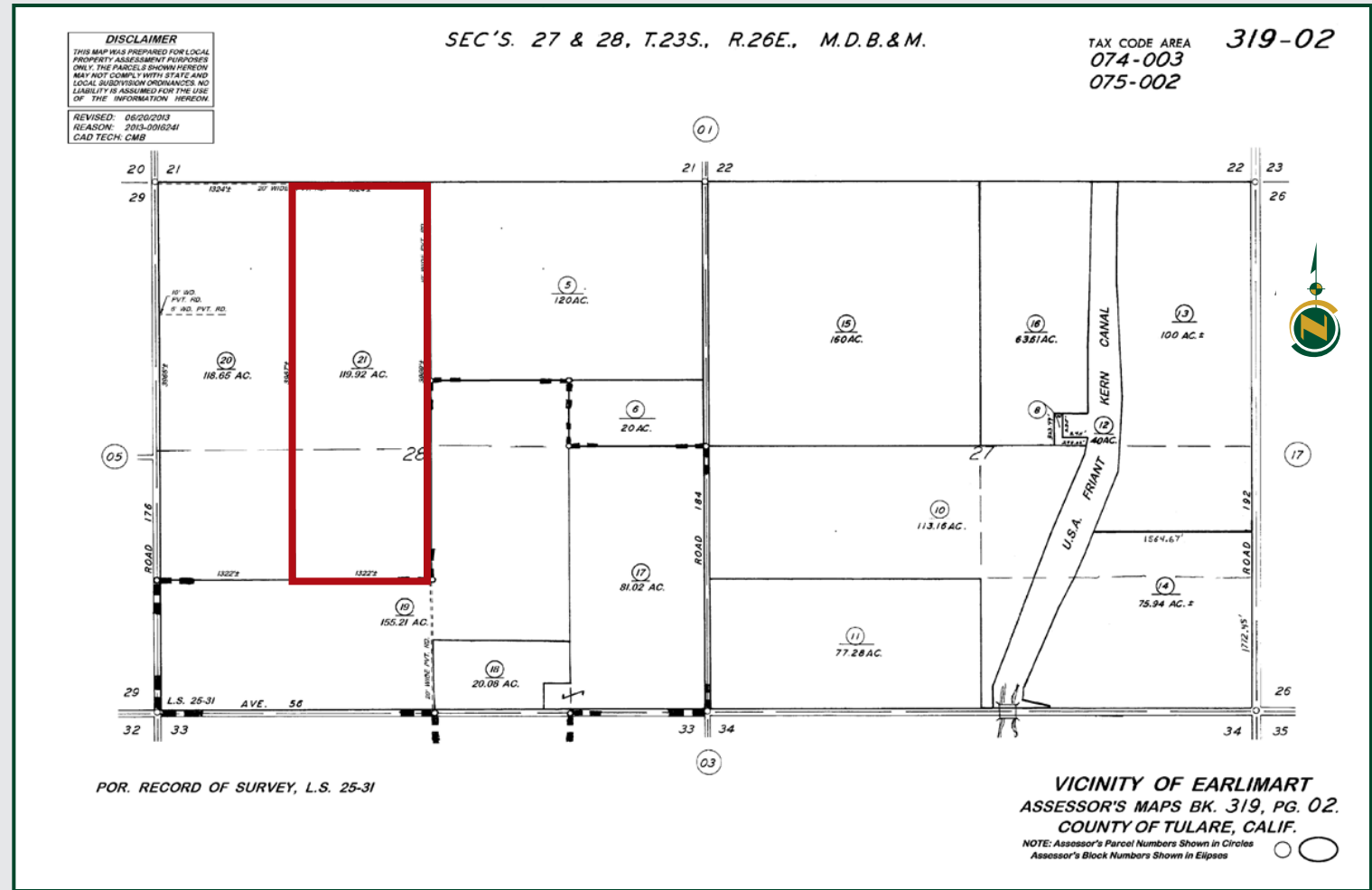
California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
hp47	Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes	3	79.3%
hp4j	Exeter loam, 0 to 2 percent slopes	3	20.7%
Totals for Area of Interest			100.0%

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PARCEL MAP



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PROPERTY PHOTOS



DELANO EARLIMART ID TABLE GRAPES AND FARMLAND - RANCH 413

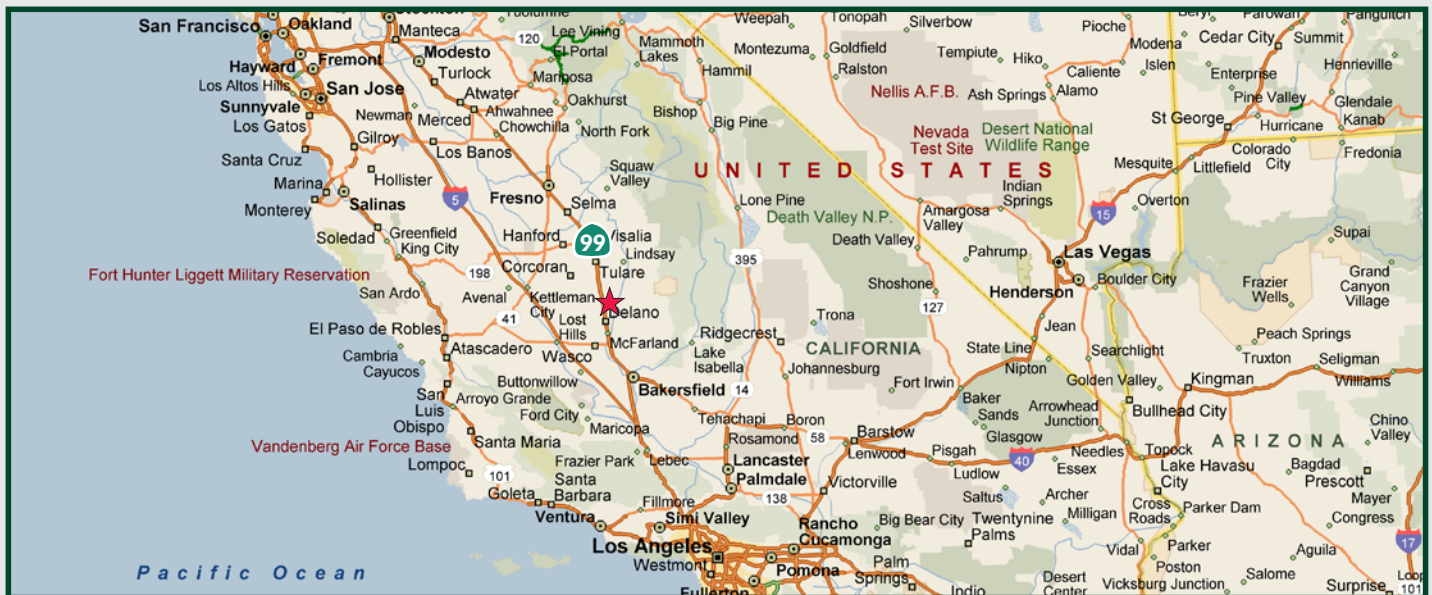
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PROPERTY PHOTO



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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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