

# EDISON, CA CITRUS & OPEN LAND

Kern County, CA

**336.38 Acres**  
**AVAILABLE**  
**FOR SALE**



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336.38 Gross Acres ■ Kern County, CA

## Property Profile

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                      |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>Size</b>                                           | 336.38 Gross Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                      |
| <b>Location</b>                                       | The property consists of two separate ranches located approximately 1 mile apart. The north ranch is located on the west side of South Edison Road between Muller Road and Hermosa Road. The south ranch is located on the north and south side of E. Panama Lane between South Edison Road and Malaga Road. Both ranches are located approximately 1-2 miles south of Highway 58 and east of Highway 99, southeast of the City of Bakersfield.                     |                                                      |
| <b>Assessor's Parcel Numbers</b>                      | <b>APN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Acres</b>                                         |
|                                                       | 177-260-18                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 21.84                                                |
|                                                       | 177-260-25                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 26.73                                                |
|                                                       | 177-270-16                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 45.37                                                |
|                                                       | 177-270-19                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 36.46                                                |
|                                                       | 177-270-20                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 69.75                                                |
|                                                       | 178-160-23                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 19.67                                                |
|                                                       | 178-170-28                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 46.72                                                |
|                                                       | 178-201-01                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 18.64                                                |
|                                                       | 178-201-42                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 19.30                                                |
|                                                       | 178-201-48                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 31.9                                                 |
|                                                       | <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>336.38</b>                                        |
| <b>Zoning</b>                                         | According to the Kern County Planning Department, the property is zoned "A", Exclusive Agriculture. Each of the parcels are enrolled in the Williamson Act.                                                                                                                                                                                                                                                                                                         |                                                      |
| <b>Improvements</b>                                   | The north ranch includes a fenced yard area with a metal shop and dwelling.                                                                                                                                                                                                                                                                                                                                                                                         |                                                      |
| <b>Soils</b>                                          | <b>North Ranch</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>South Ranch</b>                                   |
|                                                       | Delano Sandy Loam, 0-2% Slopes, Class I                                                                                                                                                                                                                                                                                                                                                                                                                             | Hesperia Sandy Loam, 0-2% Slopes, Class II           |
|                                                       | Delano Sandy Clay Loam, 0-2%, Class I                                                                                                                                                                                                                                                                                                                                                                                                                               | White Wolf Course Sandy Loam, 0-2% Slopes, Class III |
| <b>Water</b>                                          | The property lies within the Arvin-Edison Water Storage District but is not within the service area. Water is provided by two deep wells equipped with 200 horsepower and 250 horsepower electric motors. Reservoirs equipped with electric booster pumps and filters distribute water throughout the orchard utilizing a fan jet irrigation system.                                                                                                                |                                                      |
| <b>Sustainable Ground Water Management Act (SGMA)</b> | SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found at the California Department of Water Resources Sustainable Groundwater Management Act Portal – <a href="https://sgma.water.ca.gov/portal">https://sgma.water.ca.gov/portal</a> . |                                                      |

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### Plantings

The property includes 301± farmable acres consisting of 258+/- acres of citrus and 43+/- acres of open land. A summary of the citrus plantings are as follows:

| Block | Planted Acres | Variety          | Rootstock | Yr Planted       | Spacing | Tree Count |
|-------|---------------|------------------|-----------|------------------|---------|------------|
| 215   | 20            | Navel Barnfield  | Grafted   | 1997, 1999       | 20 x 20 | 2,329      |
| 212   | 17.86         | Cara-Cara Navels | Carrizo   | 2008             | 20 x 18 | 2,160      |
| 213B  | 5.5           | Satsuma-Owari    | Carrizo   | 1997             | 18 x 14 | 907        |
| 213A  | 3             | Navel - Fukumoto | Troyer    | 1997             | 20 x 20 | 326        |
| 214   | 9.3           | Navel - Fukumoto | Citrumelo | 1997             | 18 x 10 | 2,014      |
| 211   | 6.59          | Cara-Cara Navels | Carrizo   | 2005             | 20 x 18 | 798        |
| 216   |               |                  |           |                  |         |            |
| 283   | 9.6           | Fisher Navels    | Troyer    | 1984             | 20 x 18 | 1,120      |
| 284   | 8.5           | Newhall Navels   | Carrizo   | 2013             | 20 x 16 | 1,178      |
| 285   | 18.25         | Navel Atwoods    | Carrizo   | 2003             | 22 x 20 | 1,805      |
| 281   | 14.25         | Cara-Cara Navels | Carrizo   | 2017             | 20 x 17 | 1,820      |
| 282   | 13.9          | Cara-Cara Navels | Carrizo   | 2017             | 20 x 17 | 1,762      |
| 171   | 16.3          | Fallow           |           |                  |         |            |
|       | 0.5           | Rush TI Navels   | Carrizo   | 2018             |         | 60         |
|       | 26            | Fallow           |           |                  |         |            |
| 173A  | 24.7          | Mandarin - Tango | C-35      | 2011             | 20 x 16 | 3,358      |
| 173B  | 7.35          | Cara-Cara Navels | Carrizo   | 2012             | 20 x 16 | 1,000      |
| 174   | 33            | Fisher Navels    | Troyer    | 1983             | 20 x 18 | 4,373      |
| 175   | 25.01         | Navel - Becks    | Troyer    | 1986, 1987, 1993 | 20 x 18 | 2,248      |
| 176   | 22            | Fisher Navels    | Carrizo   | 2000             | 20 x 18 | 2,600      |
| 177   | 19.5          | Fisher - Becks   | Carrizo   | 2000             | 20 x 16 | 2,837      |

**ASKING PRICE**

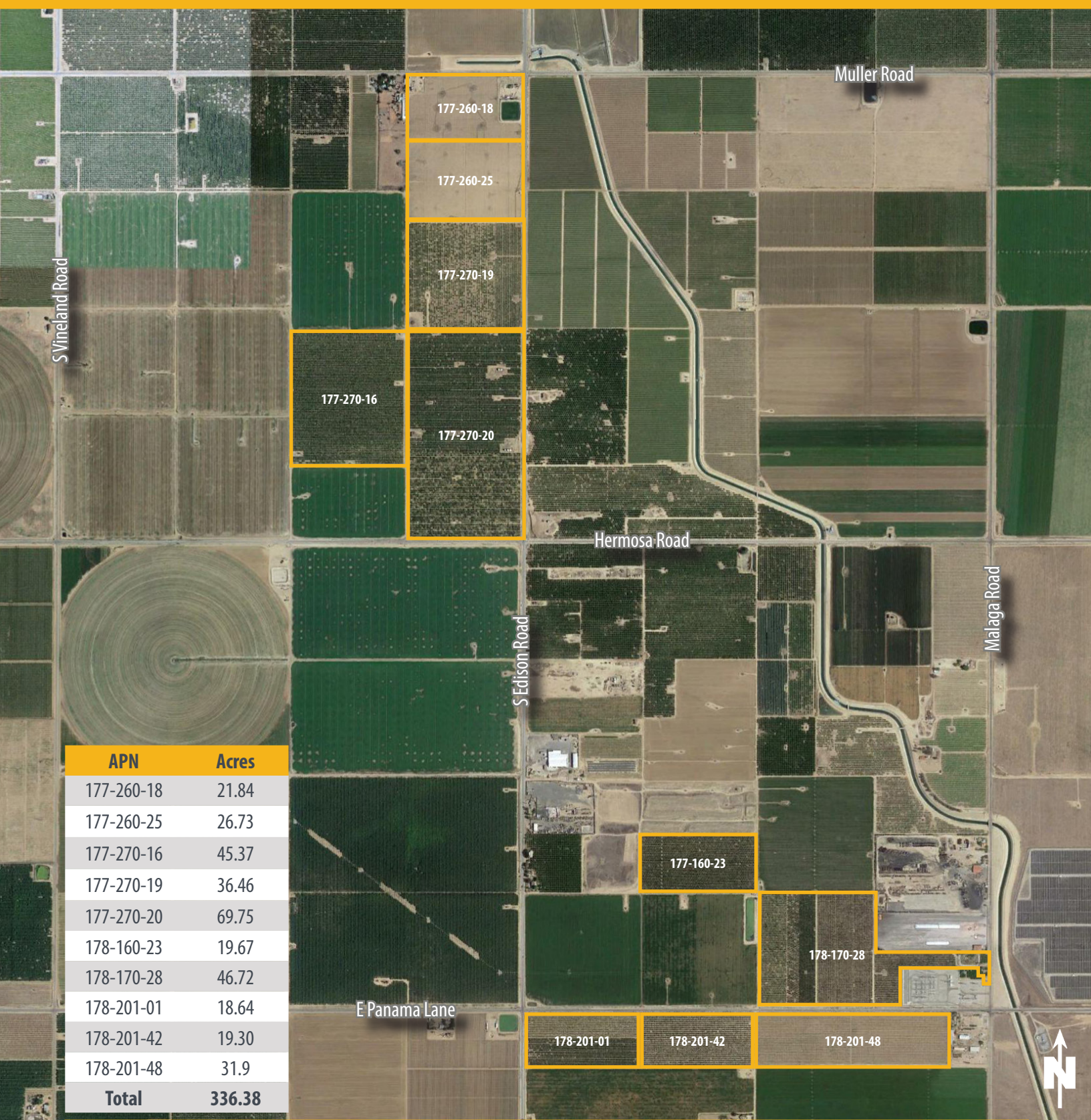
**\$4,036,560\***  
(\$12,000 per acre)

\*Mineral rights are excluded.

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## Aerial Map

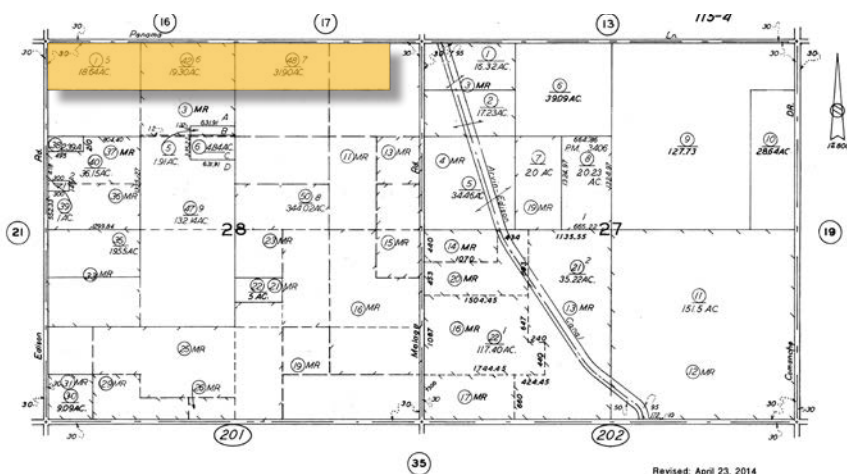
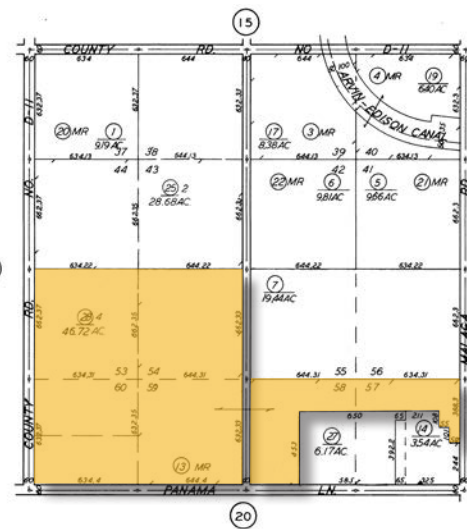
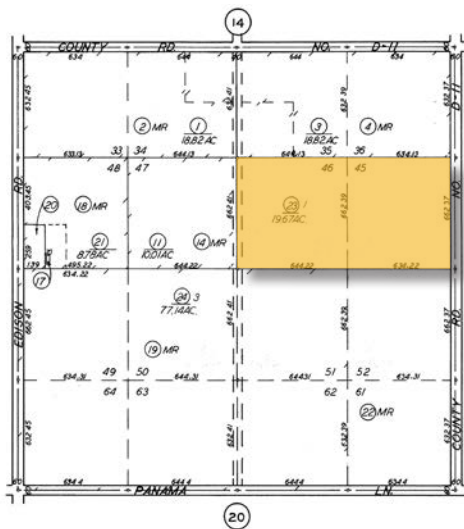
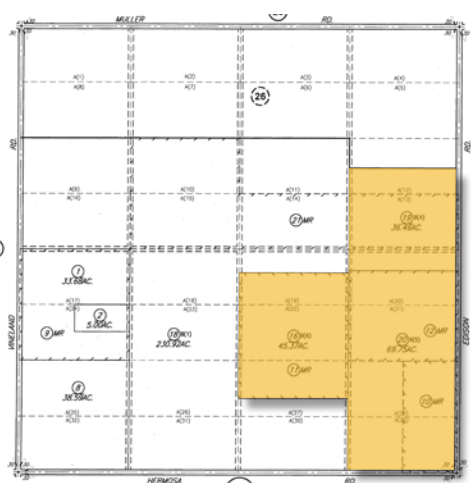
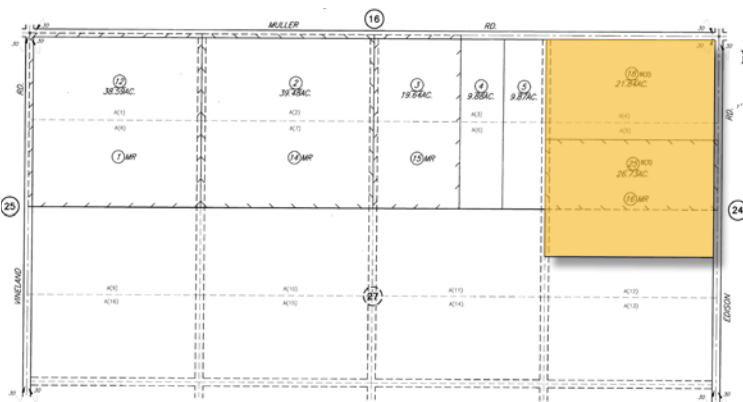


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## Assessor's Parcel Maps

| APN          | Acres         |
|--------------|---------------|
| 177-260-18   | 21.84         |
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| 177-270-19   | 36.46         |
| 177-270-20   | 69.75         |
| 178-160-23   | 19.67         |
| 178-170-28   | 46.72         |
| 178-201-01   | 18.64         |
| 178-201-42   | 19.30         |
| 178-201-48   | 31.9          |
| <b>Total</b> | <b>336.38</b> |



Revised: April 23, 2014

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## Property Photos



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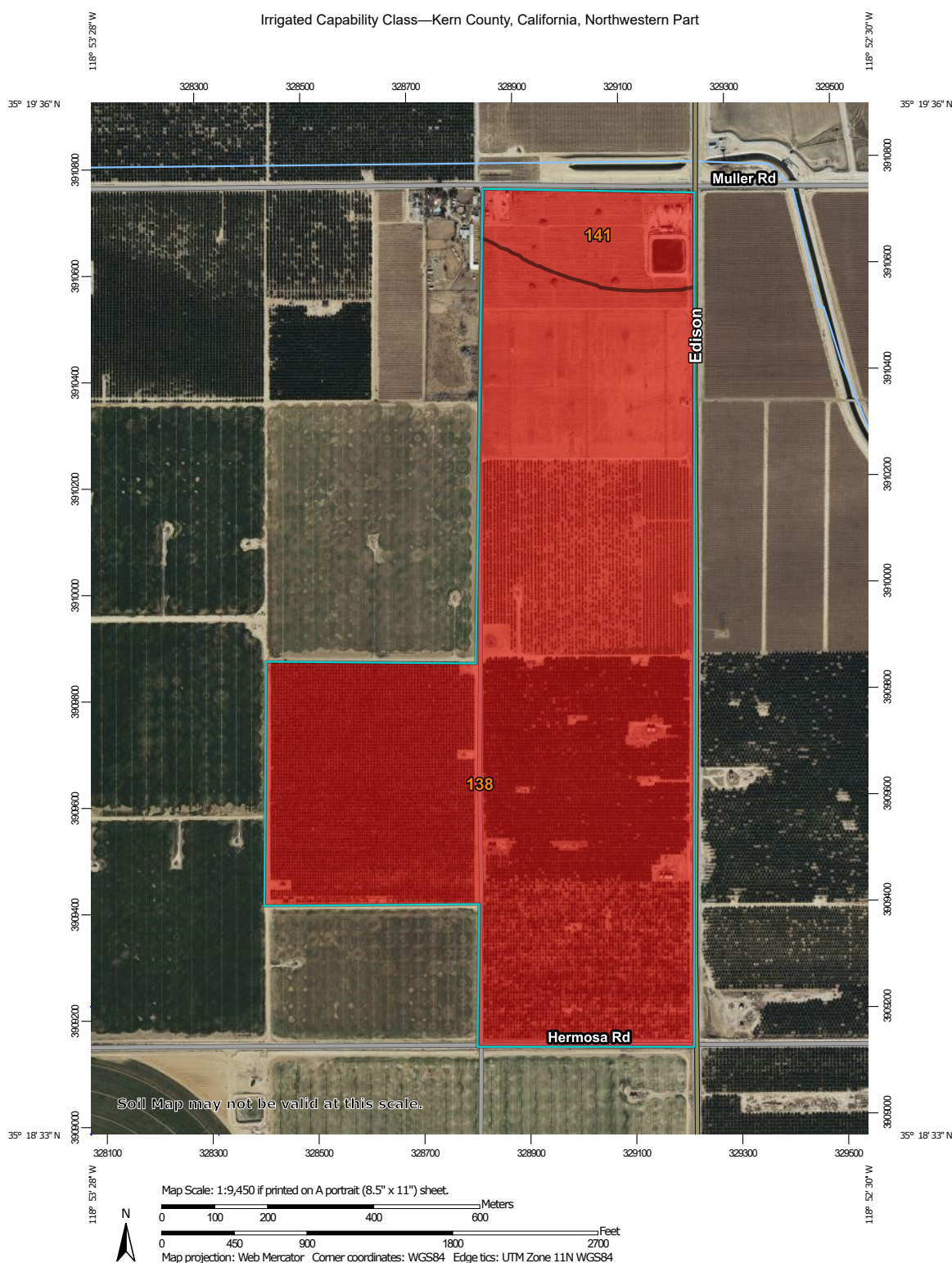
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## Soils Map - North Properties



Natural Resources  
Conservation Service

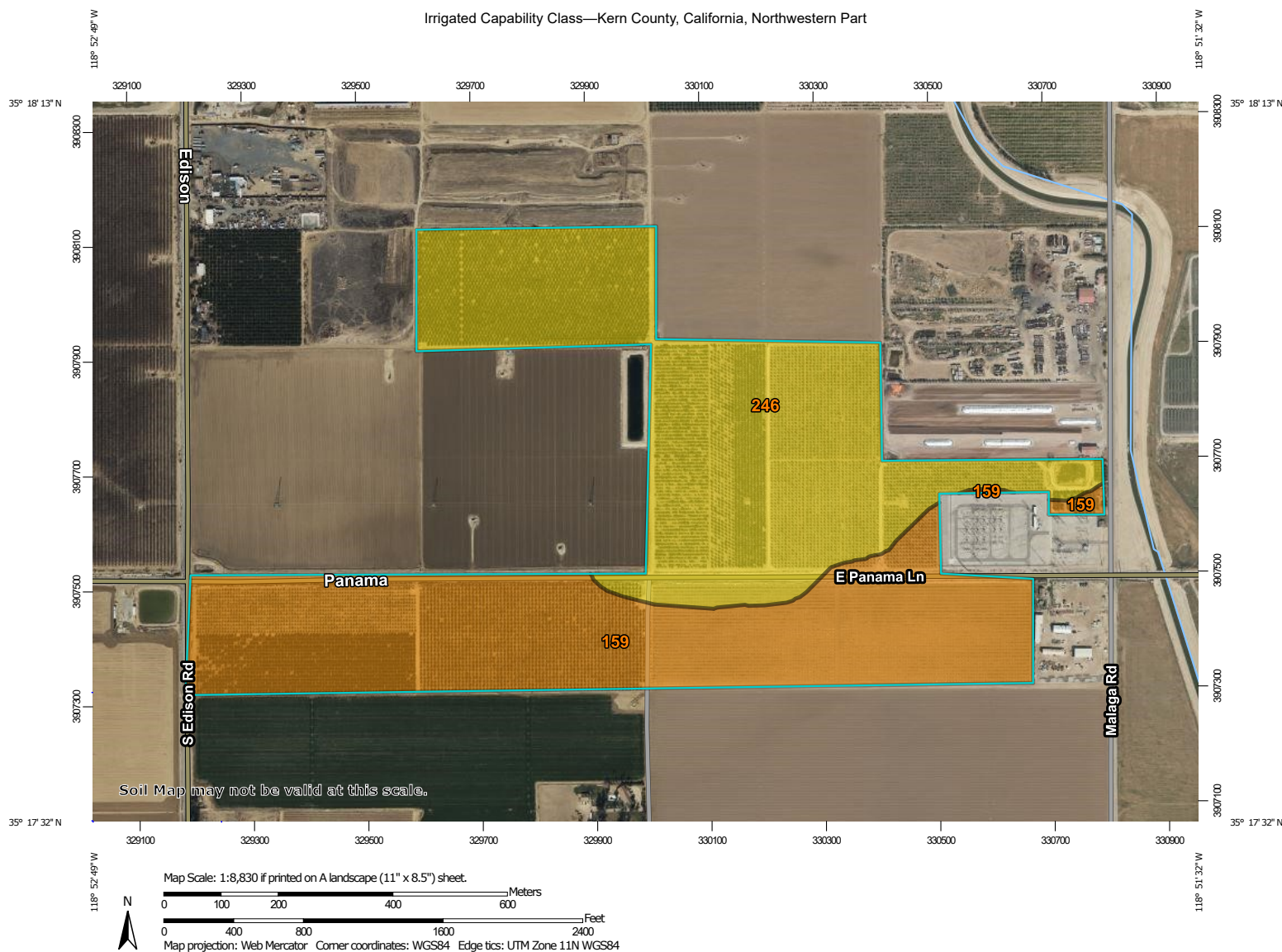
Web Soil Survey  
National Cooperative Soil Survey

9/30/2022  
Page 1 of 5

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## Soils Map - South Properties



USDA  
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

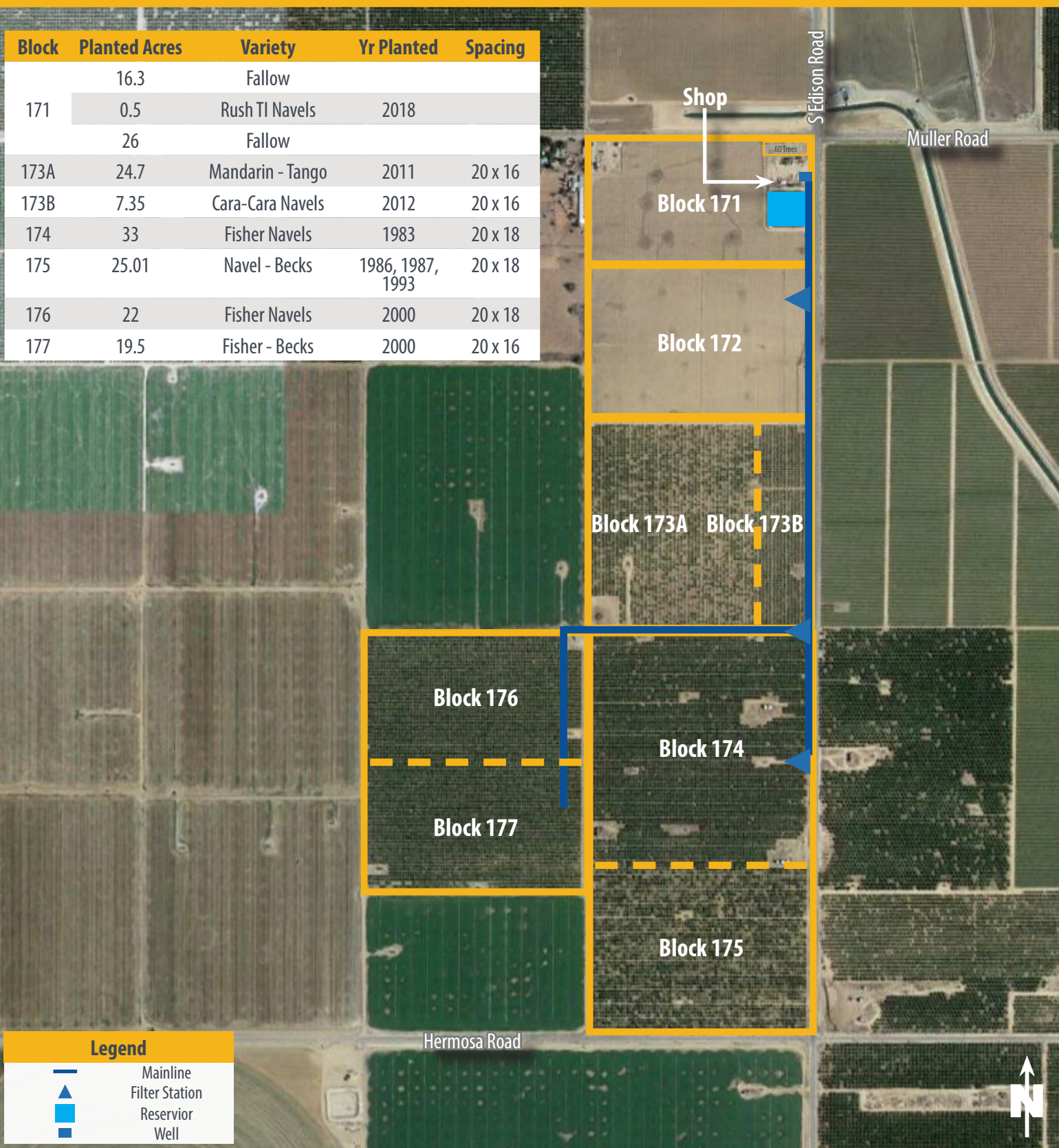
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Page 1 of 5

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## Ranch Map - North Properties

| Block | Planted Acres | Variety          | Yr Planted       | Spacing |
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### Legend

- Mainline
- ▲ Filter Station
- Reservoir
- Well

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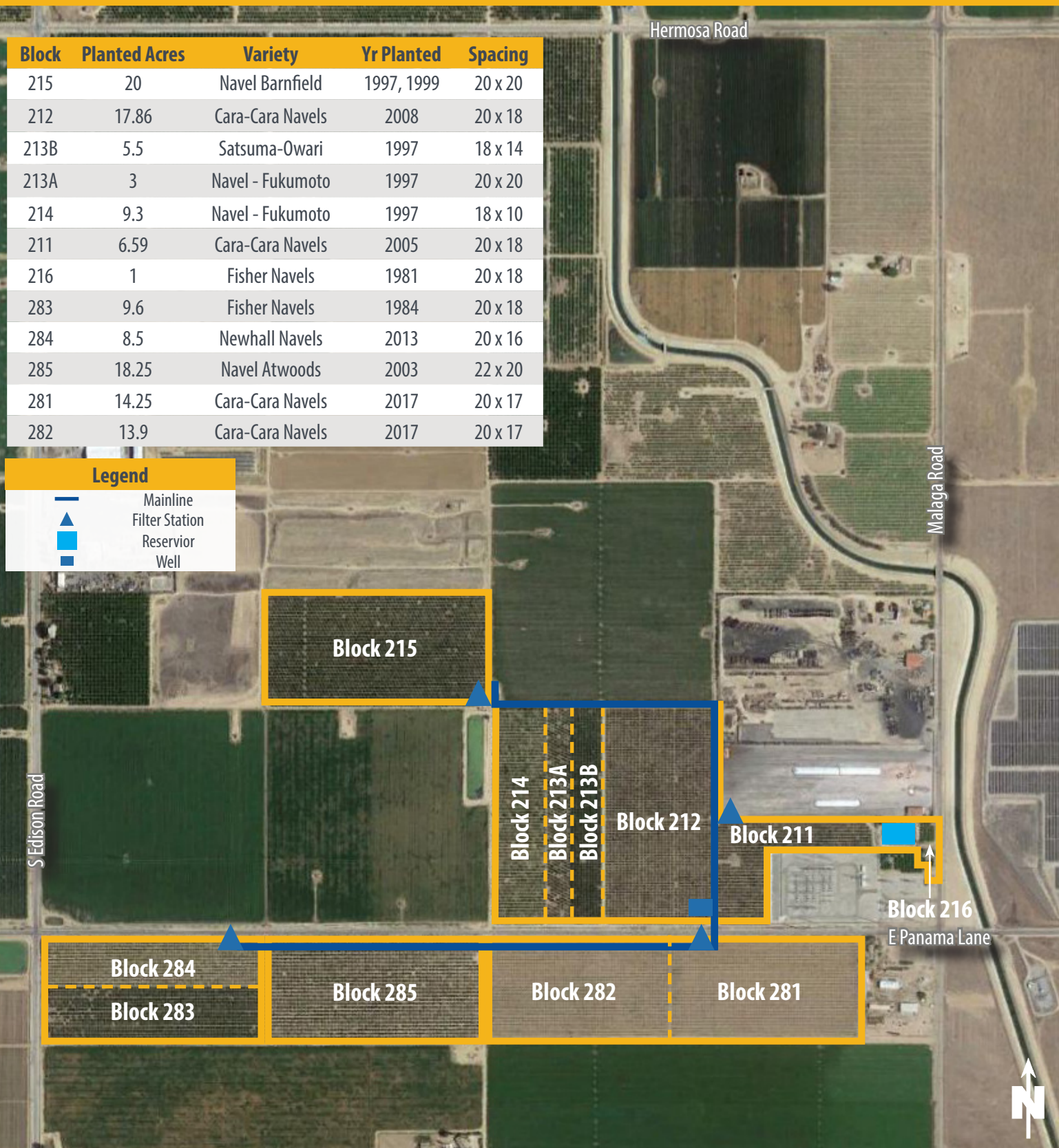
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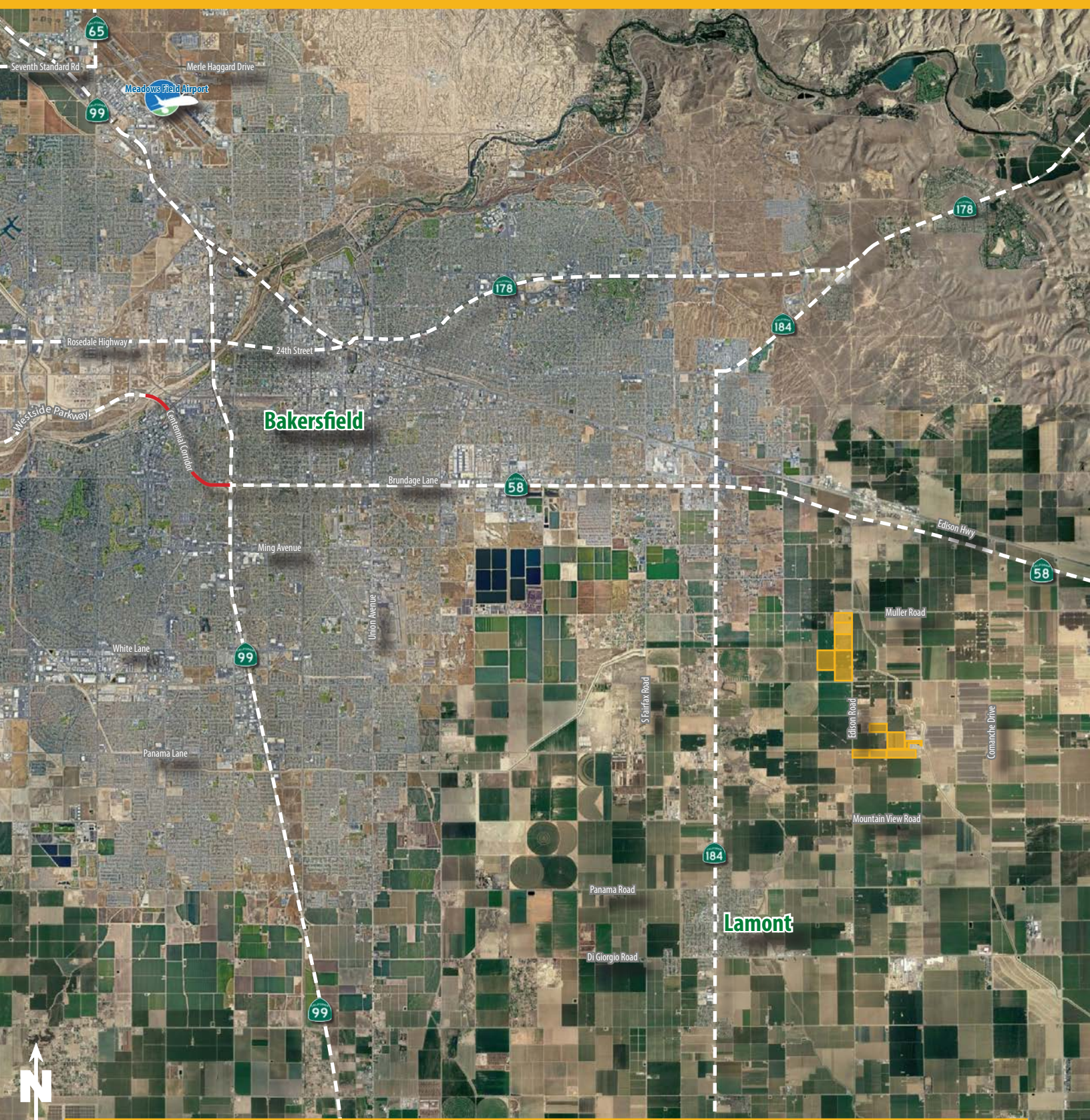
- Mainline
- ▲ Filter Station
- Reservoir
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## Aerial Location Map



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