

SSJMUD VINEYARD PETERSON RANCH

\$3,975,000
(\$16,502±/Acre)

PRICE REDUCED



240.88± Acres
Kern County, California

- SSJMUD District Water and Well Water
- Nicely Appointed irrigation System
- Can be Re-Developed to Other Permanent Crops
- Productive Soils
- Tax Benefits

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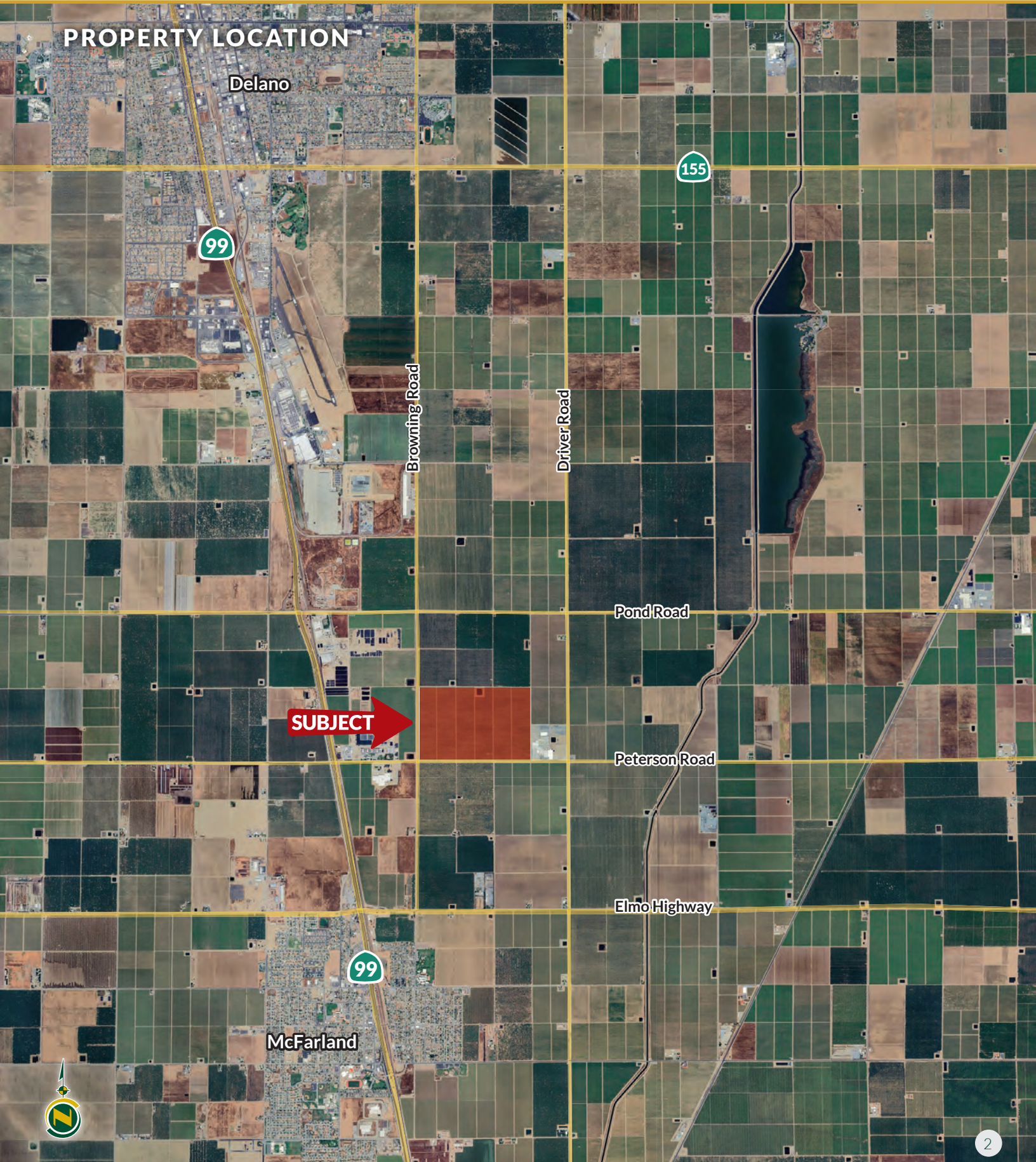
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CA DRE #00020875

SSJ MUD VINEYARD PETERSON RANCH

240.88± Acres
Kern County, CA



PROPERTY INFORMATION

LOCATION

The farm is located at the northeast of Browning Road and Peterson Road. Approximately 3± miles south of Delano, 28± miles north of Bakersfield, 137± miles north of Los Angeles and 267± miles south of Sacramento.

DESCRIPTION

This 240.88± acre opportunity is located in the desirable farming area of Delano, CA. The land is planted to Allison table grapes currently farmed for juice. The site has both contract district water from Southern San Joaquin Municipal Utility District and well water. An investment in this opportunity offers; SSJMUD district water and well water, nicely appointed irrigation system, can be redeveloped to other permanent crops, productive soils, and tax benefits

LEGAL

The land is zoned A by Kern County and is enrolled in the Williamson Act. APN: 050-300-11, 26, 27, 28 and 29. The South West ¼ and West ½ of the South East ¼ of Sec. 31 Township 25S, Range 26E, MDB&M.

SOILS (California Revised Story 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 #449. In 2023 SSJMUD is collecting the following: water cost of \$145.50/acre foot and a lift cost of \$.050/acre foot. The well is equipped with a 150HP electric motor. The vineyard is irrigated through a nicely appointed drip irrigation system, 2 booster pumps (40HP and 60HP), 9 sand median filters, 7 thru-flush filters, and a reservoir. In the 2022/23 tax year the Kern County tax assessor collects \$98.17±/acre on behalf of SSJMUD with the property taxes.

PRICE/TERMS

\$3,975,000 (or \$16,502±/acre) cash at close of escrow. Sale subject to terms of lease ending 11-30-23.

PLANTINGS

Acres	Planted /Grafted	Variety	Rootstock	Spacing	2020 ⁽²⁾ Bx/acre	2021 ⁽²⁾ Bx/acre	2022 ⁽²⁾ Bx/acre
⁽¹⁾ 230.5±	1990's/2014	Allison	Crimson	7x12	1126	723	782
10.38 ±	Roads, Reservoir, Waste						
240.88±	Assessed Acres						

(1) reported FSA acres

(2) Yields provided are calculated using 240± acres

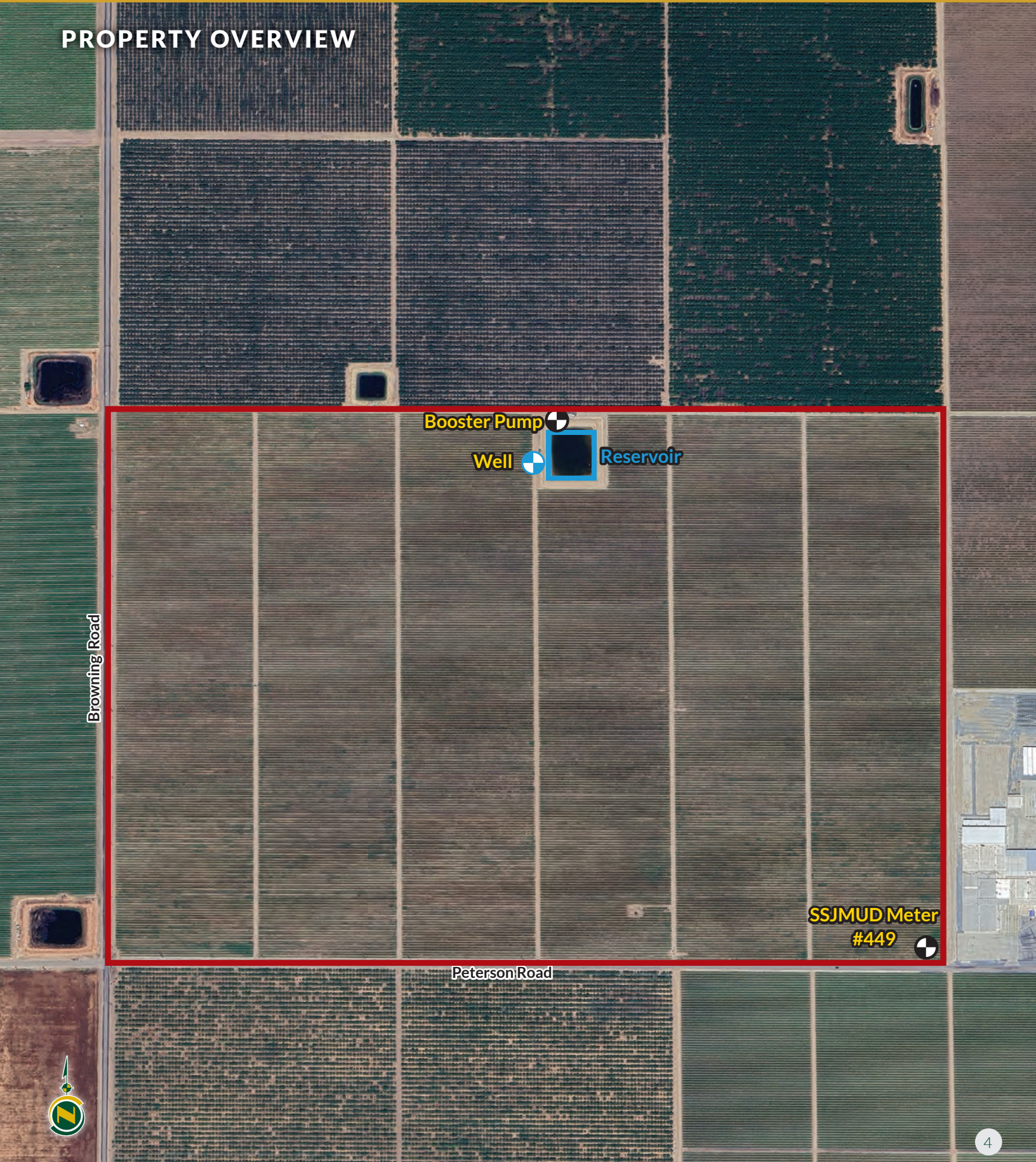


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PROPERTY OVERVIEW



SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
192	McFarland loam	Grade 1 - Excellent	100.0%

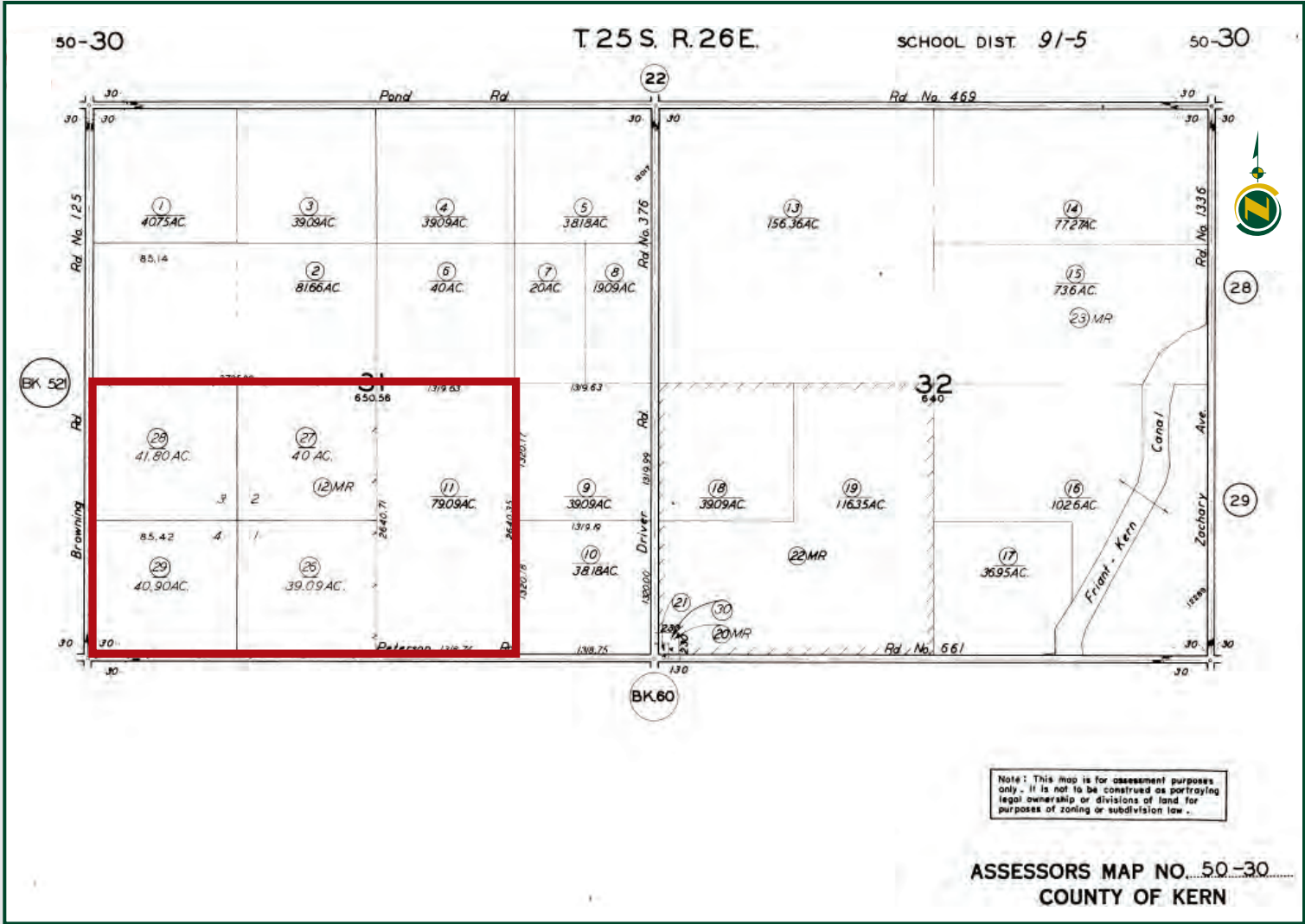


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PARCEL MAP



PROPERTY PHOTOS



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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

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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