

ARVIN EDISON WSD ALMONDS \$4,432,000

Kern County, California

(\$15,000/Acre)

PRICE REDUCED



295.46± Acres

- Both District and Well Water
- Strong Soils
- Midlife and Mature Almonds
- Tax Benefits

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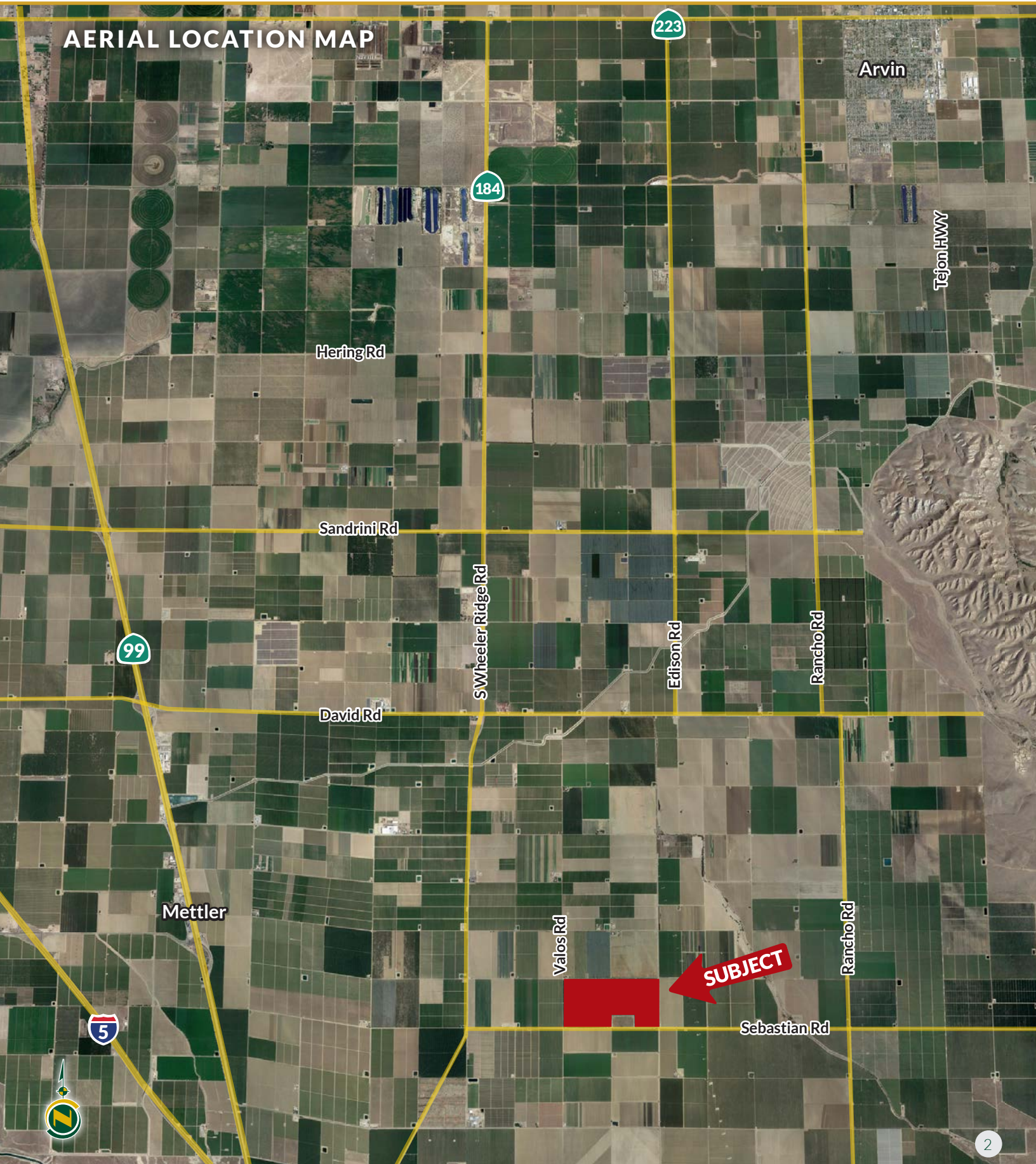
CA DRE #00020875

ARVIN EDISON WSD ALMONDS

295.46± Acres
Kern County, CA



AERIAL LOCATION MAP



PROPERTY INFORMATION

LOCATION

The offering is located at the northeast corner of Valos Road and Sebastian Road, Arvin CA. Approximately 14.5± miles south of Arvin, 20± miles south of Bakersfield, 92± miles north of Los Angeles, and 303± miles south of Sacramento.

DESCRIPTION

This opportunity is located in the desirable farming area of Arvin, CA. The property is planted to 283.4± acres of almonds planted to 3 varieties. The farm has both district water and well water. The site is improved with a mobile home and 70'x25' shed and includes on-site farm equipment as provided below. This investment opportunity offers; both district water and well water, midlife and mature trees and tax benefits.

LEGAL

The land is zoned A (Exclusive Agricultural) and all parcels except 238-012-12 and 15 are enrolled in the Williamson Act according to the Kern County website.

Portion of south 1/2 of Section 10, Township 11N, Range 19W, SBB&M Kern County, California. APN: 239-012-10, 11, 12, 13, 15 and 18.

PLANTINGS

283.4± acres almonds, 50% Nonpareil, 25% Monterey, 25% Fritz, Hansen root stock

- S-1: 42.0± acres planted in 2009, 24'X20'
- S-2: 76± acres planted in 1998, 24'X24'
- S-3: 32.0± acres planted in 2008, 24'X20'
- S-4: 133.4± acres planted in 1999, 24'X24'

PRODUCTION

2,285± lbs/acre 5-year average all varieties. Detailed production records are available with submission of an offer.

SOILS (Ca. Rev. Storie Index)

- 57.4±% (280) Premier sandy loam, 0 to 2% slopes, Grade 1- Excellent.
- 24.9±% (132) Cerini loam, 0 to 2% slopes, Grade 1- Excellent.
- 17.7±% (150) Excelsior sandy loam, 0 to 2% slopes, MLRA17, Grade 1- Excellent.

WATER

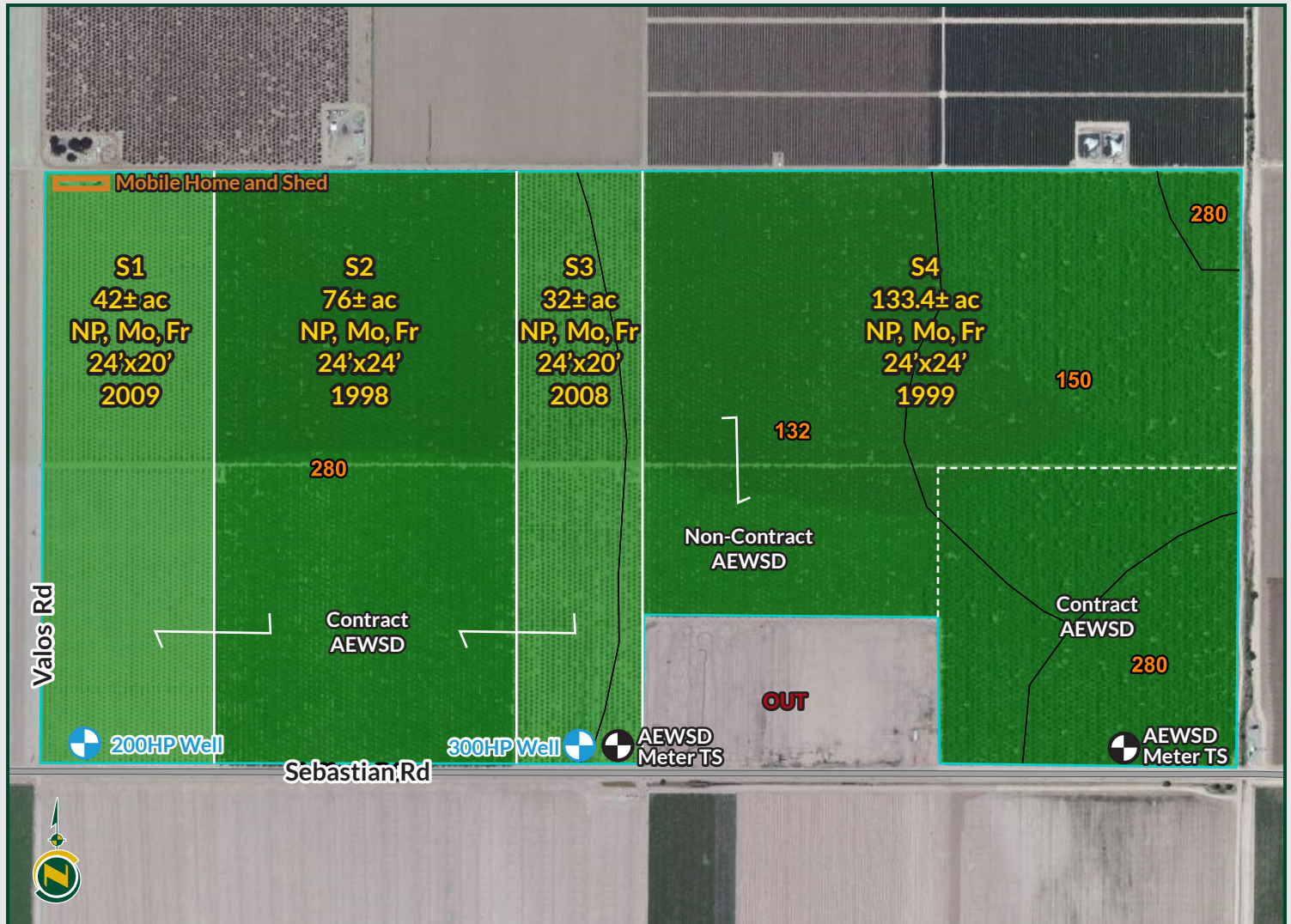
The land is located in the Arvin Edison Water Storage District (AEWSD) and has two wells. 195.46± acres receives contract water entitlement through meters T-5 and T-6. There are two wells, one is equipped with 300HP electric service and the other with 200HP electric service.

In 2023 AEWSD delivered all entitled water and additional water to non-contract growers or growers looking to sink water within the district. In 2023 the district levies two primary charges; the Water Use Charge is \$283±/acre foot, and the standby charge \$100±/acre (applied against actual water use charge). On behalf of the district the Kern County Tax collector collects a AEWSD General Admin. and General Project Service Charge of \$155.57±/acre with the property taxes. The property is located in the White Wolf Basin. The orchards are irrigated with a fan jet system with sand media filters.

PRICE/TERMS

\$4,432,000 or \$15,000±/acre. Cash at close of escrow. Crop is available upon reimbursement of agreed farming expenses and Buyer to reimburse Seller for any tree order placed to replant any part of the orchard.

SOILS AND FARM MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent of AOI
132	Cerini loam, 0 to 2 percent slopes	Grade 1 - Excellent	24.9%
150	Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	17.7%
280	Premier sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	57.4%
Totals for Area of Interest			100.0%

PROPERTY PHOTOS



PROPERTY PHOTOS

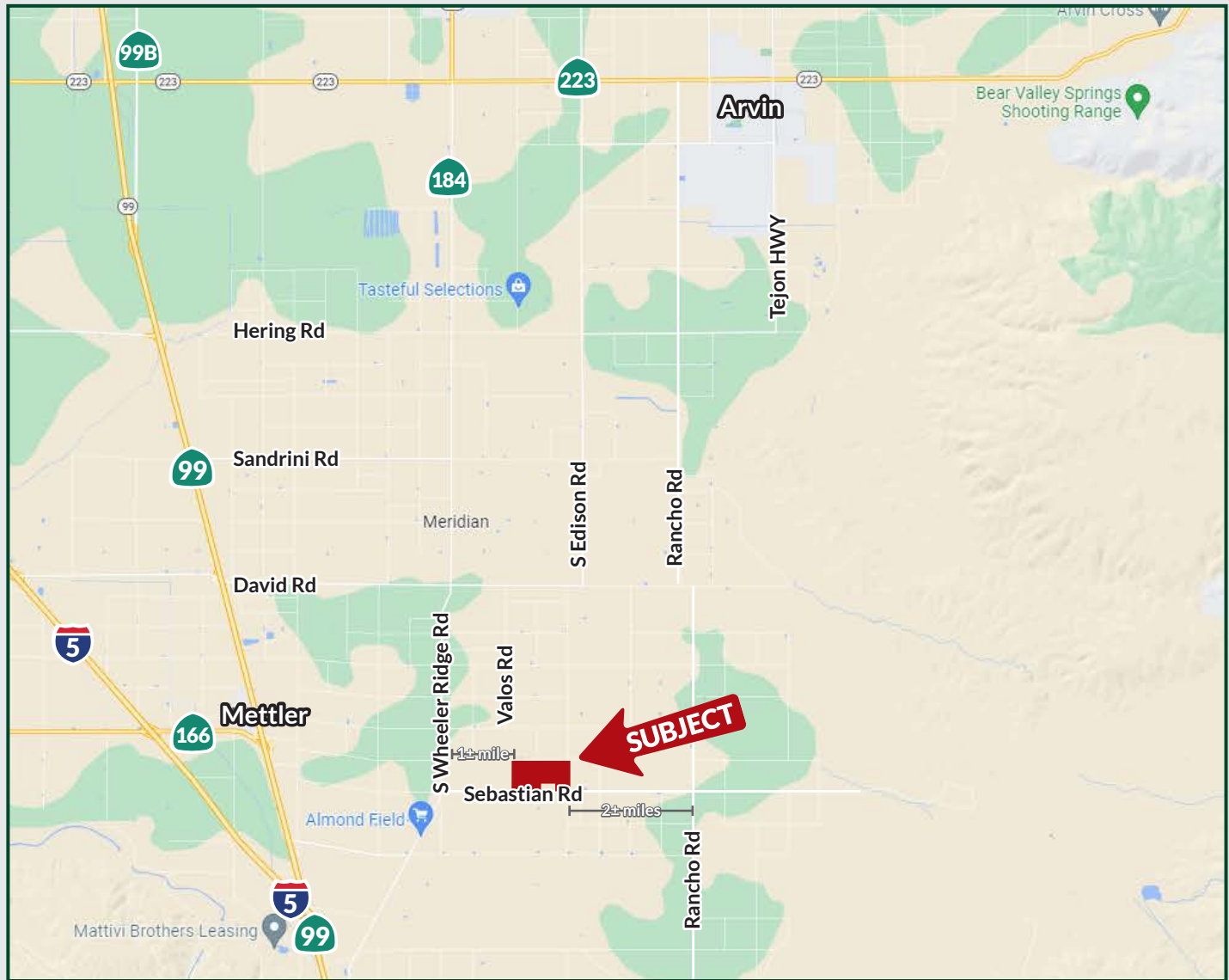


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LOCATION MAP



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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