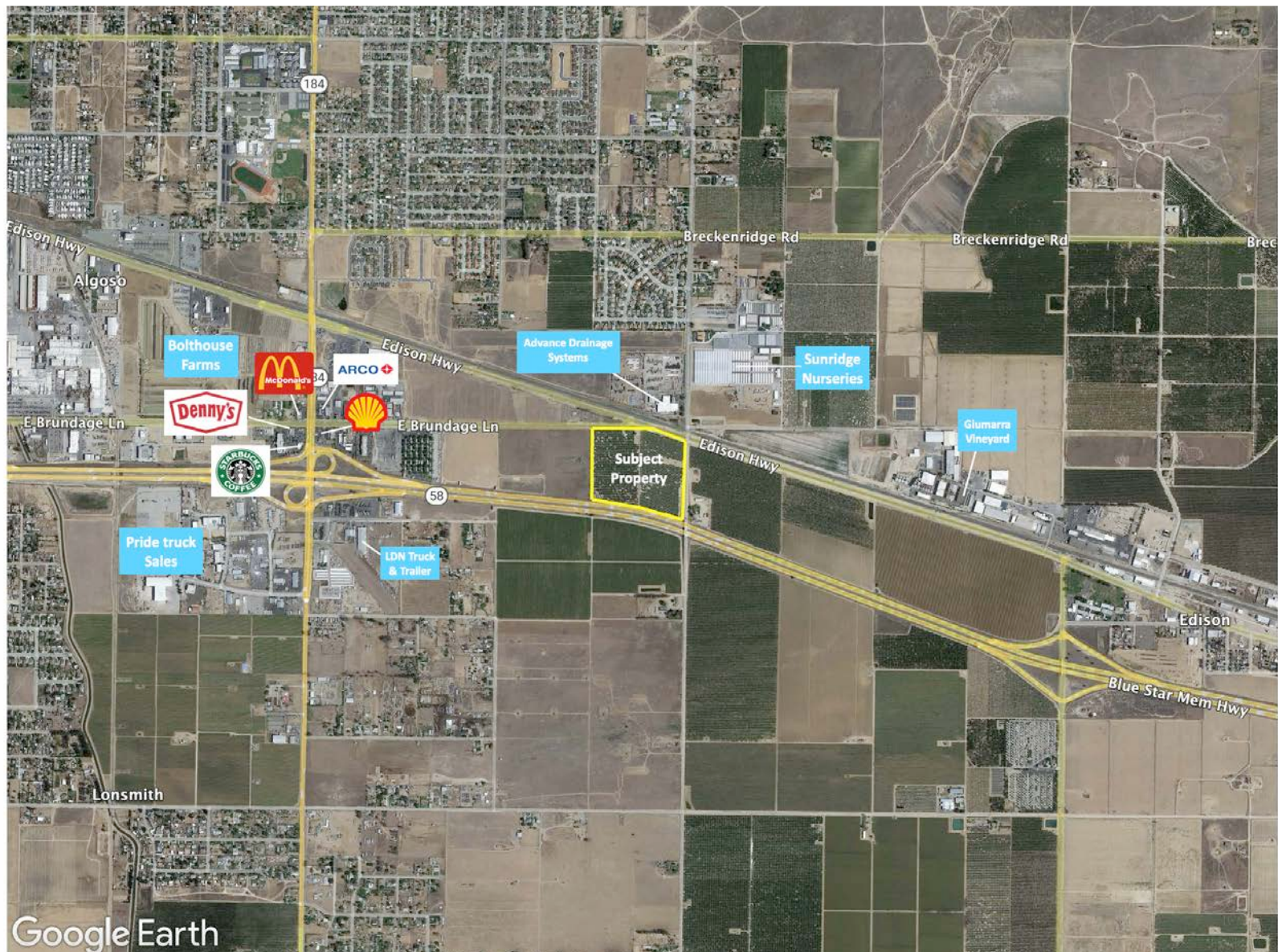




FOR SALE

**30.60 +/- Acres of Citrus
adjacent to Industrial Development**



LOCATION

This offering has industrial development potential and is currently farmed to navel citrus. The property is strategically located in the boundaries of Arvin-Edison Water Storage District (AEWSD) at the southwest corner of Edison Highway and Vineland Road southeast of the City of Bakersfield in the County of Kern.

DESCRIPTION

The subject property consists of 30.6 assessed acres of land with 29.2 +/- net planted acres of navel citrus in AEWSD. This property consists of 100% Grade 1 - Excellent soils and is adjacent to a growing industrial area. The flat topography and unique location of this property allows for historically strong citrus production and is in the path of development.

LEGAL

Kern County Assessor Parcel Number(s): 177-130-05, 06, 24; Section 6; Township 30; Range 29 Quarter; MDB&M. The property is zoned A – Agriculture.

CITRUS PLANTINGS

Commodity	Variety	Rootstock	Tree Spacing	Plant Date	Net Acres
Navel	Fisher	Carrizo	22 x 22	1984	14.20
Navel	Washington	Carrizo	22 x 22	1925	15.00

WATER

Water for irrigation is supplied with a 30 HP well with a reported 150 GPM with 5+ GPM per net planted acre. The property is situated within the boundaries of Arvin-Edison Water Storage District and is subject to a district assessment equal to \$149.57 per enrolled acre collected by the Kern County Assessor's office. There is one filter station and fan jet sprinklers throughout.

PRICE/TERMS

\$1,332,936.00 (\$1.00 per square foot)

