

DEID FARMLAND AND TABLE GRAPES - RANCH 7

\$2,947,000
(\$18,848±/Acre)



156.36± Acres - Kern County, California

- DEID District Water and 1 Well
- Re-Development Opportunity
- Productive Soils
- Tax Benefits

Exclusively Presented by:

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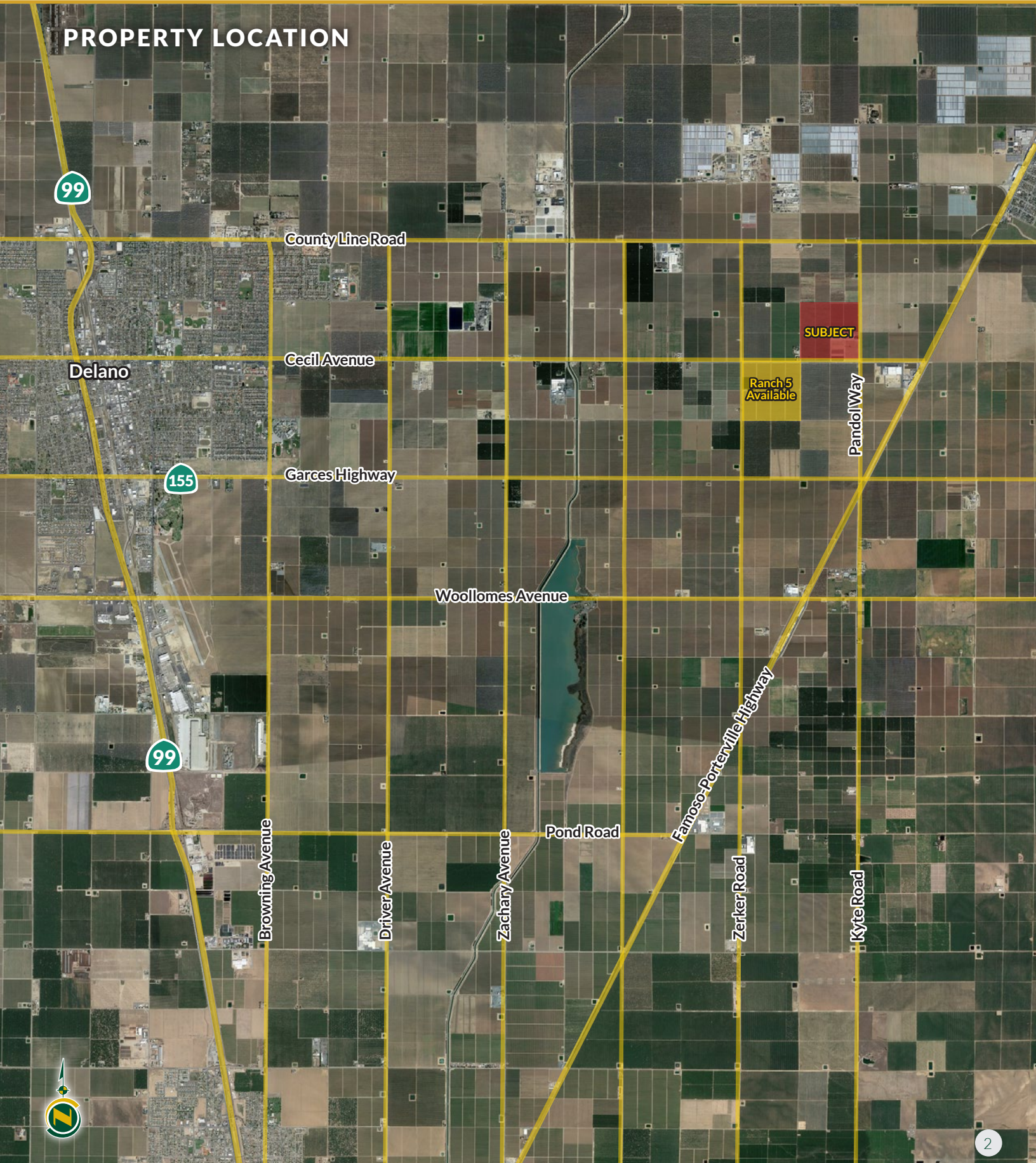
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CA DRE #00020875

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PROPERTY INFORMATION

LOCATION

The property is located on the northwest corner of Pandol Way and Cecil Avenue, approximately 5± miles East of Delano, 33± miles north of Bakersfield, 149± miles north of Los Angeles and 268± miles south of Sacramento.

DESCRIPTION

This 156.36± acre opportunity is located in the desirable farming area of Delano, CA. The land consists of 75.13± acres open with trellis and 37.14± acres planted Scarlet Royal table grapes that were farmed for juice in 2023, and 30± acres of farmland. Additionally, the site has a small house and shop. The surrounding area is farmed to citrus, blueberries, almonds, pistachios, table grapes and field & row crops. This investment opportunity offers; DEID district water and 1 well, re-development opportunity, productive soils, and tax benefits.

LEGAL

SE ¼ of Sec. 2 Township 25S, Range 26E, MDB&M. APN #'s 049-010-07, 13 and 14.

ZONING

The land is zoned A by Kern County. All parcels are enrolled in the Williamson Act.

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 #871. In 2023 DEID collected the following: assessment of \$17.85/acre, standby of \$33.32/acre, special benefit assessment is \$28.35/acre, supplemental assessment is \$69.82/acre, and water cost of \$155/acre foot plus lift charge for zone #5 of \$62.55/acre foot as of 02/19/24. The well is equipped with 125HP electric motor. The vineyard is irrigated through a nicely appointed drip irrigation system, reservoir, 40HP and 60HP booster pumps, with 16 Bermad filters. There is a domestic well with a submersible pump that serves the home. There is one out of service Ag well, condition is unknown.

PLANTINGS RANCH 7

*Acres	Varieties	Spacing	Root Stock
75.13±	Open w/trellis		
37.14±	Scarlet Royal	12' x 8'	Freedom
30.00±	Open		
14.09±	House/Shop area, Roads, Reservoir, Waste		
156.36±	Assessed Acres		

* Planted acres reflect FSA planted acres or owner's maps.

SOILS

- 100±% (154) Exeter sandy loam, 0 to 2 percent slopes, CA Irrigated Capability Class, Rating 3.

PRICE/TERMS

\$2,947,000 (or \$18,848±/acre) cash at close of escrow. The sale is subject to a 1 year lease. The property is being sold on an "AS IS" and "WHERE IS" basis.



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PROPERTY OVERVIEW

Cecil Avenue

Scarlett Royal

Open w/Trellis

Kyte Road

Shop

House

Open/Yard

Open

#702

DEID #871

LEGEND

- Reservoir
- Well
- District Meter

WELL CHART

#	HP
702	125



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SOILS MAP



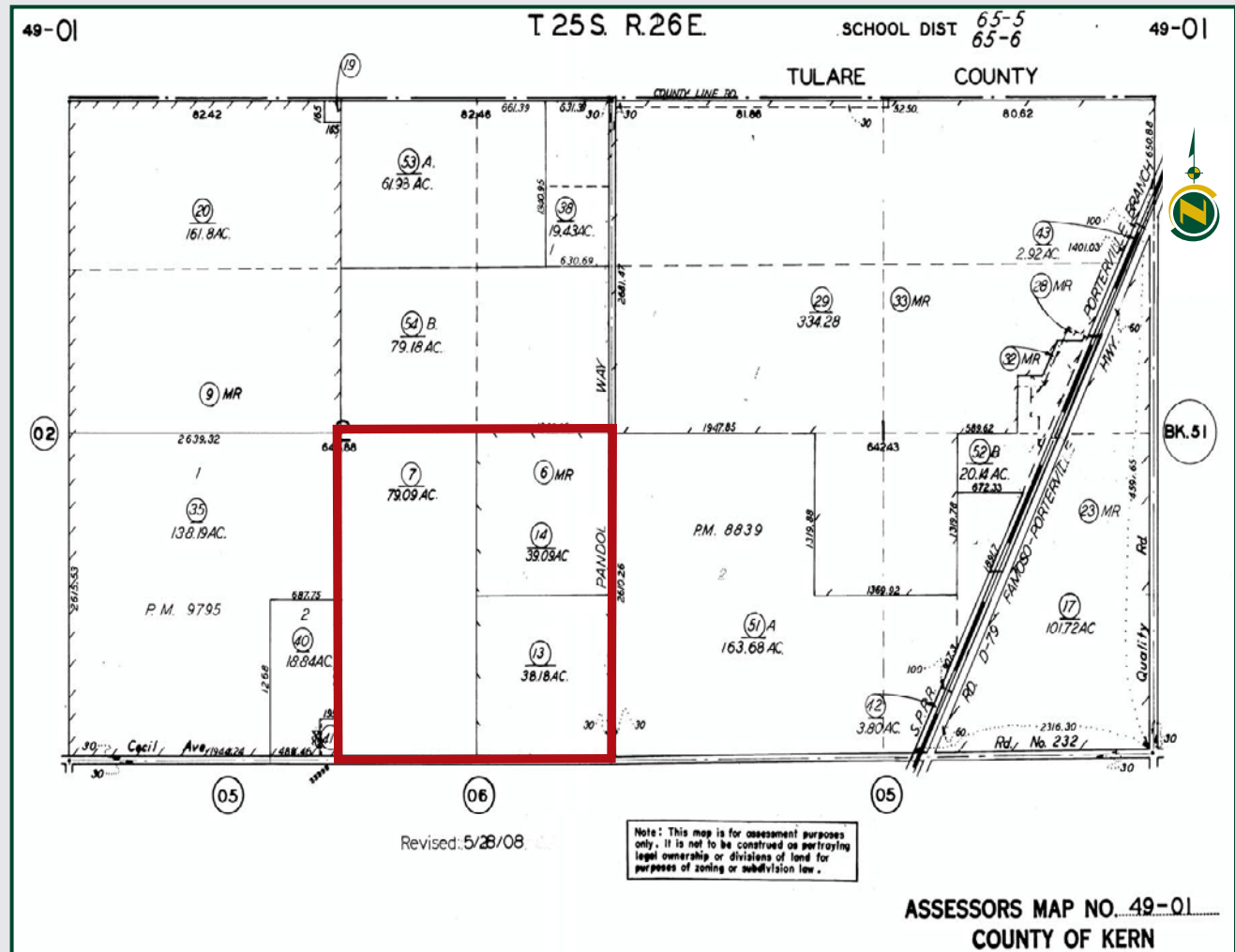
Irrigated Capability Class			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
154	Exeter sandy loam, 0 to 2 percent slopes	3	100.0%

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PARCEL MAP



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PROPERTY PHOTOS

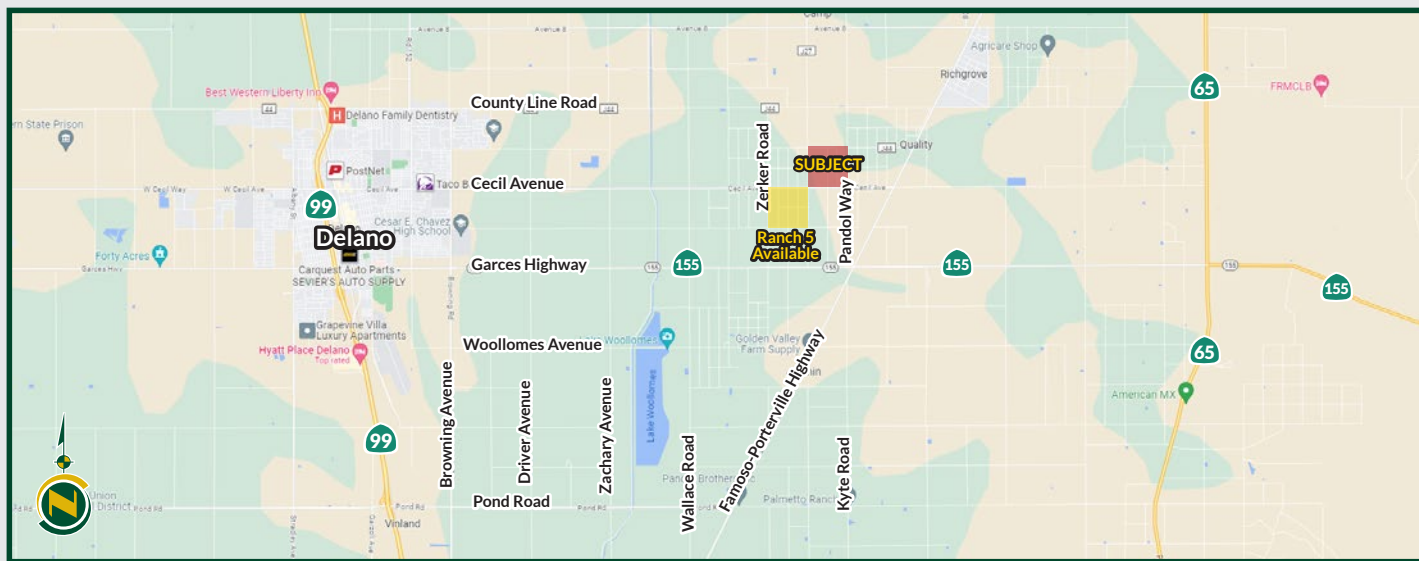


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LOCATON MAP



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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