

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Premium Cherry Ranch



**513.72 ± Acres
Kern County, California**

- Large Farming Block
- Three Irrigation Pumps and Wells
- Income and Tax Benefits
- Quality Soils

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Premium Cherry Ranch

513.72± Acres

\$15,925,320

DESCRIPTION:

This cherry ranch opportunity is a state of the art fully turn key offering. The property is all planted with a number of different varieties. The ranch is located in a desirable early cherry harvest growing region. All the blocks of cherries have sprinkler irrigation that can be raised for over head cooling. The property also has an office, large pole barn on cement, recessed loading dock, pre-sort cherry packline, and a very efficient hydro-cooler. The hydro-cooler does not go with the property and is not included in the purchase price. The sellers of this opportunity use the best cultural farming practices and do everything first class. The property has three pumps and wells. The two reservoirs have booster pumps and filter stations. The ranch is located in the Semi-Tropic Water District and does have outlets to receive water when available. The cherry ranch is divided into 12 blocks that are described in the brochure. The 513.72± acre ranch is made up of five parcels.

LOCATION:

The property is located approximately eight miles southeast of Shafter and 8 miles northeast of Wasco. The office address is 17801 Jumper Street, Shafter, CA 93263. The ranch is approximately five miles east of I-5 and 15 miles west of Highway 99.

LEGAL:

Kern County APN's 088-100-02, 33, 34 and 35 are in a portion of Section 7, Township 28S, Range 24E, MDB&M. APN 071-150-18 is in a portion of Section 31, Township 27S, Range 24E MDB&M.

ZONING:

A -Exclusive Agriculture Kern County, All parcels are under the Williamson Act Contract.

PLANTINGS:

177.52± acres planted to Brooks, 146.35± acres planted to Sequoia, 65.9± acres planted to Coral, 33.46± acres planted to Tulare, 16.37± acres planted to Rootstock, 10.59± acres planted to 105's, 7.81± acres planted to Rainier, 3.94± acres planted to Flavor, 3.80± acres planted to 327's, 3.6± acres planted to Chelan, 2.04± acres planted to Royal Rainier, 1.06± acres planted to Skylord Rainier, 1.9± acres Nursery/Mahelab/Mazzard, 16.16± acres planted to miscellaneous see planting blocks maps on the following pages for details.

PRODUCTION:

Available upon request. The Sequoia cherry variety is subject to an exclusive growing and marketing agreement with Warmerdam Packing LLC.

SOILS:

Mostly Milham Sandy Loam, 0 to 2% slopes. A very small portion is Panoche Clay Loam 0 to 2% slopes.

Premium Cherry Ranch

WATER:

154.06± ac parcel has a 150HP electric pump with well. This parcel also has a reservoir with two 75HP electric booster pumps and a filter station. It also has an outlet for Semi-Tropic Water Storage District. The Lerdo Highway and Jumper Avenue parcels has two 150HP electric pumps with wells. These parcels also have a reservoir with two 100HP electric booster pumps and filter stations. These parcels and reservoir also have a Semi-Tropic Water Storage District outlet. All of the cherry blocks are irrigated by fan jet sprinkler systems which can also be raised for overhead cooling. There is a 5HP domestic submersible pump for homes and office.

BUILDINGS:

Residence:

1,855±sf older wood and stucco home with 3 bedrooms, 2 baths, kitchen, living room and laundry room.

Modular Home:

1,848±sf newer manufactured home with 4 bedrooms, 2 baths, living room, dining room and kitchen.

Main Office:

672±sf modular office with 2 bathrooms.

Storage Office:

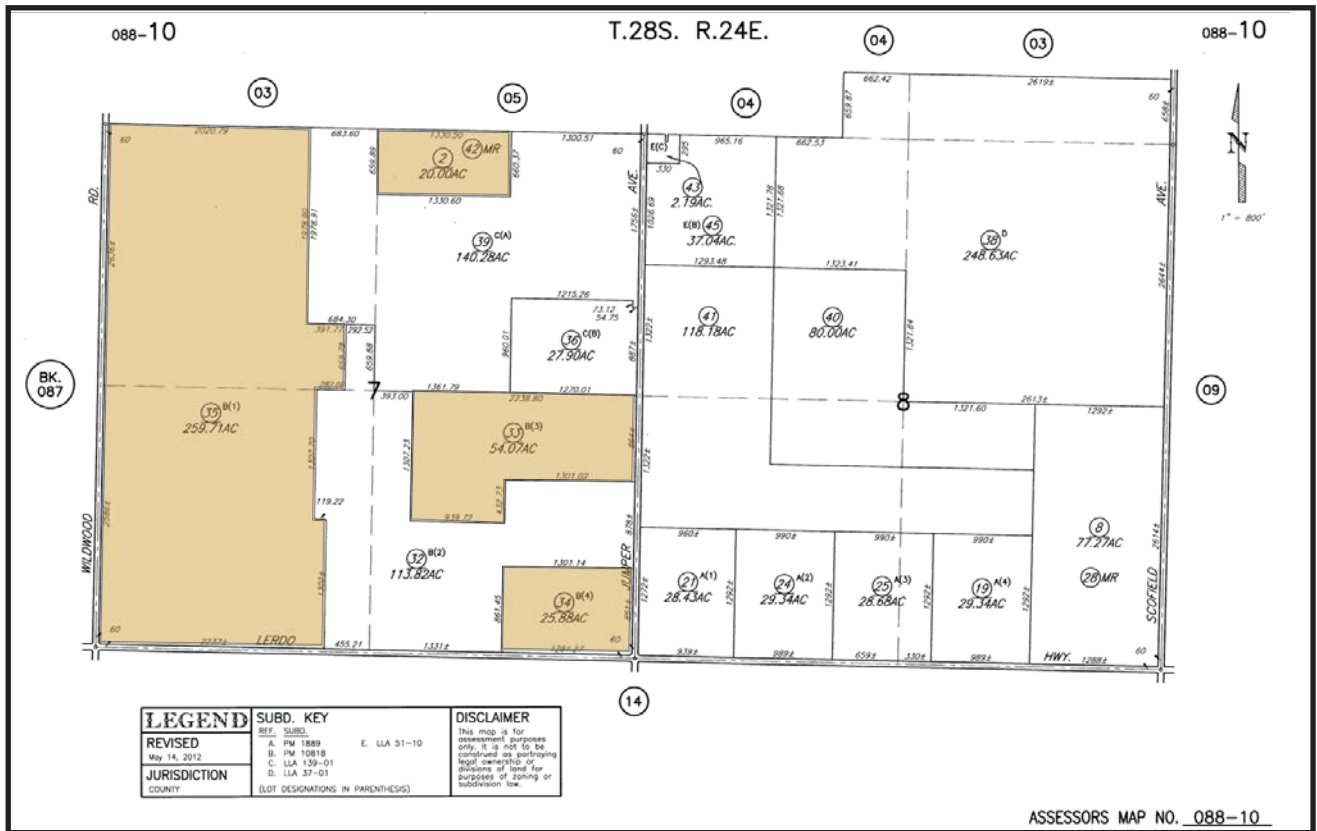
160±sf modular storage office.

Pole Barn:

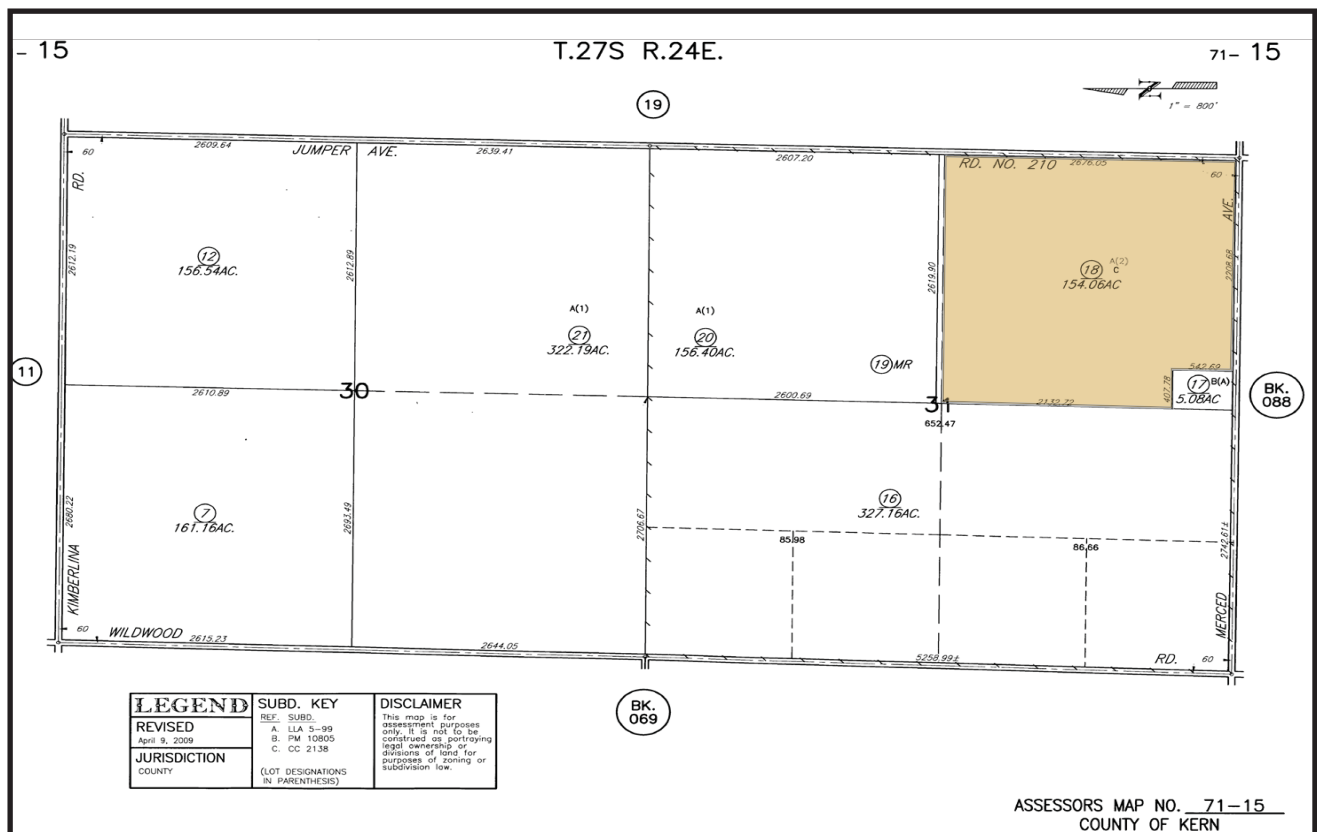
16,000±sf pole barn with steel beams and metal roof built on cement slab. It is used for storage, cherry bin hydro cooling, and cherry pre-sort line. Building has a 5 bay 7,500±sf recessed cement loading dock.



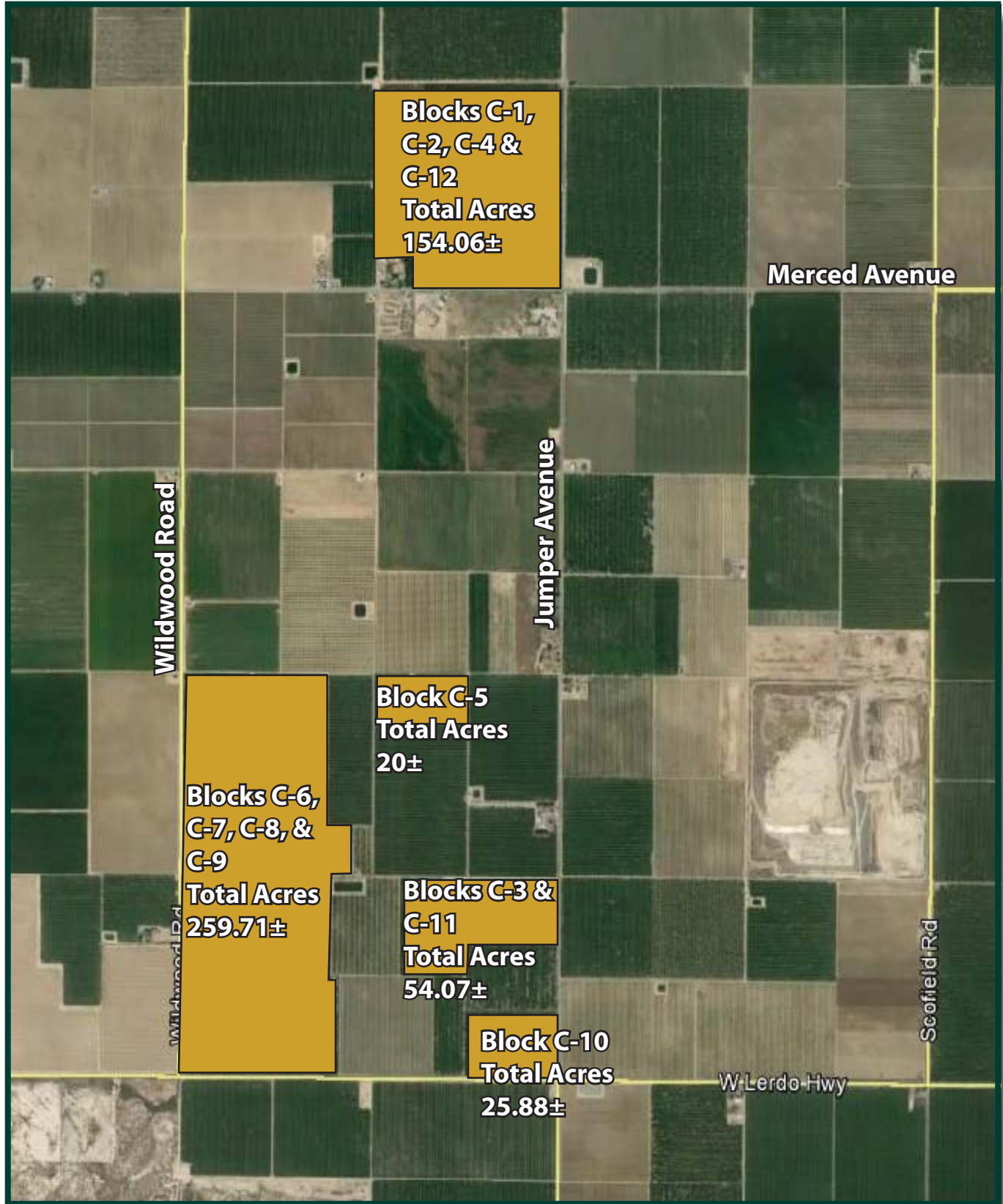
ASSESSOR'S PARCEL MAP



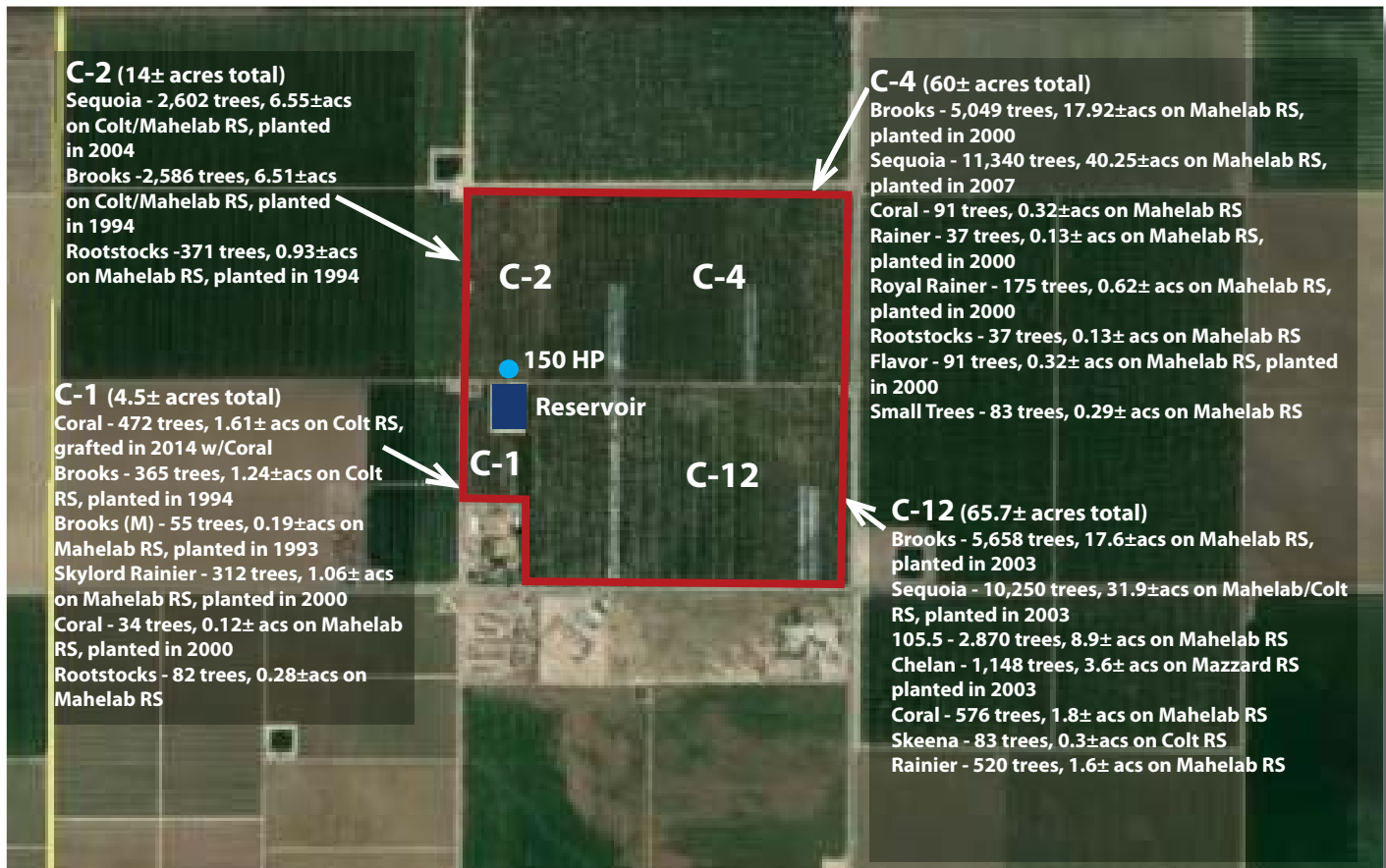
ASSESSOR'S PARCEL MAP



LOCATION OF BLOCKS AND ACRES



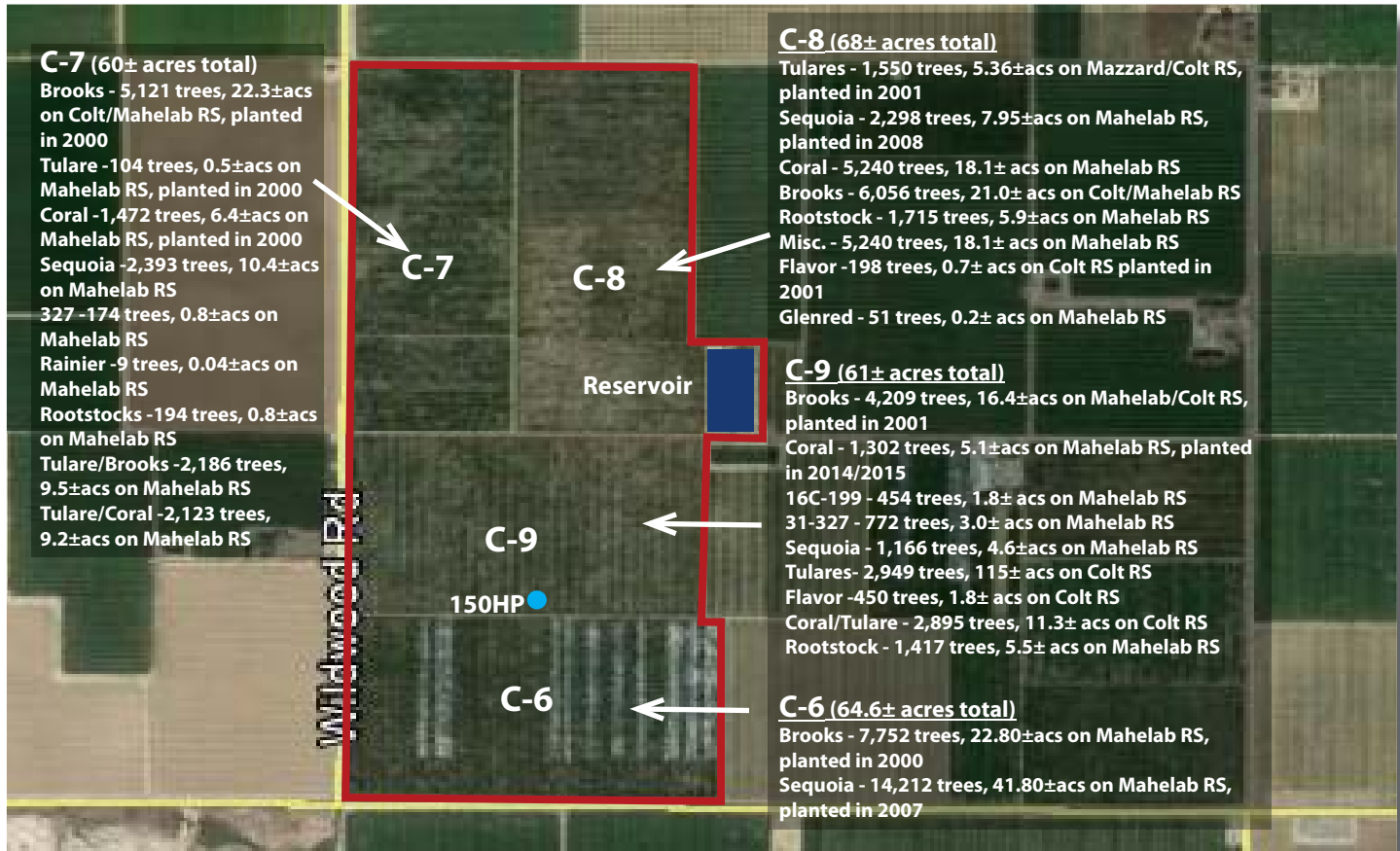
PLANTING MAPS - BLOCKS C-1, C-2, C-4 & C-12



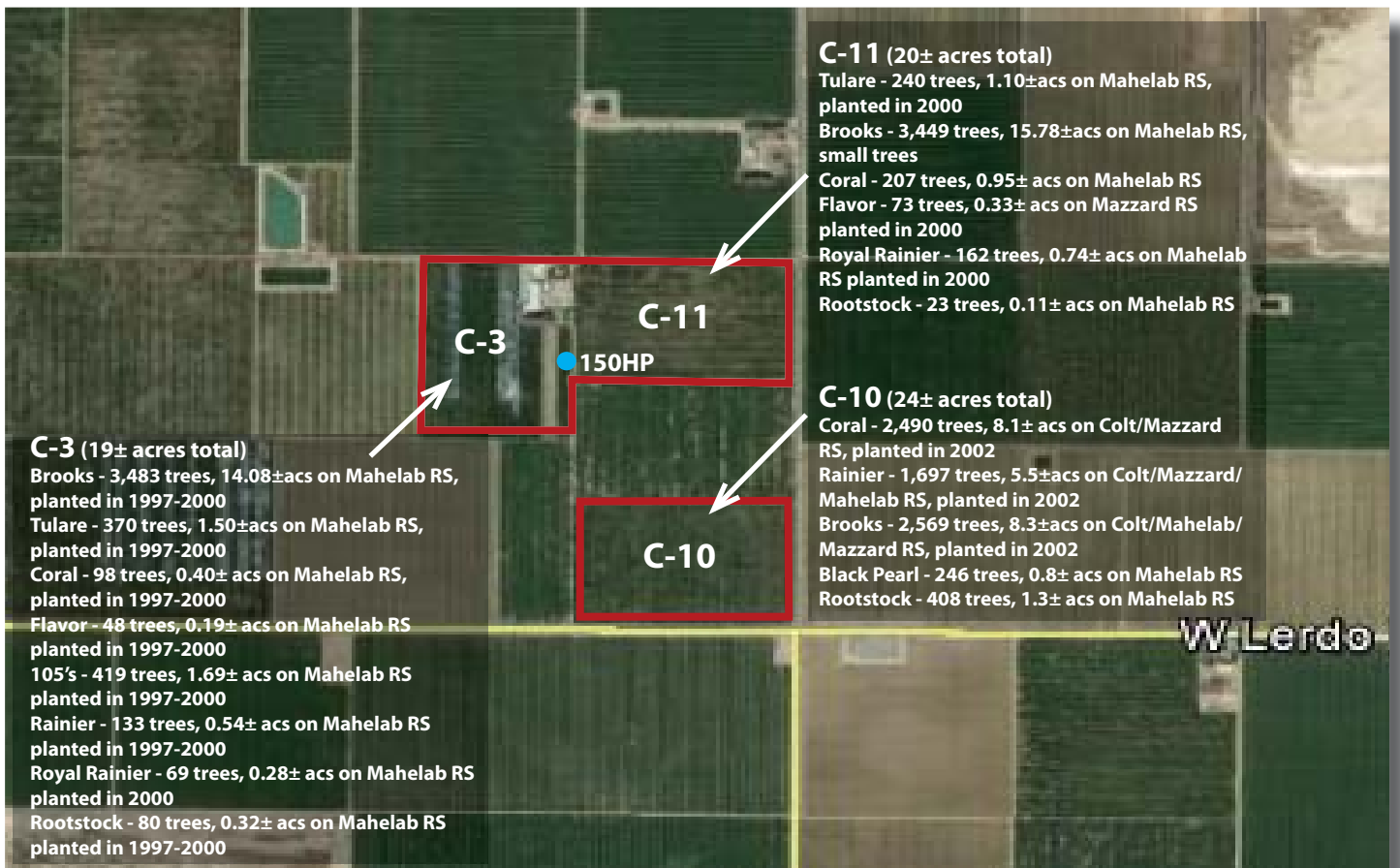
PLANTING MAPS - BLOCK C-5



PLANTING MAPS - BLOCKS C-6, C-7, C-8 & C-9



PLANTING MAPS - BLOCK C-3, C-10 & C-11



W Lerdo

PROPERTY PHOTOS



Trees Sprayed with Surround



Nursery Trees

PROPERTY PHOTOS



Block C-11



Fresh Mowed Row

PROPERTY PHOTOS



Hydro-Cooler



Cherry Pre-Sort Line

PROPERTY PHOTOS



5 Bay Loading Dock



Pole Barn

PROPERTY PHOTOS



Modular Home



Office

PROPERTY PHOTOS



Worker Home



Domestic Pump and Well

PROPERTY PHOTOS



Booster Pumps



Mix Filter Station

PROPERTY PHOTOS



Pump, Well & Outlet



Reservoir

LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



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