

FAMOSA CAWELO GROUND

BAKERSFIELD, CALIFORNIA



393.00± Acres | Kern County, CA



**Famosa North Ranch
&
Famosa South Ranch**

Exclusively Presented By:



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www.pearsonrealty.com

CA BRE #00020875



PROPERTY OVERVIEW

DESCRIPTION

393.00± acres located in a desirable table grape, nut and citrus growing region . The property is currently planted to 36± net acres of Scarlet Royal Table Grapes and the balance of acreage improved with an extensive metal V-trellis system, which is ready to develop into the latest varieties of table grapes.

Famosa North Ranch: 323.46± Acres
Famosa South Ranch: 69.54± Acres

LOCATION

This acreage is located on the south side of Famoso road 4.5 miles east of Highway 99, 6.5 miles southeast of the city of McFarland in Kern County.

LEGAL

Kern County APN's 073-170-33, 073-160-09 &14, 074-041-13 &16.
Portions of 073-160-11 and 073-160-12, subject to Kern County's approval and completion of a lot line adjustment.

PLANTINGS

36± net acres of Scarlet Royals planted in 2005. The 3 year production average is 1,790 boxes per acre. The remaining ground is improved with a metal V-trellis and all underground irrigation lines for the drip system.

SOILS

Mostly Delano Sandy Loam series. Premier Coarse Sandy Loam and Chanac Clay Loam on the southeast 70± acre parcel.

WATER

These parcels are within the Cawelo Water District and receive water.

There is one well with a 300HP motor and pump, and a 60HP booster pump at the filter station, which supplies water to the acreage via drip irrigation.

NOTE

The lot line adjustments to the northern parcels are in process and might not be completed by the close of escrow. Seller will consider an early possession agreement, or an interim lease on the subject parcels. *Buyer to independently verify acreage.*

PRICE/TERMS

\$9,549,000 cash at the close of escrow (\$24,298 per acre). The 2018 crop is negotiable.





RANCH LOCATIONS MAP





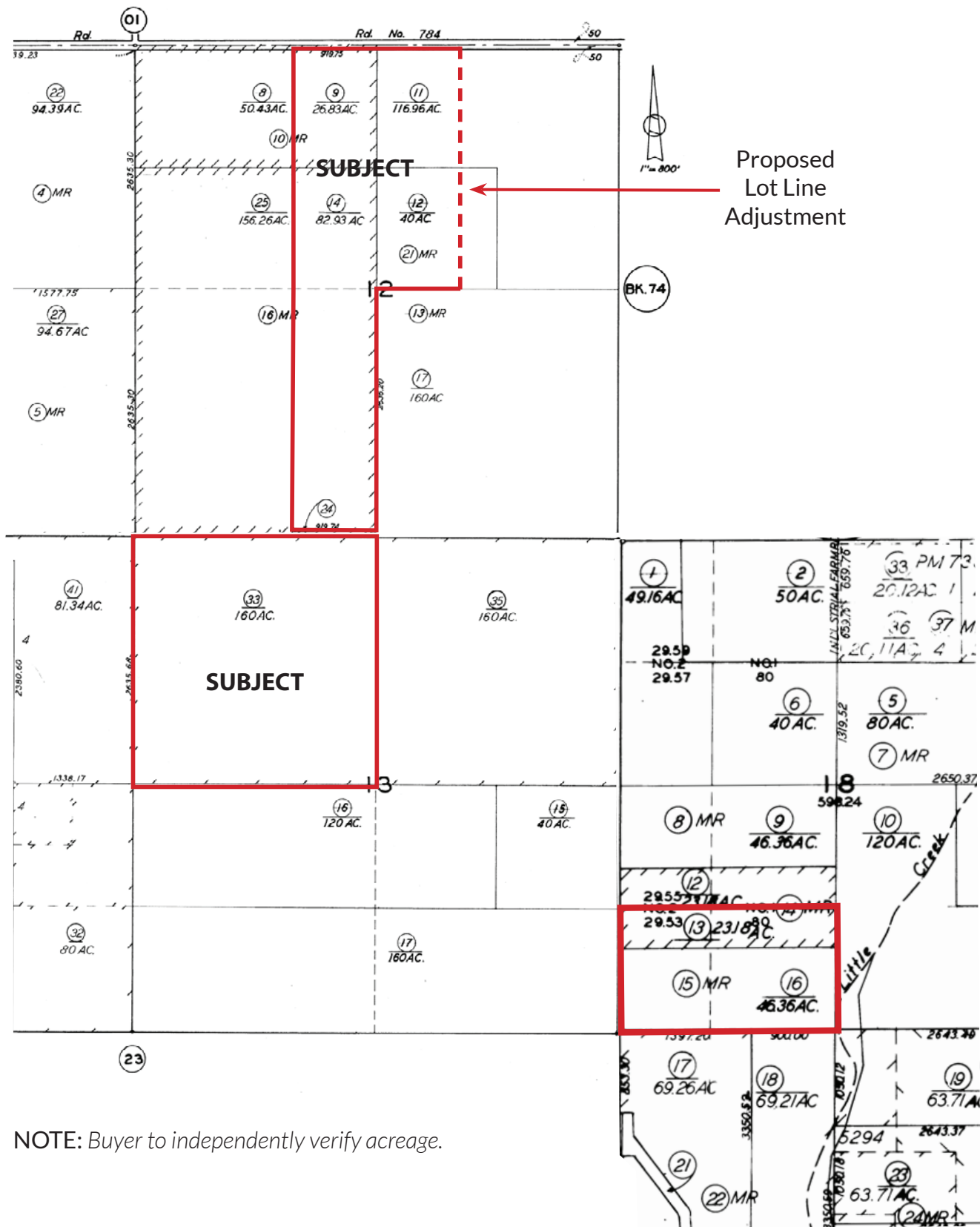
ASSESSOR'S PARCEL MAP

393.00± ASSESSED ACRES

T. 27 S. R. 26 E.

SCHOOL DIST. 91-4

73-16

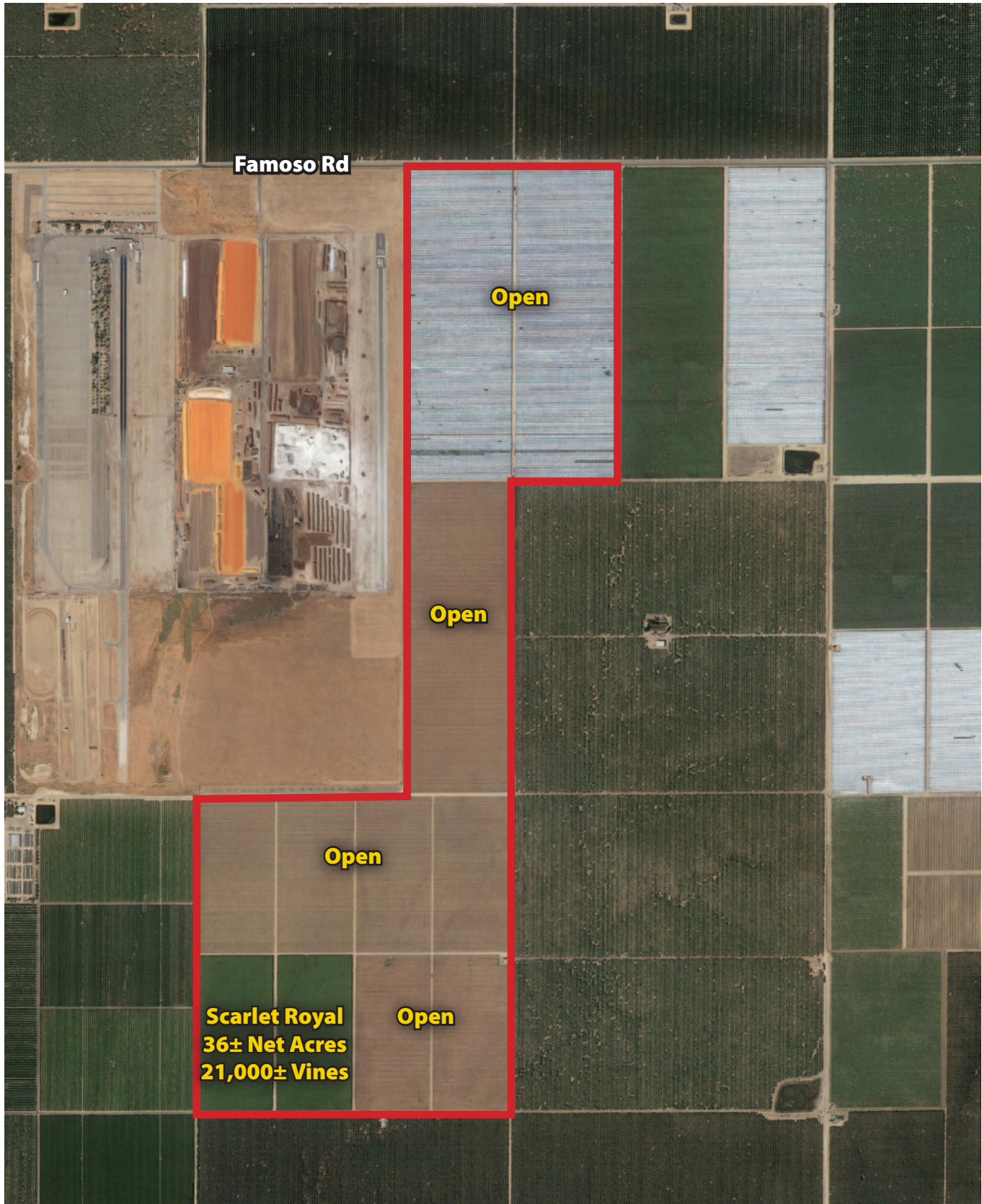


NOTE: Buyer to independently verify acreage.



PLANTING MAP

Famosa North





SOIL MAP

Famosa North



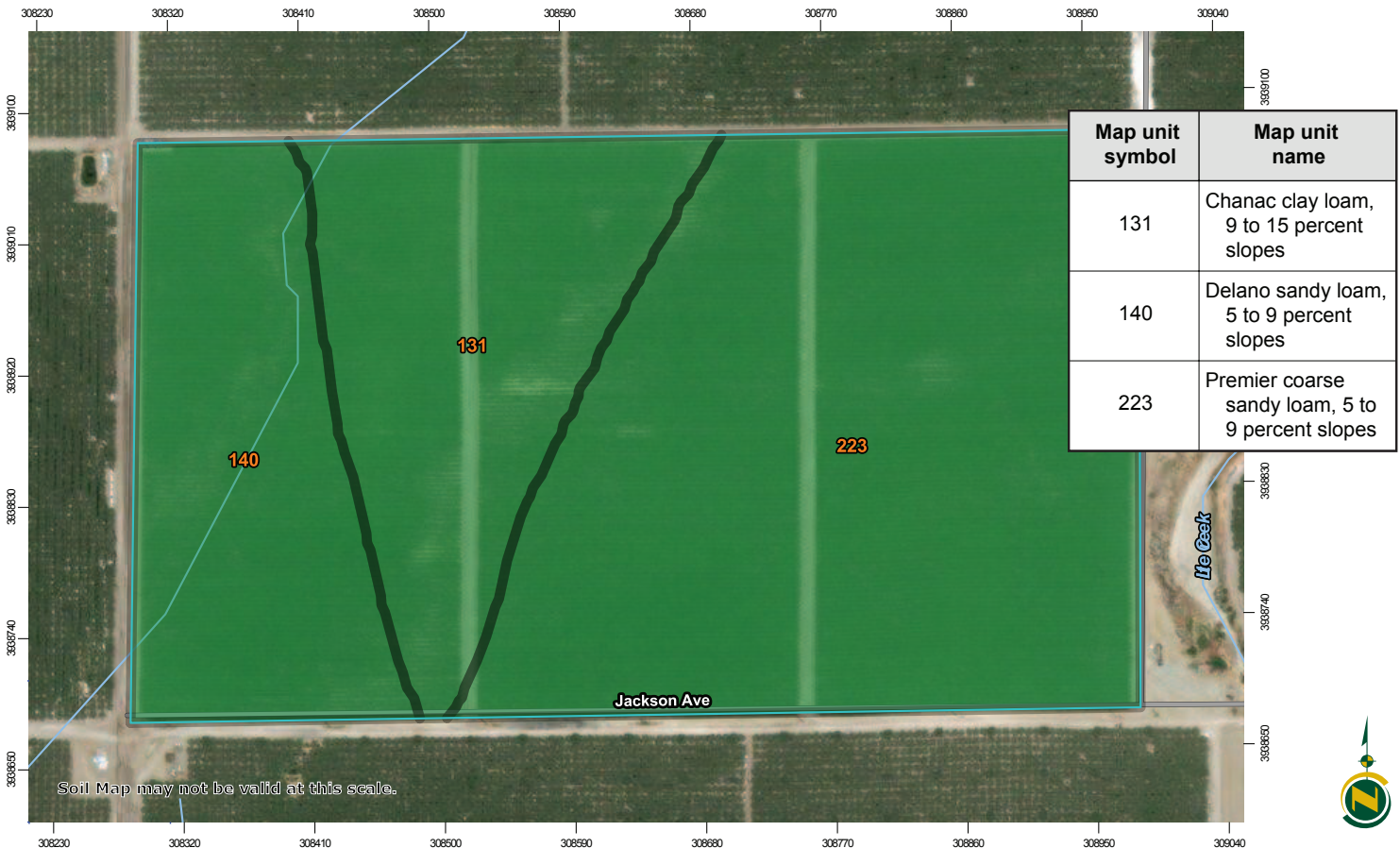


PLANTING MAP

Famosa South



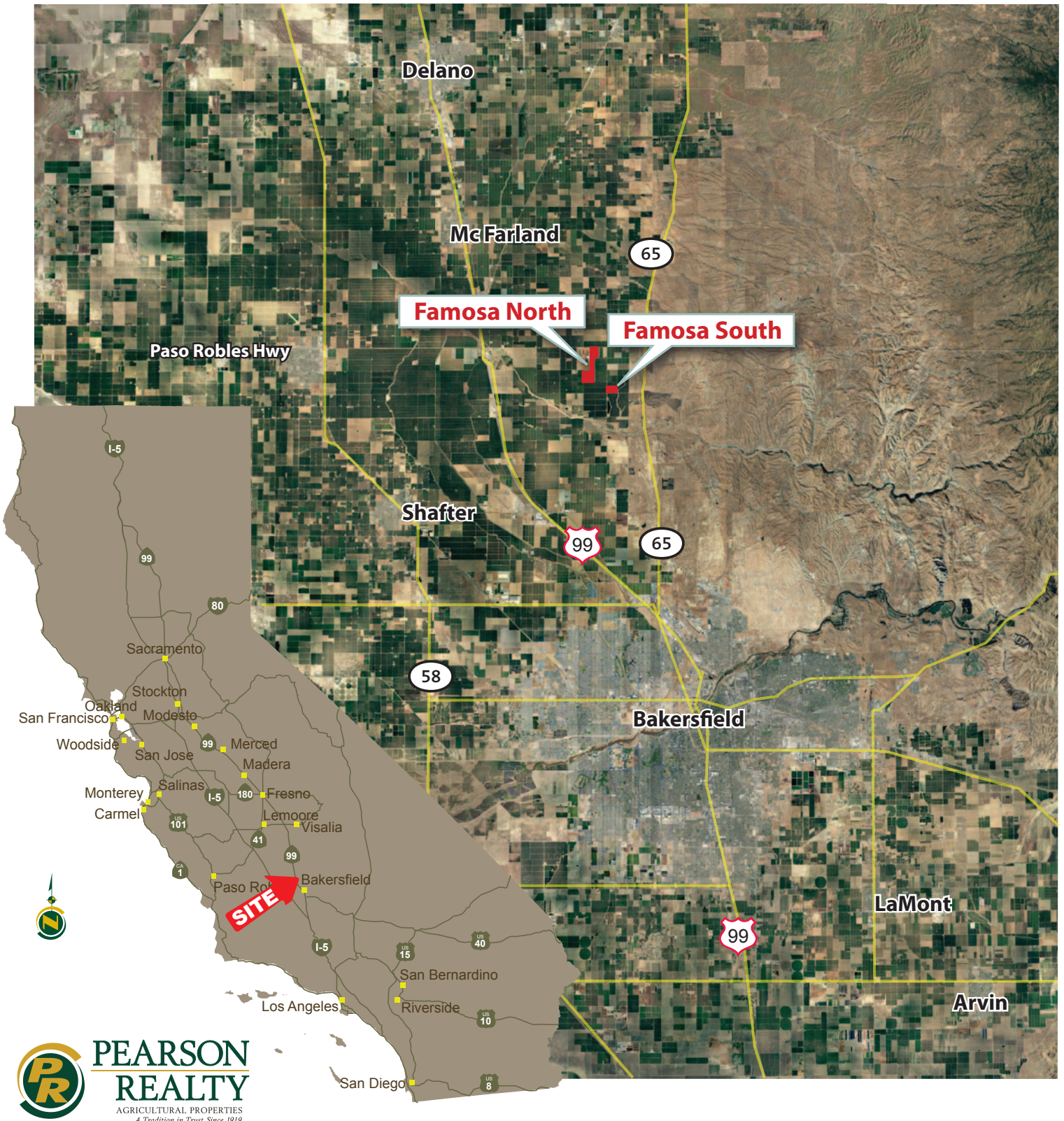
SOIL MAP



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