

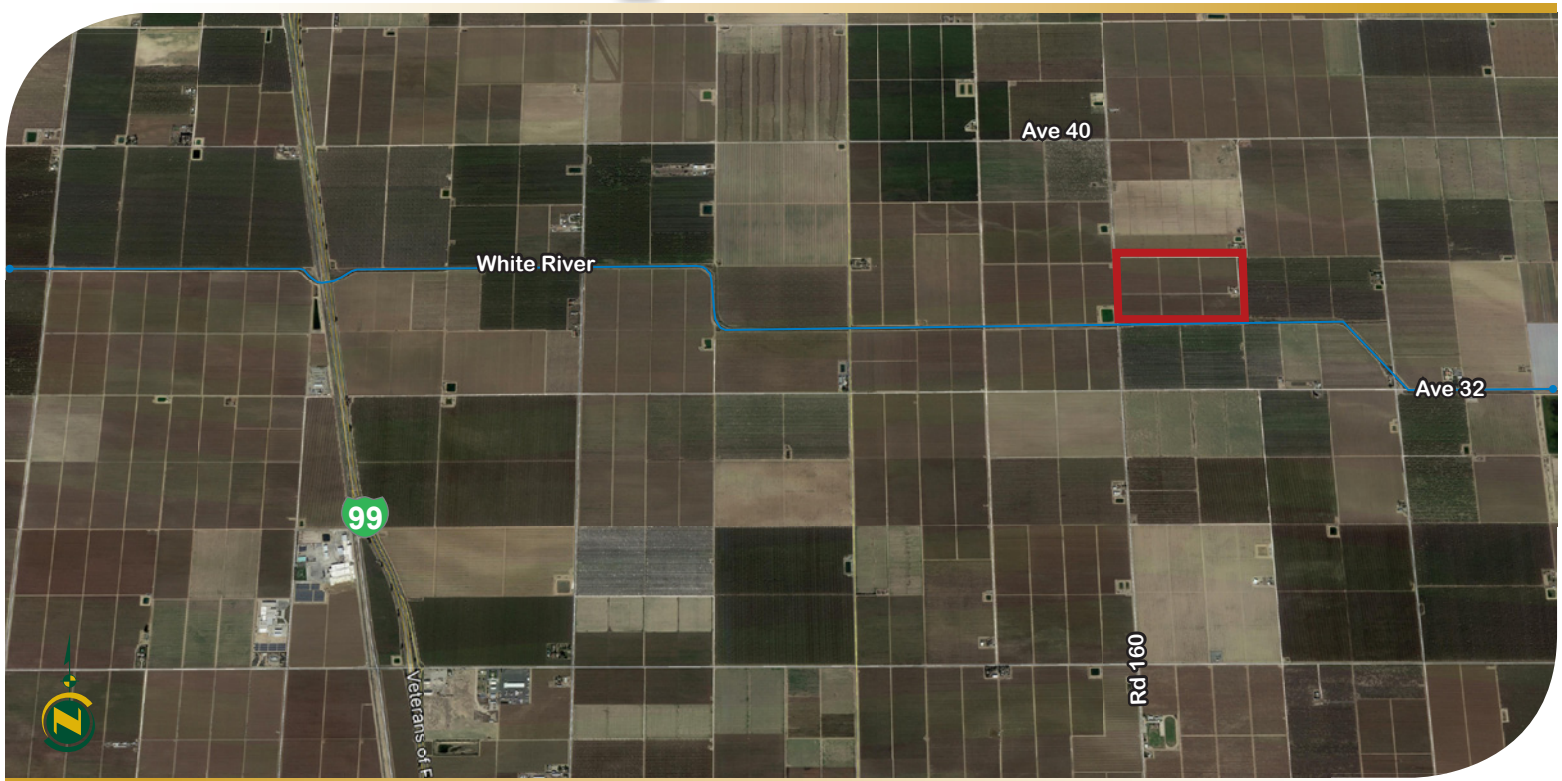
FOR SALE



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Delano Earlimart ID

Table Grapes - Ranch 160



72.84± Acres
Tulare County, California

- **District Water**
- **Grade 1 - Excellent Soils**
- **Quality Table Grapes**
- **Tax Benefits**

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CA DRE #00020875



Delano Earlimart ID Table Grapes - Ranch 160

72.84± Acres

\$2,258,040
(\$31,000±/ac)

DESCRIPTION:

This opportunity is located in the desirable farming area of southeast Earlimart, Ca. The subject property is planted to table grapes with V-Gable Trellis. This unique investment opportunity offers tables grapes, income, tax benefits, district water and excellent soils.

LOCATION:

1/8th mile north of the intersection of the northeast corner of Avenue 32 and Road 160 east of Earlimart, CA. Approximately 44± miles north Bakersfield, 153± miles north of Los Angeles and 196± miles south of Stockton.

LEGAL:

The land is zoned AE-20 by the County of Tulare. The property is enrolled in the Williamson Act. Approx. legal: Portion of the SW ¼ Section 7, Township 24S, Range 26E, MDB&M. Tulare County, CA. APN: 338-120-007.

PLANTINGS:

RANCH 160

Assessed Acres±	Planted Acres±	Variety	Root Stock	Plant Spacing	Plant Year	2018 District	2019 Trellis	Yield	Yield
	12.18	Autumn King	Thomson-Own	6x12	G-2011	DEID	V-Gable	1,462	797
	11.70	Autumn King	CertFreedom	14 5x12	2014	DEID	V-Gable	1,680	315
	17.35	Autumn Royal	01n/cFreedom	15 5x12	2012	DEID	V-Gable	1,041	378
	14.95	Autumn King	Cert Freedom	14 7x12	R-2014	DEID	V-Gable	370	
	14.96	Autumn King	Thomson-Own	7x12	G-2012	DEID	V-Gable	3,120	370
72.84±	71.14±								

SOILS:

100.00±% (130) Nord fine sandy loam, Ca Rev Storie Index rated Grade 1-Excellent.

WATER:

The offering has district water for the vineyard. The land is located in and receives surface water from the Delano-Earlimart Irrigation District through an on-site meter 526. The district entitlement is approximately 2 acre feet at 100% Class 1 allocation; in 2019 there was not a limit on allocated water. In 2020 as of 3-10-2020 the announced allocation is .85AF/acre, subject to change. The district levies two primary charges; in 2020 the Water Use Charge was \$145/acre foot plus lift charges if applicable, and four land-based assessments totaling \$135.86/acre. There is one ag well out of service. Seller reports it is pumping sand. The vineyard is irrigated with drip system, sand media filters with a reservoir.

PRICE/TERMS:

\$2,258,040 cash at close of escrow. Buyer to reimburse Seller for costs toward the 2020 crop.

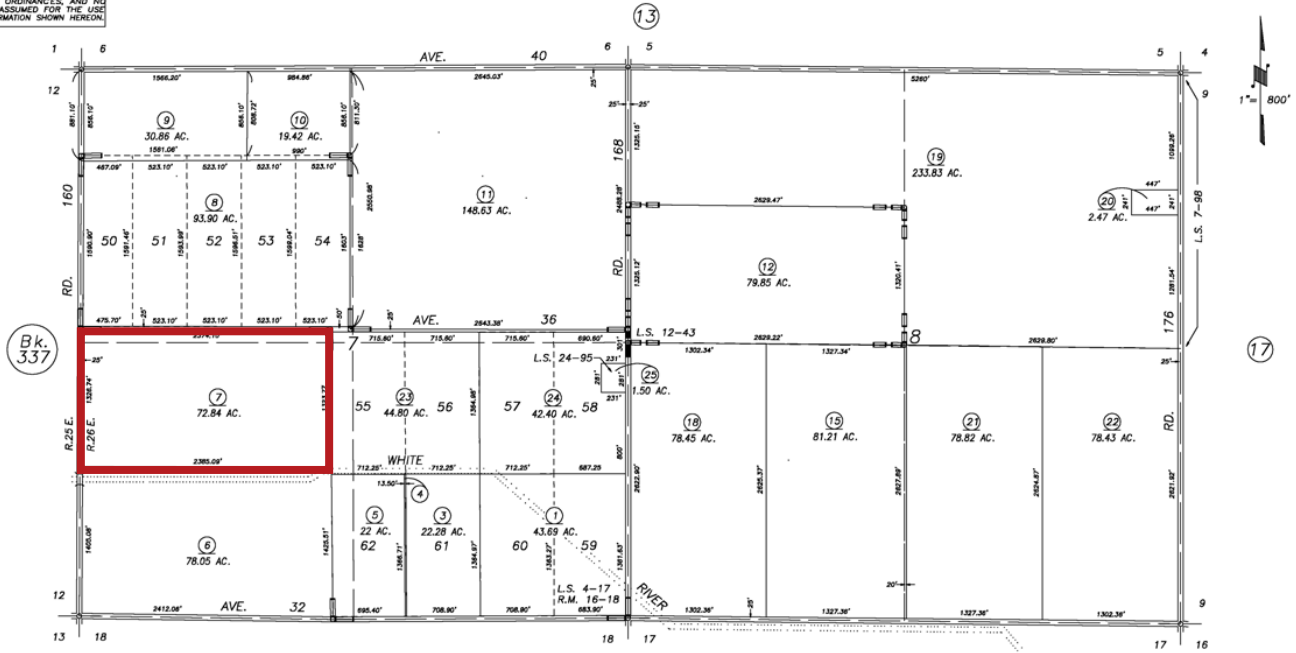


ASSESSOR'S PARCEL MAP

SEC'S 7 & 8, T.24S., R.26E., M.D.B.& M.

Tax Area Code 338-12
66-000

DISCLAIMER
IS PREPARED FOR LOCAL ASSESSMENT PURPOSES ONLY. CELLS SHOWN HEREON MAY VARY FROM STATE AND LOCAL ORDINANCES, AND NO ASSUMED FOR THE USE INFORMATION SHOWN HEREON.



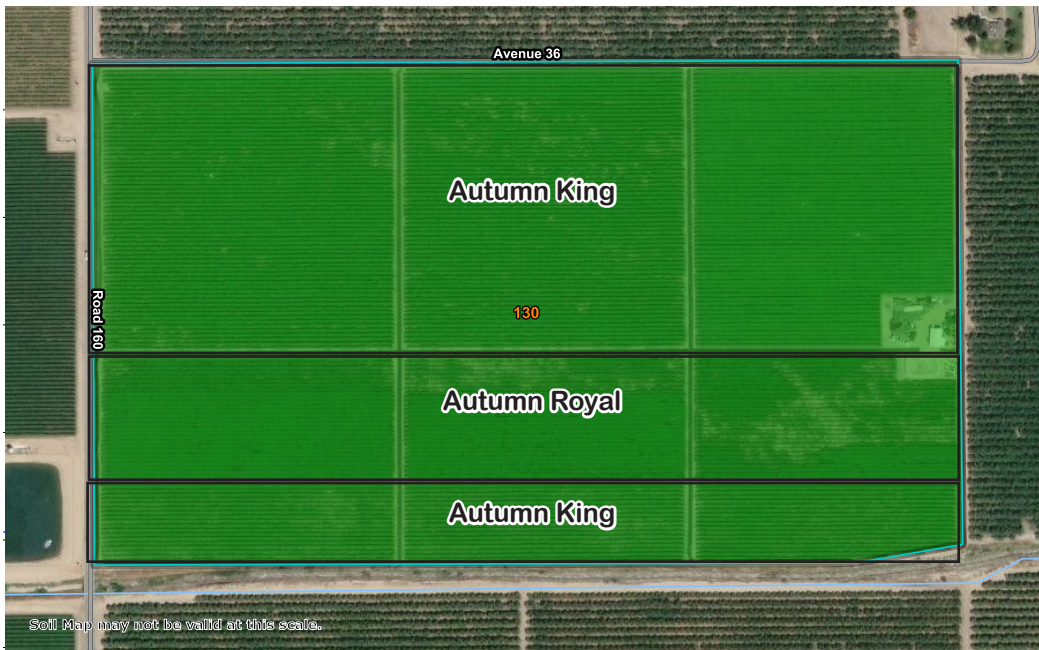
RESUB OF WHITE RIVER COL. NO. 2., R.M. 16-18
RECORD OF SURVEY, L.S. 12-43
RECORD OF SURVEY, L.S. 24-95
POR. RECORD OF SURVEY, L.S. 4-17
POR. RECORD OF SURVEY, L.S. 7-98

ASSESSOR'S MAPS BK. 338, PG. 12.
COUNTY OF TULARE, CALIF.

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

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SOIL AND FARM MAP

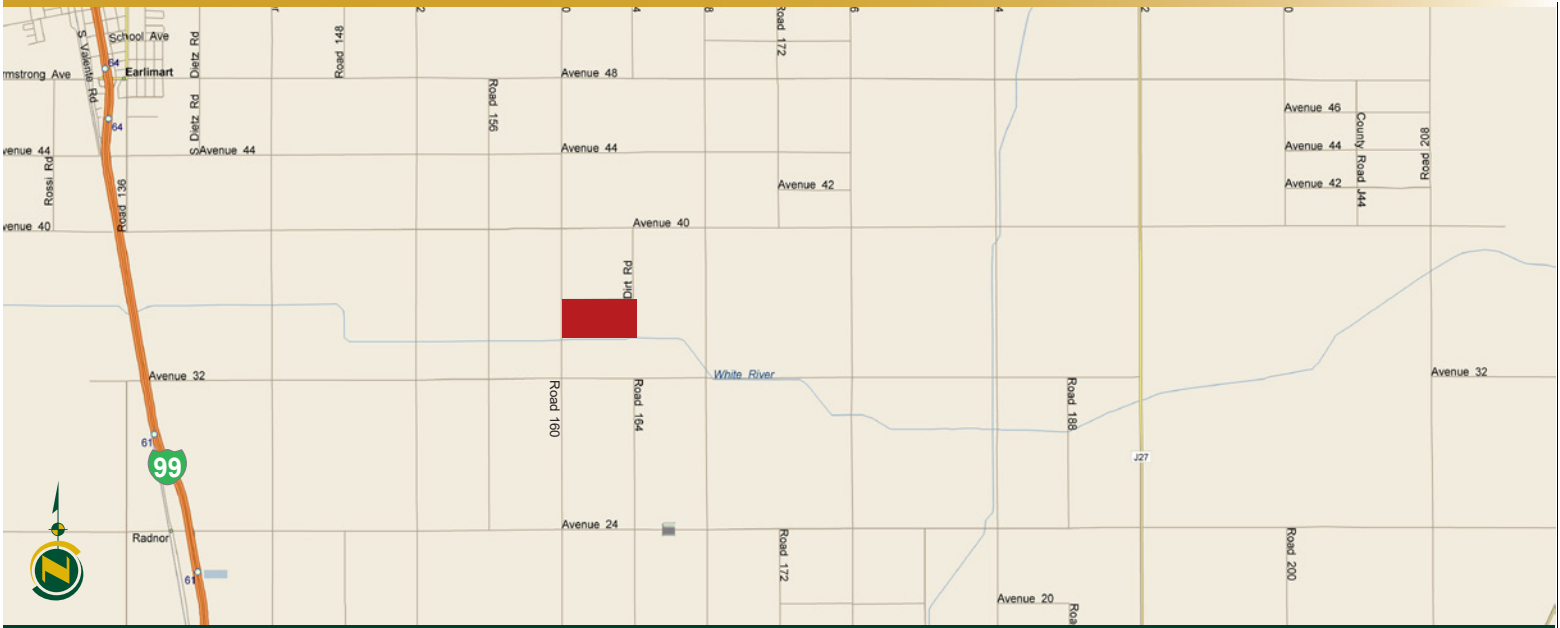


Soil Map may not be valid at this scale.

Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Nord (85%)	100.0%
Totals for Area of Interest				100.0%



LOCATION 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

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