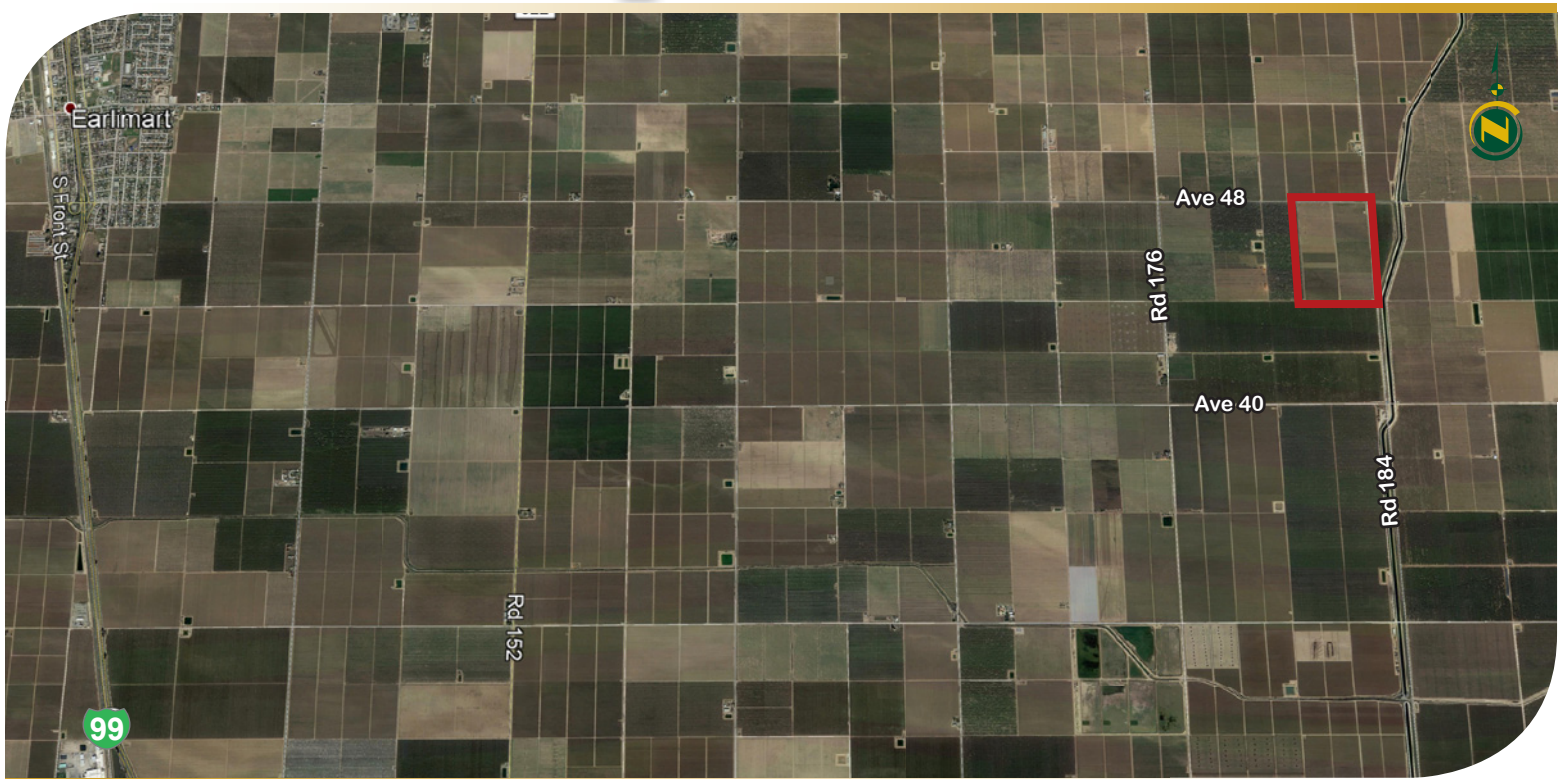


# FOR SALE



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## Delano Earlimart ID Table Grapes - Ranch 48



**101.81± Acres**  
**Tulare County, California**

- **District and Well Water**
- **Reasonable Soils**
- **Quality Table Grapes**
- **Tax Benefits**

**Exclusively Presented By:**  
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CA DRE #00020875



# Delano Earlimart ID Table Grapes - Ranch 48

**101.81± Acres**

**\$3,156,064**  
(\$31,000±/ac)

**DESCRIPTION:**

This opportunity is located in the desirable farming area of east 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 & well water and reasonable soils.

**LOCATION:**

Southwest corner of Avenue 48 and Road 184 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. APN 338-180-006 is enrolled in the Williamson Act. Approx. legal: Portion of the N ½ Section 4, Township 24S, Range 26E, MDB&M. Tulare County, California. APN's: 338-180-005 & 006.

**PLANTINGS:**

**RANCH 48**

Assessed Acres±	Planted Acres±	Variety	Root Stock	Spacing	Plant Year	District	Trellis	2018 Yield	2019 Yield
	21.74	Shee gene 12	Freedom-15	6x12	P-2018	DEID	V-Gable		346
	8.88	Autumn Royal	Thomson-Own	7x12	2002	DEID	V-Gable	1,488	361
	7.70	Autumn Royal	01n/cFreedom 15	6x12	2014	DEID	V-Gable		361
	2.26	Autumn Royal	01n/cFreedom 15	6x12	2015	DEID	V-Gable		362
	3.17	Autumn Royal	not provided	7x12	2018	DEID	V-Gable		361
	33.12	Open				DEID	V-Gable		
	13.60	Autumn King	Cert Dormant	7x12	G-2016	DEID	V-Gable	338	
	9.03	Timco	9-794 Timco	7x12	G-2016	DEID	V-Gable	204	351

101.81± 99.50±

**SOILS:**

71.20±% (105) Calgro-Calgro, saline-sodic complete, Ca Rev Storie Index rated Grade 4-Poor.  
28.80±% (124) Hanford Sandy Loam, Ca Rev Storie Index rated Grade 1-Excellent.

**WATER:**

The offering has both district water and well water for the vineyard. The land is located in and receives surface water from the Delano-Earlimart Irrigation District through an on-site meter 302. 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. The AG wells are equipped with a 125HP and 150 HP turbine motors. On 4-3-19 and 4-5-19 pump tests indicated 1,530±GPM total. The vineyard is irrigated with drip system, sand media filters and spin clean filter.

**PRICE/TERMS:**

\$3,156,064 cash at close of escrow. Buyer to reimburse Seller for costs toward the 2020 crop.



# ASSESSOR'S PARCEL MAP

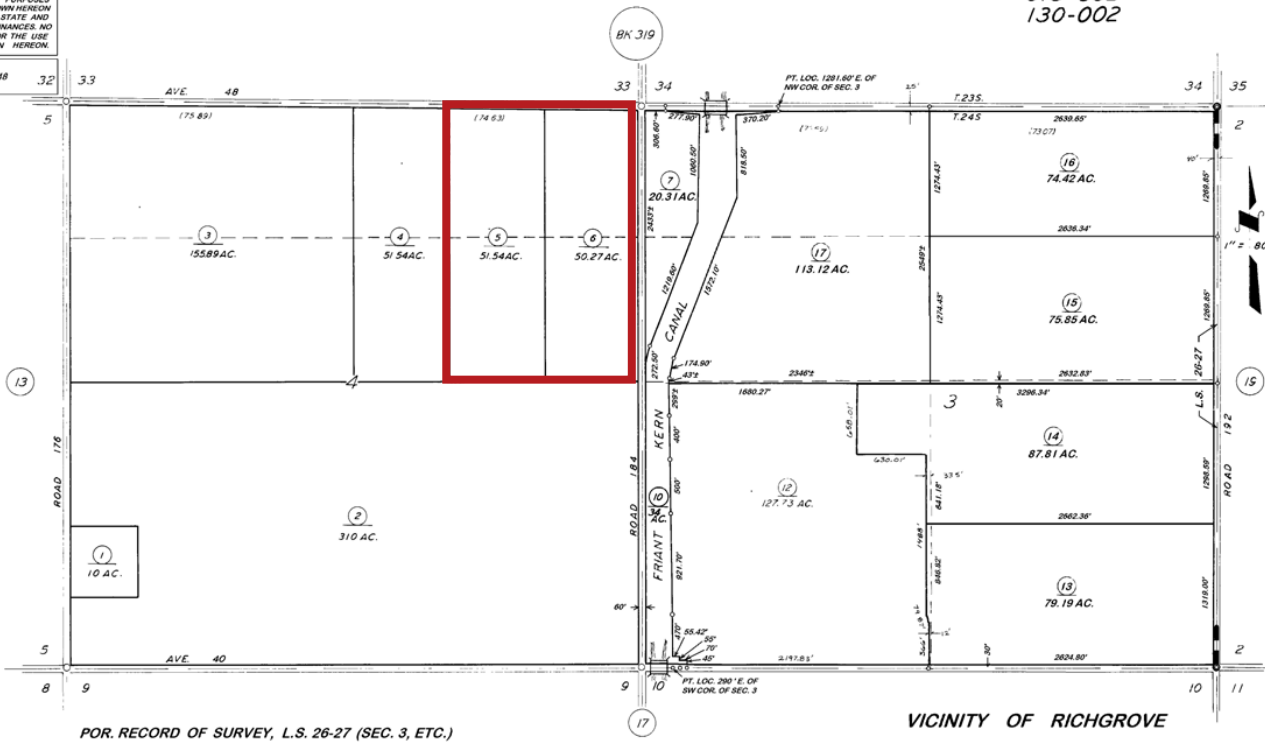
**CLAIMER**  
 PREPARED FOR LOCAL  
 ASSESSMENT PURPOSES  
 CELLS SHOWN HEREON  
 BY WITH STATE AND  
 SHOW DIMENSIONS. NOT  
 INTENDED FOR THE USE  
 OR INFORMATION HEREON.

10/20/11  
 4-0053448  
 90

SEC. 3, T. 24 N., R. 20 E., S. 1 D. 4 N.

TAX CODE AREA 000-10

075-002  
 130-002

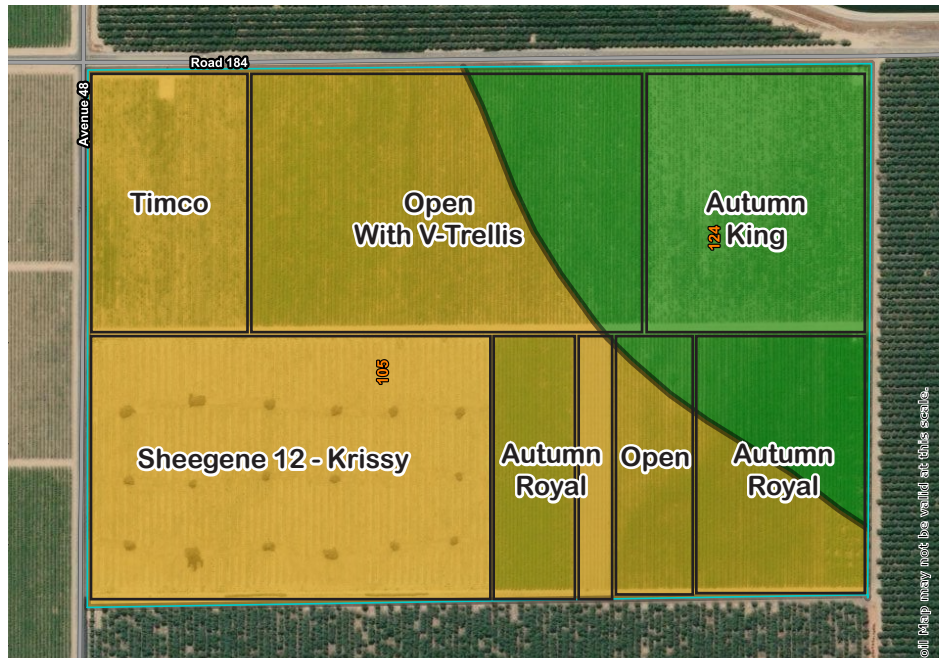


VICINITY OF RICHGROVE  
 ASSESSOR'S MAPS BK. 338, PG. 18.  
 COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



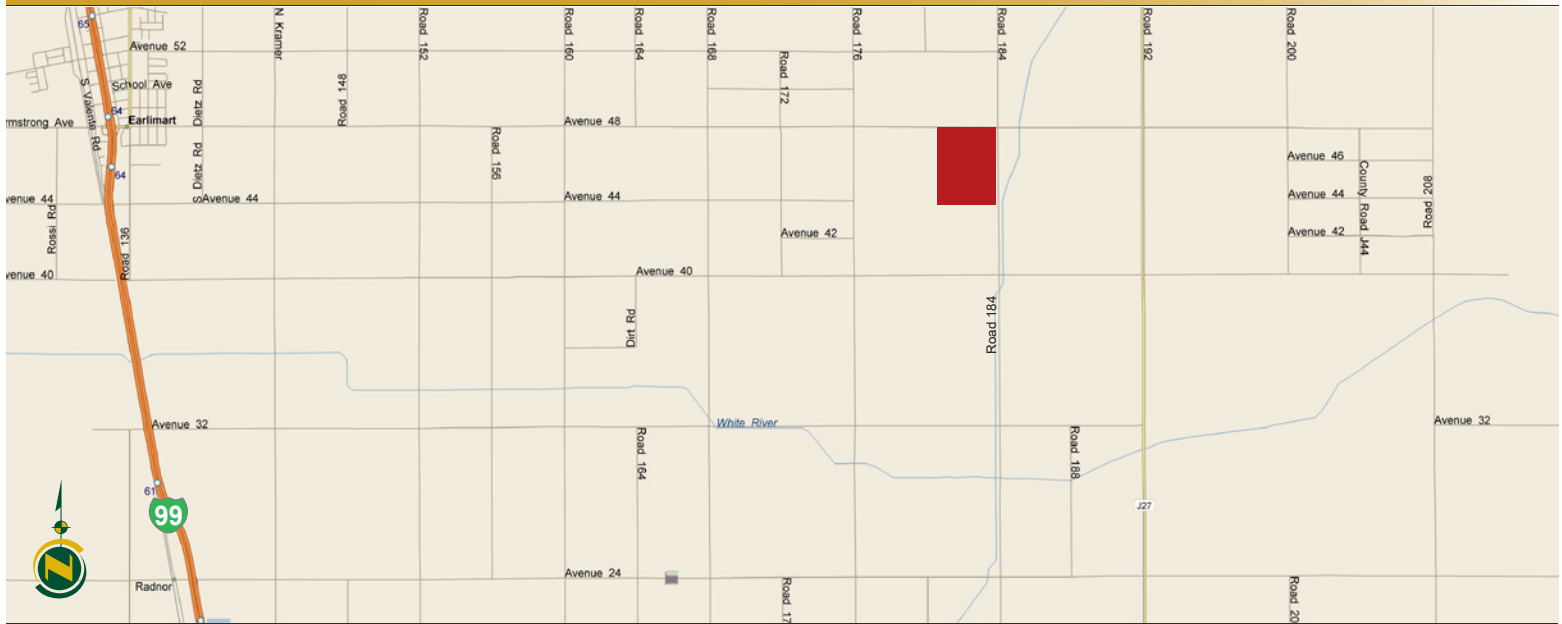
# SOIL AND FARM MAP



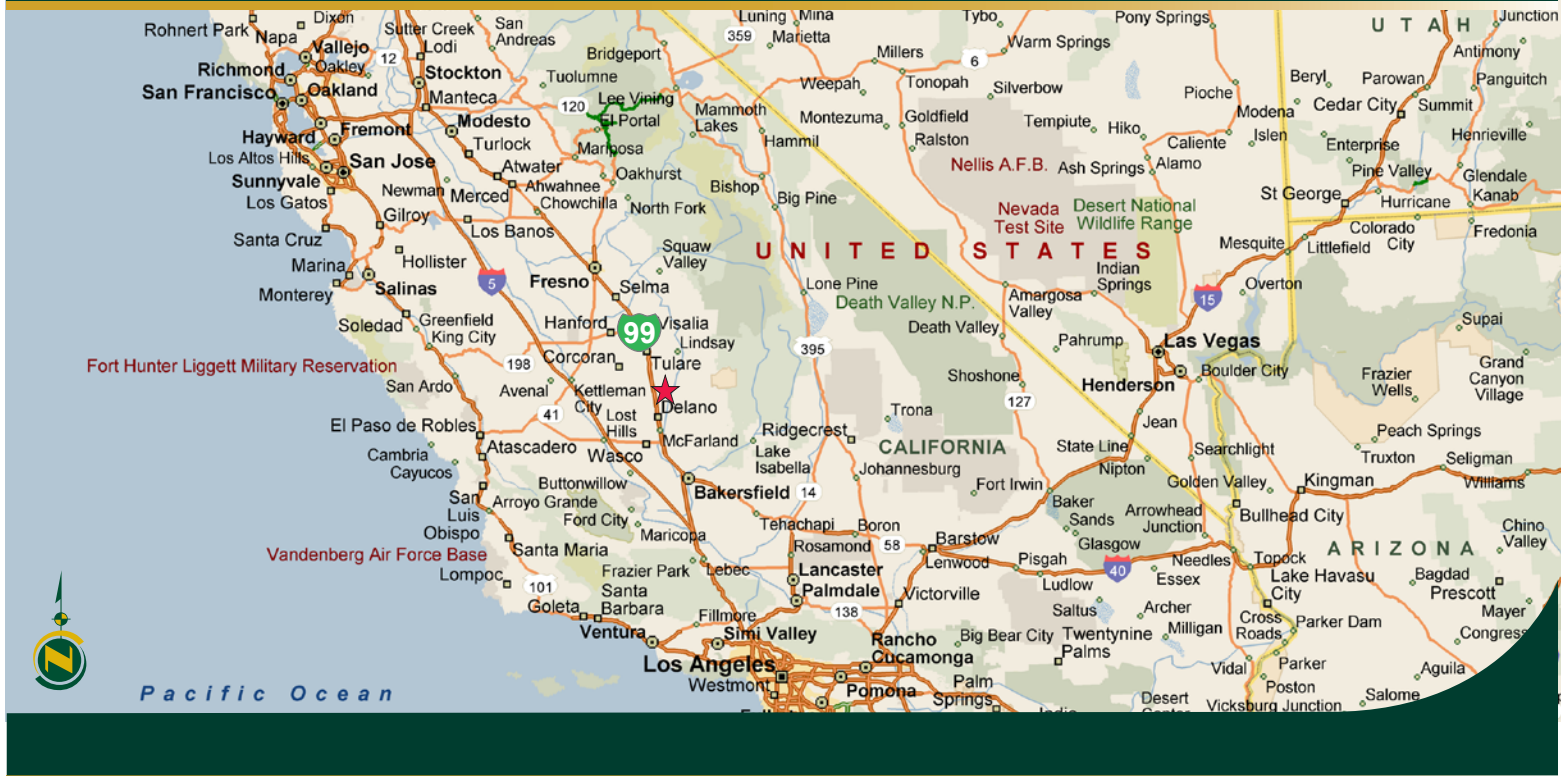
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
105	Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes	Grade 4 - Poor	Calgro (60%)	71.2%
124	Hanford sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hanford (85%)	28.8%
<b>Totals for Area of Interest</b>				<b>100.0%</b>

Soil data may not be valid at this scale.

# 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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