

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Earlimart Vineyard



**238.98± Acres
Tulare County, California**

- **Delano-Earlimart GSA**
- **(2) Irrigation Pumps & Wells**
- **Grade 1 & 2 Soils**
- **Investment offers Income & Tax Benefits**
- **Adjacent to Earlimart's Planning Area**

**Exclusively Presented By:
Pearson Realty**



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CA DRE #00020875



Earlimart Vineyard

238.98± Assessed Acres

\$3,285,975
(\$13,750± per acre)

LOCATION:

The west side of Road 128, 1/4 mile south of Avenue 56 and adjacent to the Community of Earlimart's urban development boundary.

DESCRIPTION:

This 238.98± acre offering is located near Earlimart, California in a desirable fruit and nut growing area. The productive land has historically been farmed to Thompson Seedless grapes grown for cannery and juice. This investment offers agricultural income, tax benefits, Grade 1 & 2 soils, and close proximity to the Community of Earlimart. The Earlimart sewer line runs along the north side of the property.

LEGAL:

A portion of the south ½ of Section 32, Township 23S, Range 25E all in M.D.B.&M. Tulare County APN: 314-130-006. According to the Tulare County website the property is zoned AE-40 and is enrolled in the Williamson Act.

PLANTINGS:

The Thompson Seedless vineyard was planted in 1980 on a 12' x 7' spacing with 3 wire trellis and wood stakes.

PRODUCTION:

Available upon request.

WATER:

There are two (2) electric irrigation pumps and wells. The vineyard is flood irrigated with a valve at each row and 3 tail water sumps with lift pumps to re-circulate water.

**GROUNDWATER
SUSTAINABILITY
AGENCY:**

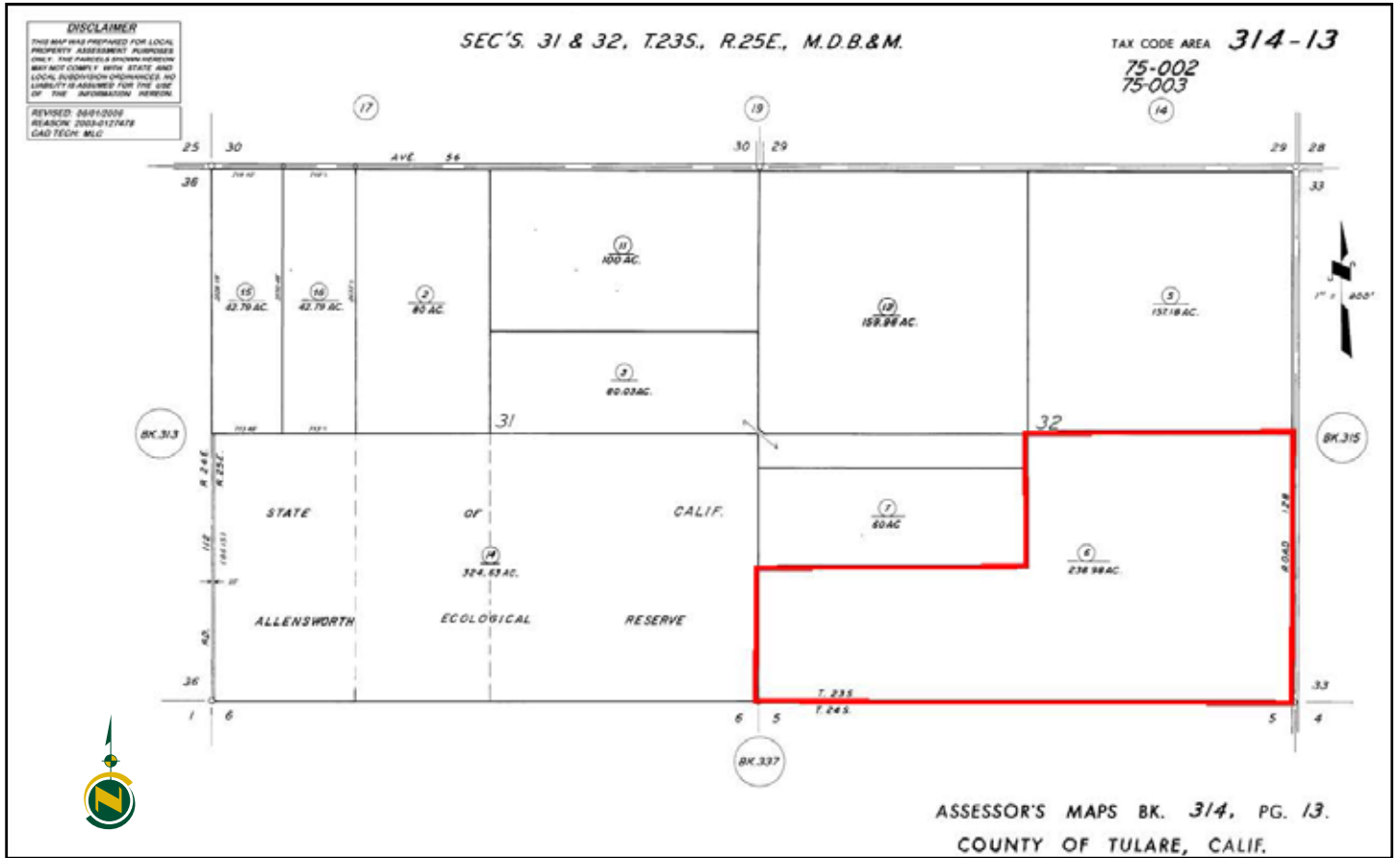
The property is located in the Delano-Earlimart GSA, but it is not located in a water district. For more information on their groundwater sustainability plan, call Eric Quinley, the District Manager of Delano-Earlimart Irrigation District, at (661) 725-2526.

SOILS:

55.6± % (119) Gareck-Garces association, 0 to 2 percent slopes, Grade 2-Good
44.4± % (124) Hanford sandy loam, 0 to 2 percent slopes, Grade 1- Excellent

PRICE/TERMS:

\$3,285,975 or \$13,750± per acre, cash at close of escrow. 2020 crops may be included in a sale with reimbursement to Seller for farming expenses.



SOILS LEGEND

119

Garek-Garces
association,
0-2% slopes
Grade 2, Good

124

Hanford sandy loam
0-2% slopes
Grade 1, Excellent



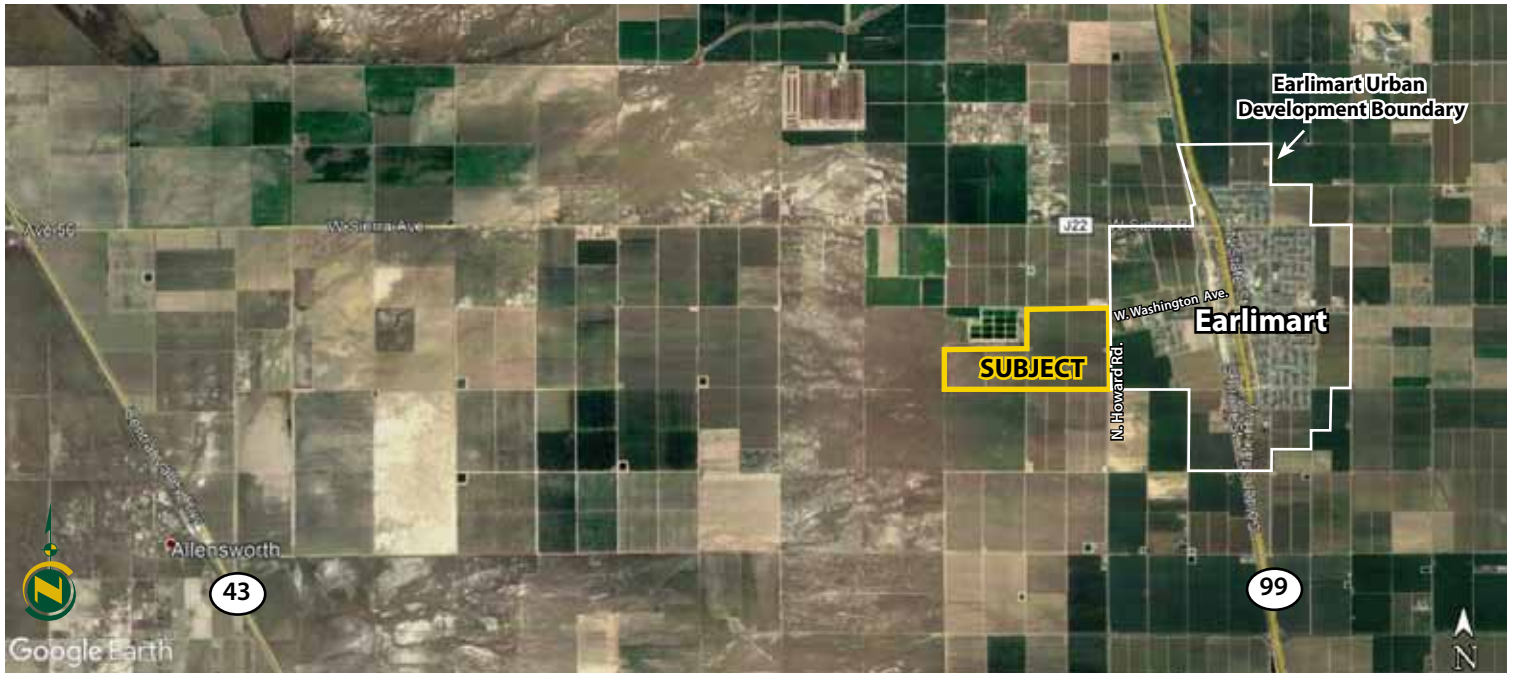
EARLIMART VINEYARD



EARLIMART VINEYARD



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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