

POND RANCH SECTION 1

Kern County, California

602.55± Acres

\$5,362,695
(\$8,900/Acre)

PRICE REDUCED

- Semi Tropic Contract Water
- Ag Wells
- Suitable for Nut Crops



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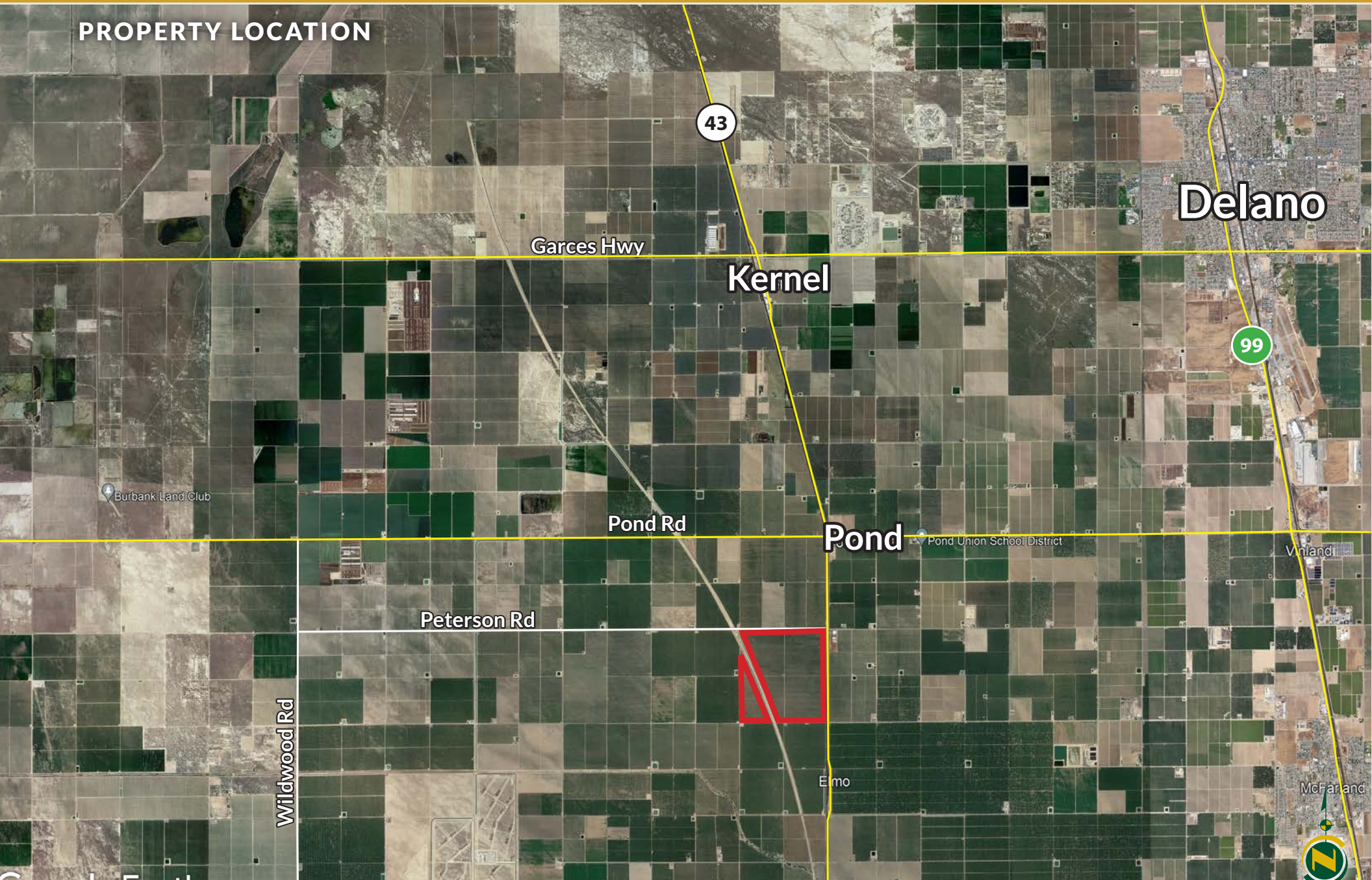


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a mature wine vineyard planted to Chardonnay vines. The property consists of approximately 602.55± acres planted to vines. The property receives irrigation water from Semitropic contract and noncontract surface water, and well water through shared wells owned by Semitropic Water district.

LOCATION

Section 1 of The Pond Ranch is located on the southwest corner of Highway 43 and Peterson Road. The property is approximately 9.5± miles southwest of Delano, California in Kern County.

LEGAL

Kern County APNs: 059-210-57 & 059-210-55.

The entire property is enrolled in the Williamson Act Contract.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).

PLANTINGS

The property is planted to Chardonnay wine grapes planted in the late 1990s. The vines are on their own Rootstock with 8'x4' spacing and a single wire trellis. There are approximately 1,361 vines per acre.

WATER

The Pond Ranch receives irrigation water from two sources: (1) Semitropic Water Storage District surface water deliveries via turnouts and (2) on-site agricultural wells.

Section 1 of Pond Ranch has 602.55± contracted acres with Semi Tropic Water Storage District. Section 1 is entitled to 806.64± acre feet of contracted water at 100% allocation. Additionally, there are 1,140 acre

feet of water supplied by the shared well per year, through an agreement with Semi-Tropic Water Storage District.

Section 1 Ranch has three turnouts for Semitropic contract water, two operational Ag wells, and two nonoperational wells located on the property.

Well Information:

Block	Status
1	Non-Operational
2	(Shared) - Operational
2	Operational
3	Non-Operational

*The property also has one booster pump and two filter sites. The sites are located on Block 1 and one on Block 3.

PRICE/TERMS

The asking price is \$5,362,695. Seller financing is available subject to Seller approval. Farming costs incurred towards the crop are to be reimbursed to seller at close of escrow. Buyer to cooperate with Sellers' 1031 exchange paperwork.

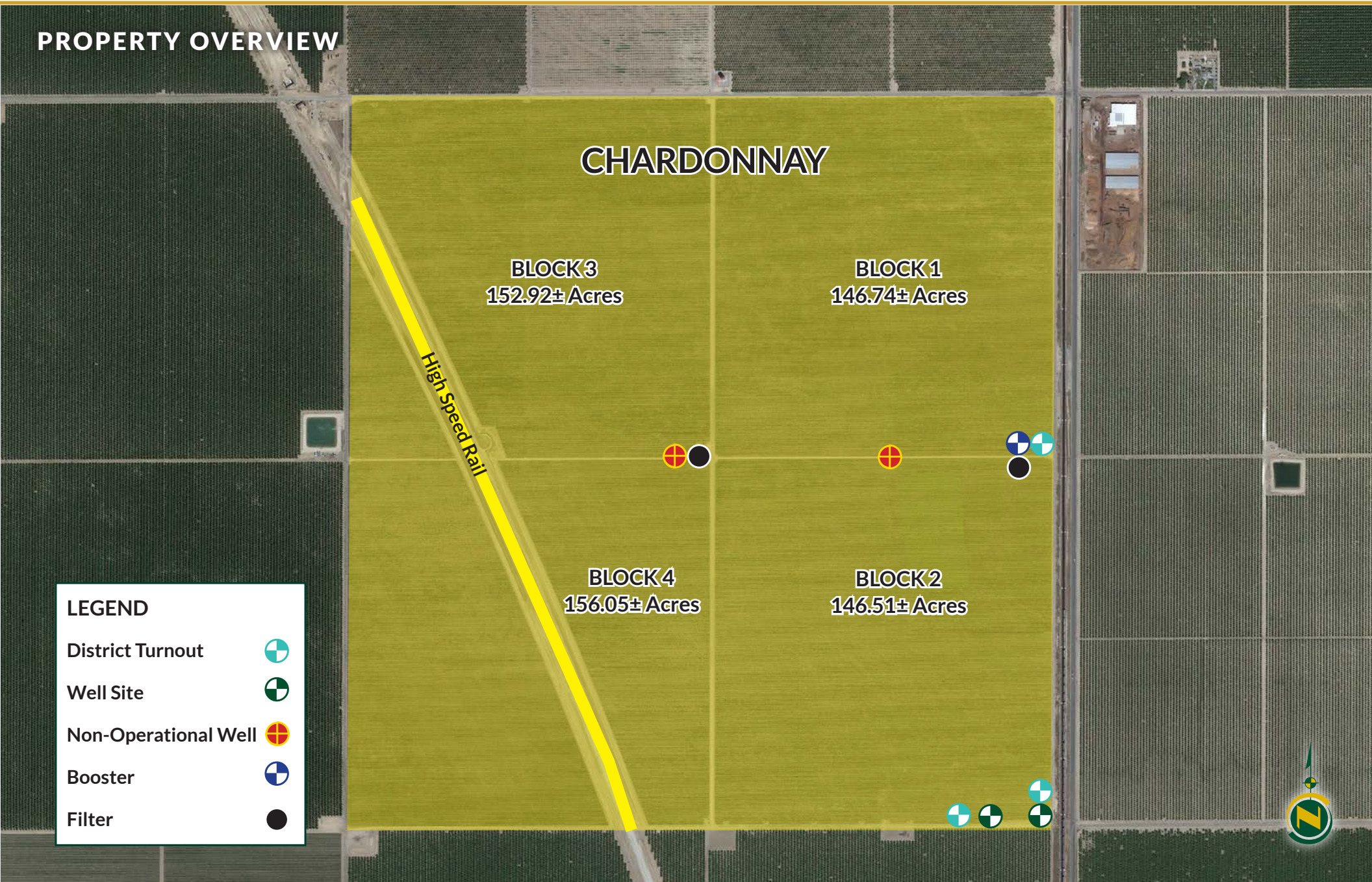


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PROPERTY OVERVIEW

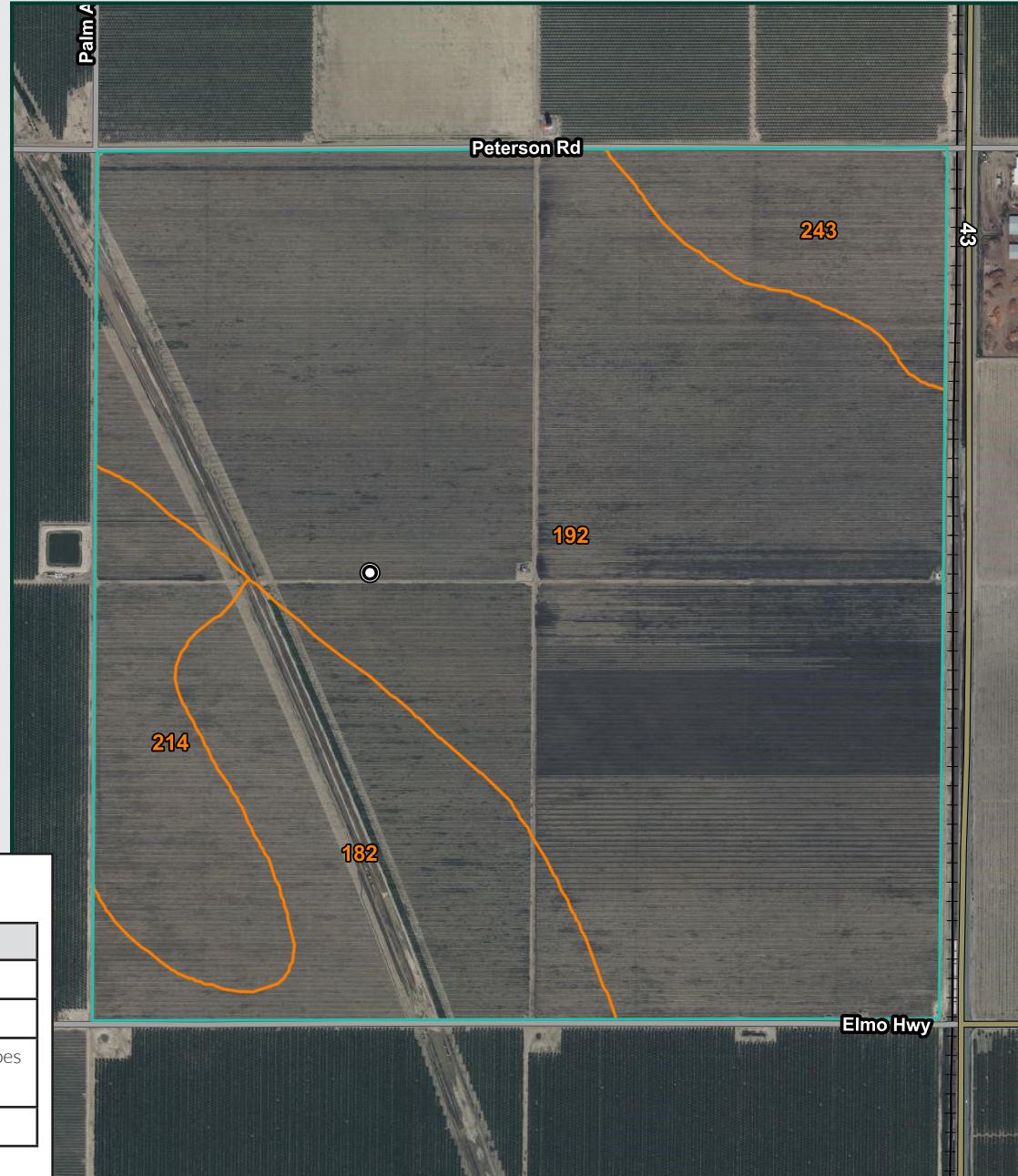


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SOILS MAP



California Revised Storie Index (CA)

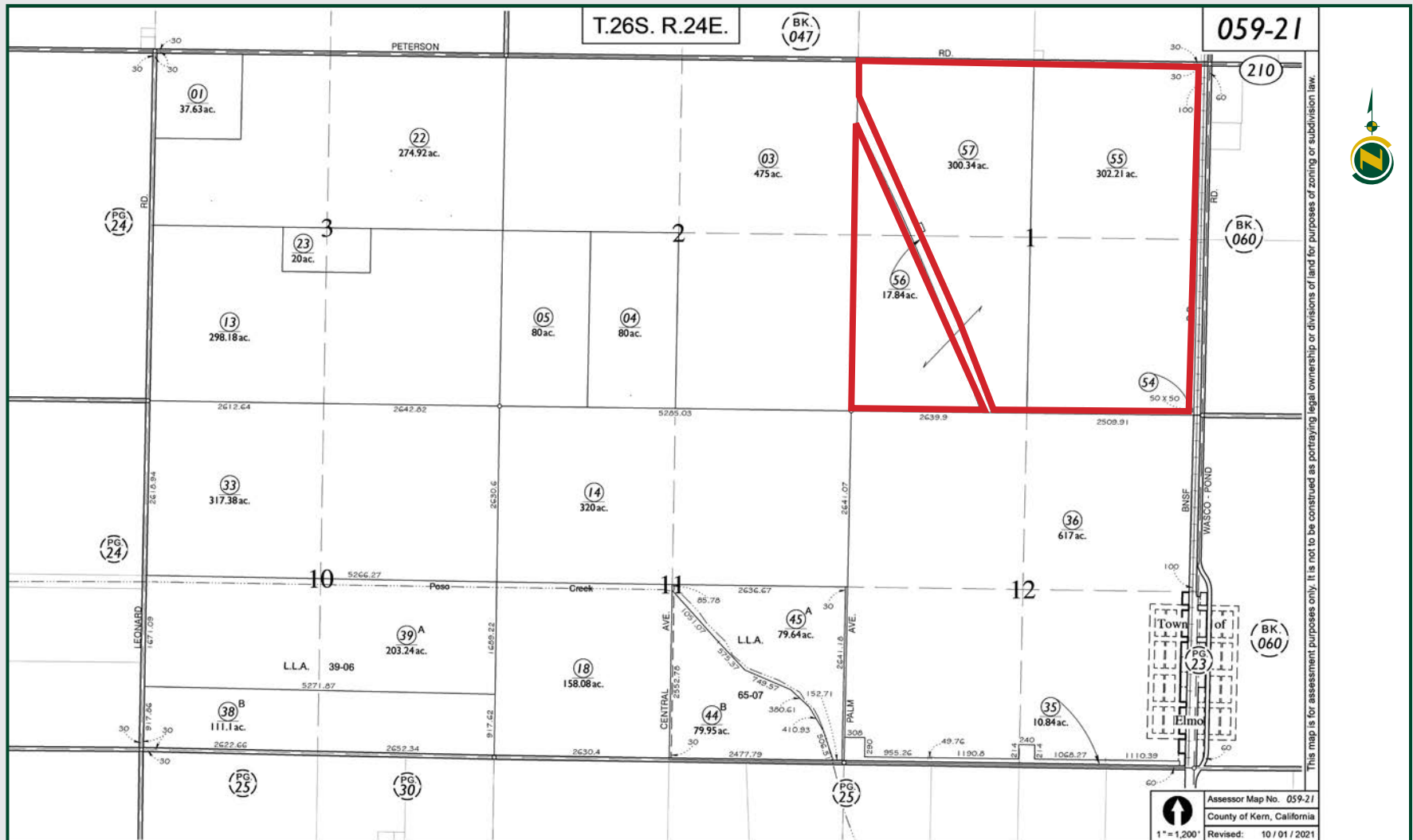
Map unit symbol	Map unit name
182	Lerdo complex, drained
192	McFarland loam
214	Calflax clay loam, saline-sodic 0 to 2% slopes MLRA 17
243	Wasco sandy loam



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PARCEL MAP



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PROPERTY PHOTOS



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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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.