

POND RANCH SECTION 3

Kern County, California

593.10± Acres

\$5,278,590
(\$8,900/Acre)

PRICE REDUCED



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



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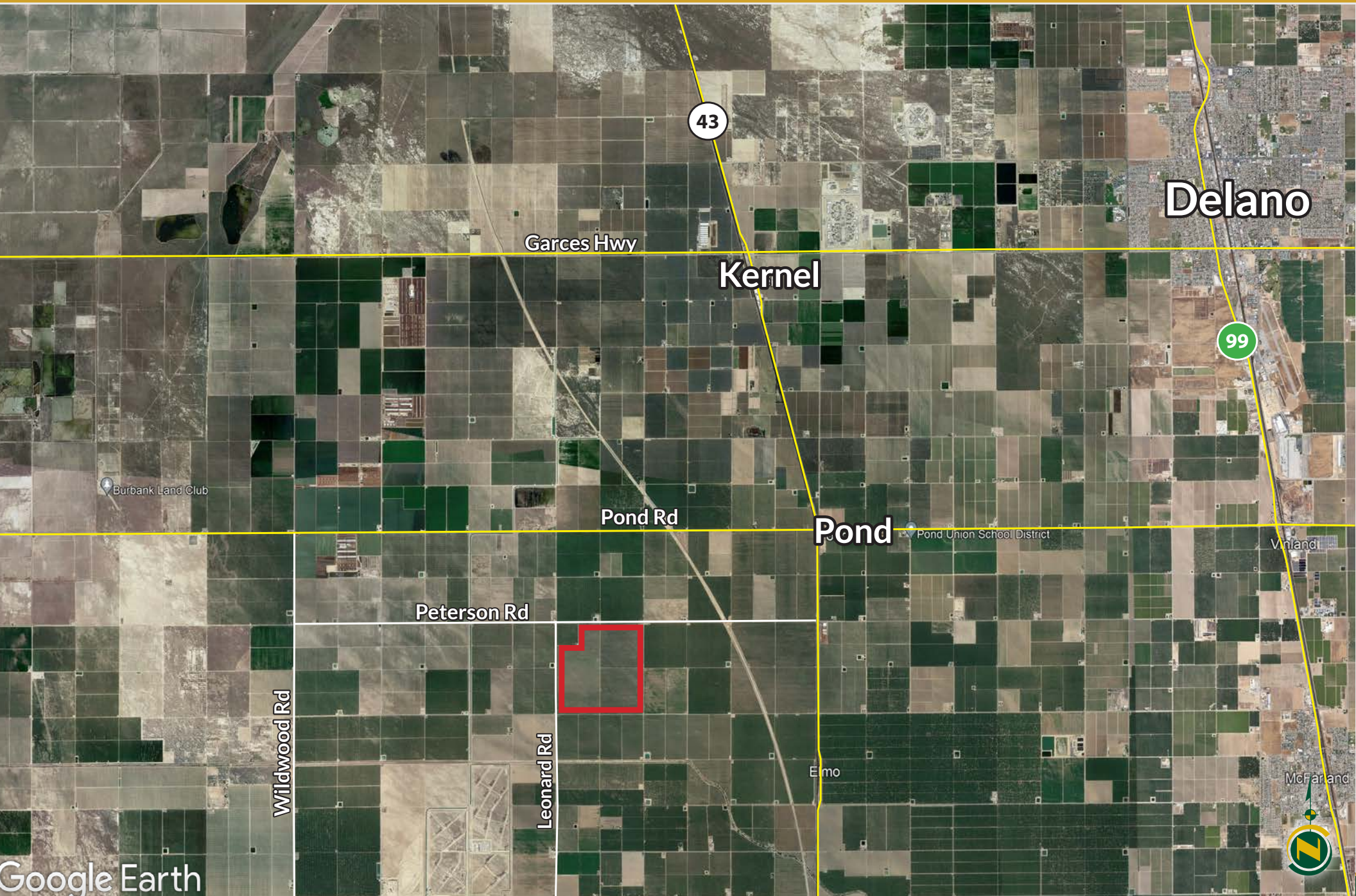
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Google Earth

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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a mature wine vineyard planted to Chardonnay and Rubired wine grapes. The property consists of approximately 593.10± acres planted to vines. The property receives irrigation water from Semitropic contract and noncontract surface water, as well as well water through shared wells owned by Semitropic Water district.

LOCATION

Section 3 of The Pond Ranch is located on the south side of Peterson Road, between Magnolia Avenue and Leonard Avenue. The property is approximately 12± miles southwest of Delano, California in Kern County.

LEGAL

Kern County APNs: 059-210-13, 059-210-22 & 059-210-23.
The entire property is enrolled in the Williamson Act Contract.

ZONING

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

PLANTINGS

The ranch is planted to the following:

342.83± acres planted to Chardonnay vines on their own rootstock planted in the late 1990s. There are approximately 1,361 vines per acre with 8'x4' spacing on a single wire trellis.

232± acres planted to Rubired vines on their own rootstock and Dog Ridge rootstock. There are approximately 1,037 vines per acre with 12'x3.5' spacing on a three and five wire trellis.

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 3 of Pond Ranch has 593.10± contracted acres with Semi Tropic Water Storage District. Section 3 is entitled to 793.98± acre feet of contracted water at 100% allocation.

Section 3 has three Semitropic Water District turnouts, three operational Ag wells.

Well Information:

Block	Status
5	Operational (domestic)
5/6	Operational
6	Operational
6/8	Operational

*There are two booster pump and filter sites. One located on block 5 and another on block 6. There is also an older filter site on block 6/8.

PRICE/TERMS

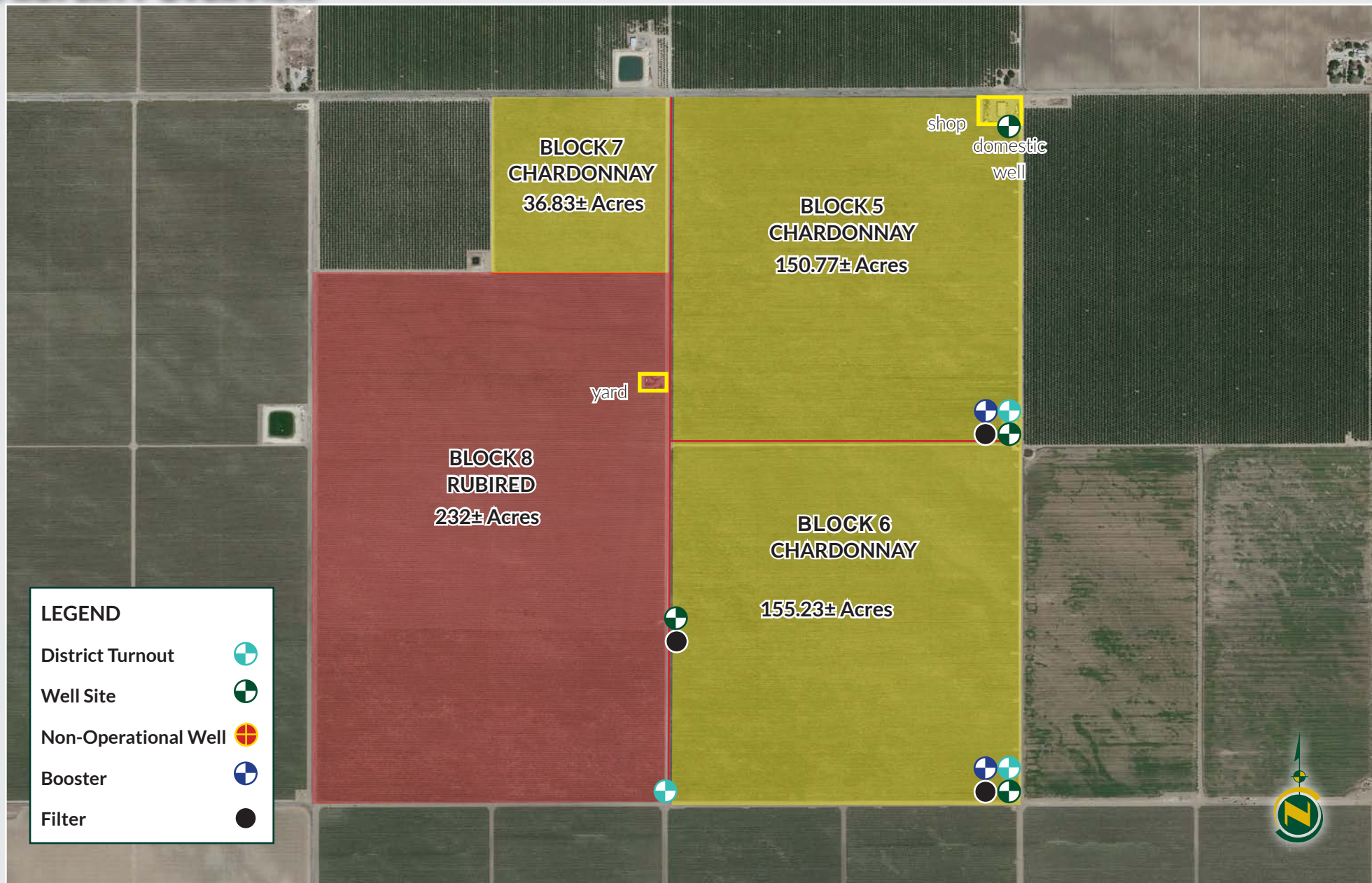
The asking price is \$5,278,590. Seller financing is available subject to Seller approval. Farming costs incurred towards the crop are to be reimbursed to seller at close of escrow. Buyer to cooperate with Sellers' 1031 exchange paperwork.

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PROPERTY OVERVIEW

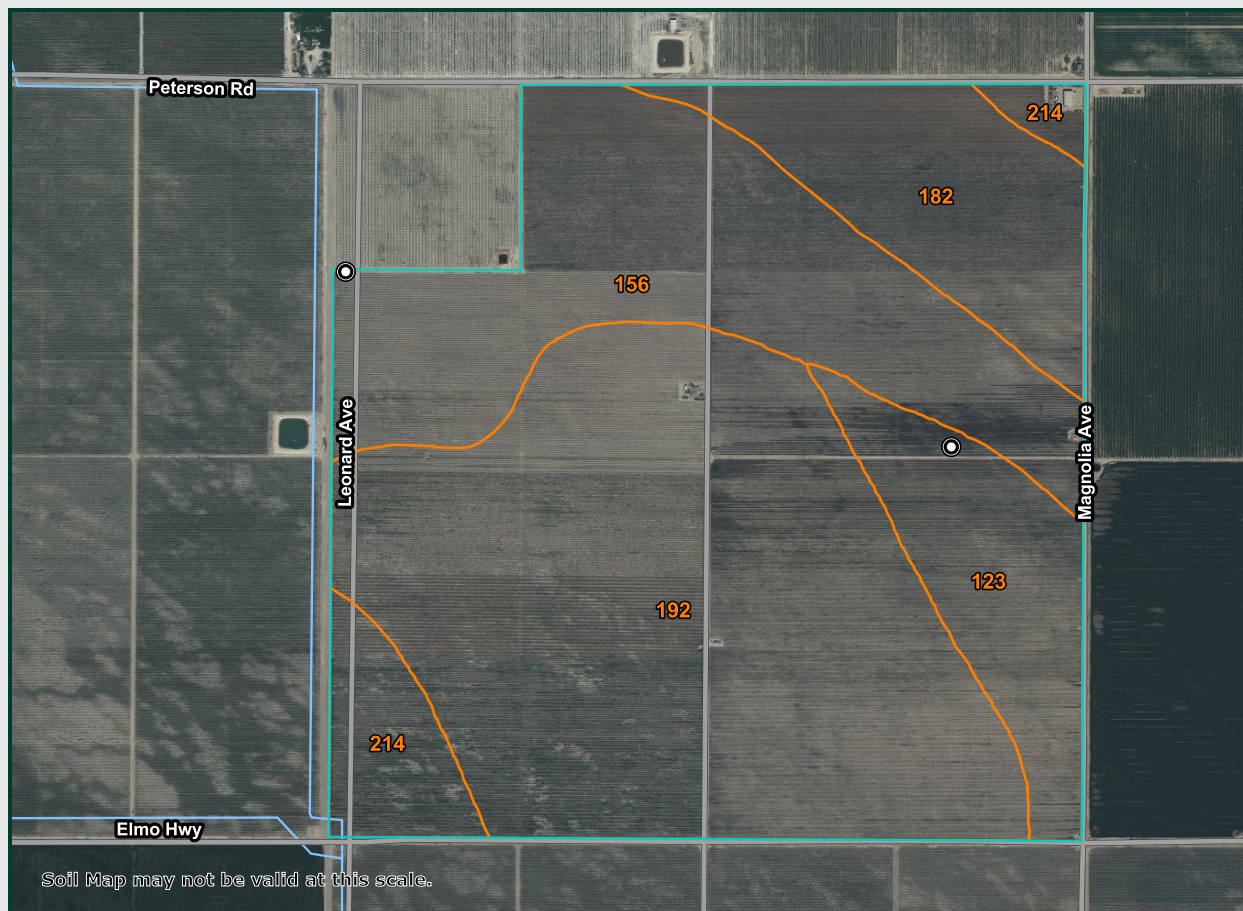


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SOILS MAP



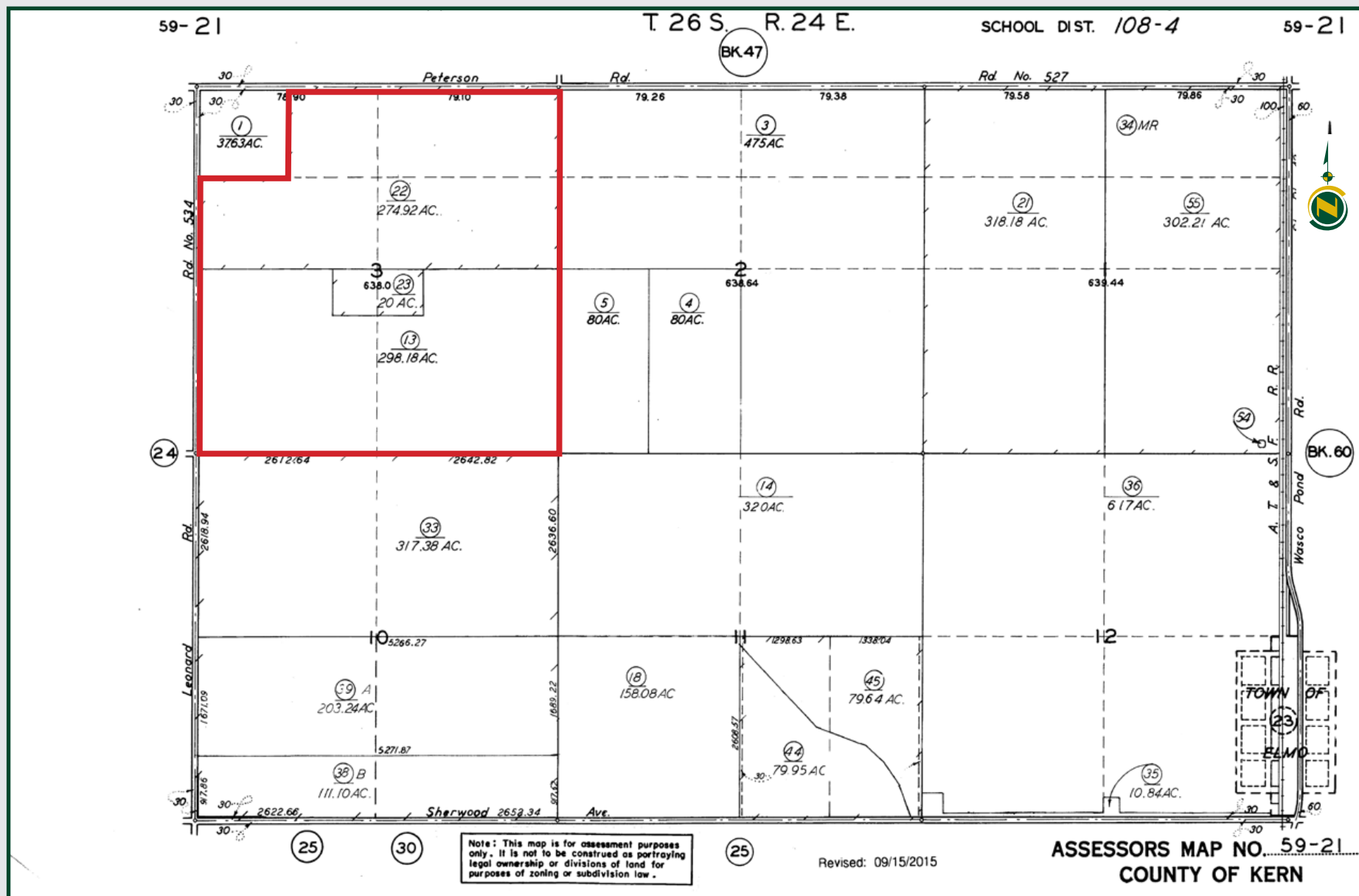
California Revised Storie Index (CA)

Map unit symbol	Map unit name
123	Buttonwillow clay, drained
156	Garces silt loam
182	Lerdo complex, drained
192	McFarland loam
214	Calflax clay loam, saline-sodic, 0 to 2% slopes, MLRA 17

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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.