

POND RANCH SECTION 15

Kern County, California

632.72± Acres

\$6,896,648
(\$10,900/Acre)



• Semi Tropic Contract Water • Ag Wells • Producing Wine Grapes



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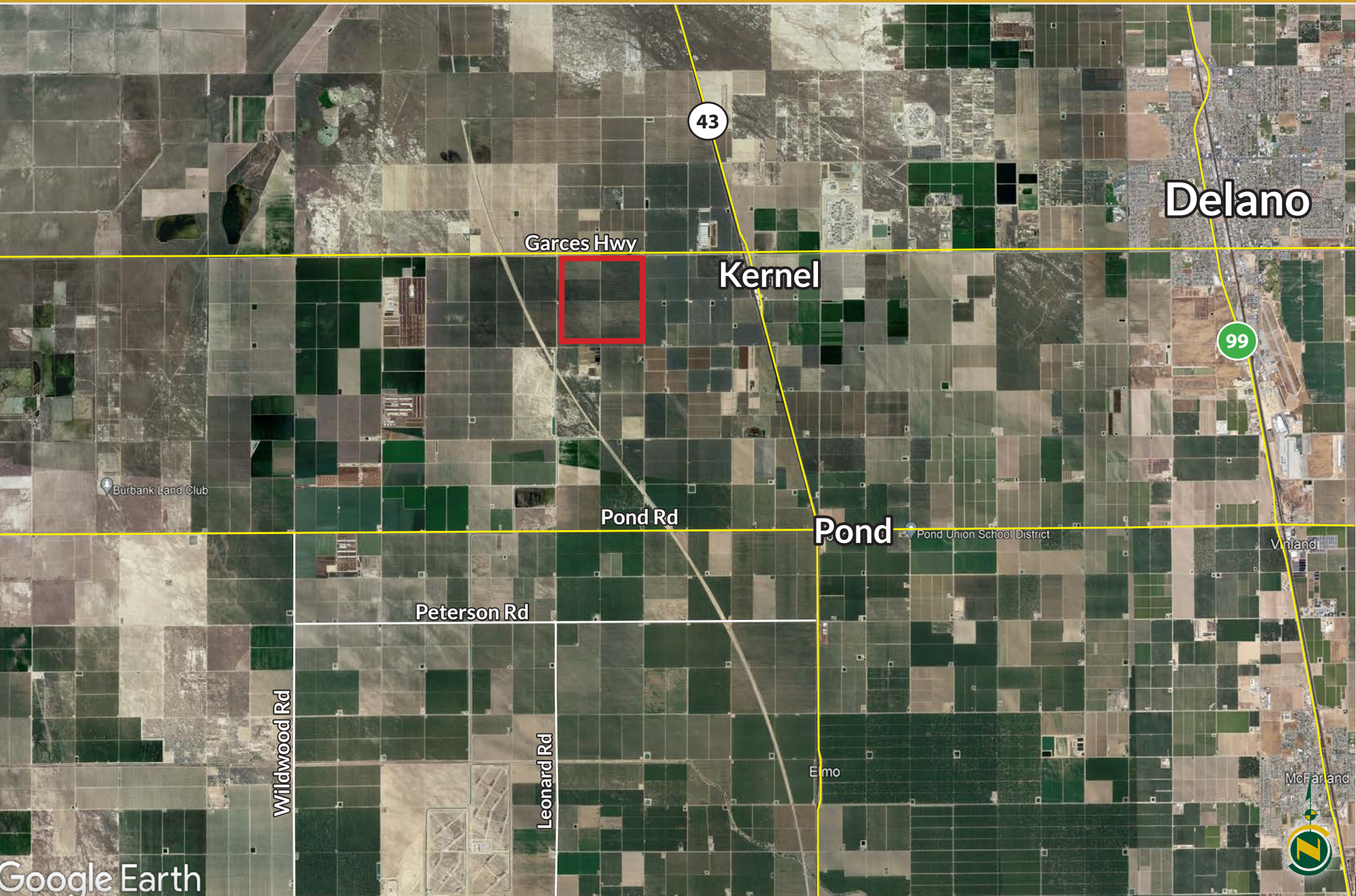
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Google Earth

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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a mature wine vineyard planted to Cabernet Sauvignon wine grapes. The property consists of approximately 632.72± acres planted to vines. The property receives irrigation water from Semitropic contract surface water and well water through shared wells owned by Semitropic Water district.

LOCATION

Section 15 of The Pond Ranch is located on the southwest corner of Garces Highway and Magnolia Avenue. The property is approximately 7± miles southwest of Delano, California in Kern County.

LEGAL

Kern County APNs: 047-190-04 & 047-190-05.
The entire property is enrolled in the Williamson Act Contract.

ZONING

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

PLANTINGS

The property is planted to Cabernet Sauvignon vines. The vines are on their own Rootstock planted in the late 1990s. Half is planted on 8'x4' spacing with approximately 1,361 vines per acre. The other half is planted on 12x4 spacing with 908 vines per acre. All vines are on a single 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 15 of Pond Ranch has 632.72± contracted acres with Semi Tropic Water Storage District. Section 15 is entitled to 846.92± acre feet of contracted water at 100% allocation. Additionally, there are 2,116 acre feet of water supplied by the two shared wells per year, through an agreement with Semi-Tropic Water Storage District.

Section 15 has three Semitropic Water District turnouts, three operational wells, and two non-operational wells.

Well Information:

Block	Status
9	(Shared)-Operational
9	Non-Operational
10	Non-Operational
11	(Shared)-Operational
12	Operational

*There are 3 booster pumps and filter sites. One on block 9, block 10 and block 12.

PRICE/TERMS

The asking price is \$6,896,648. 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 Seller's 1031 exchange paperwork.

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PROPERTY OVERVIEW

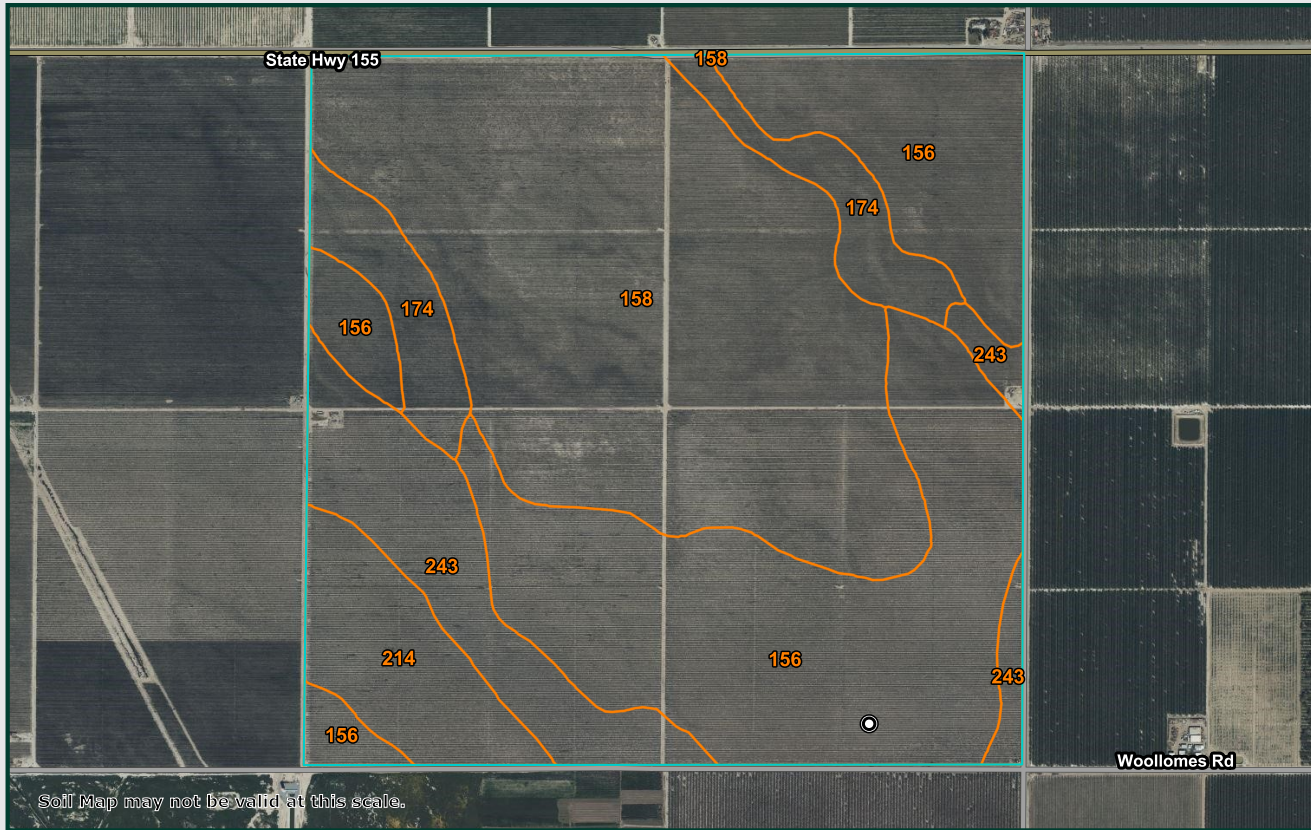


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SOILS MAP



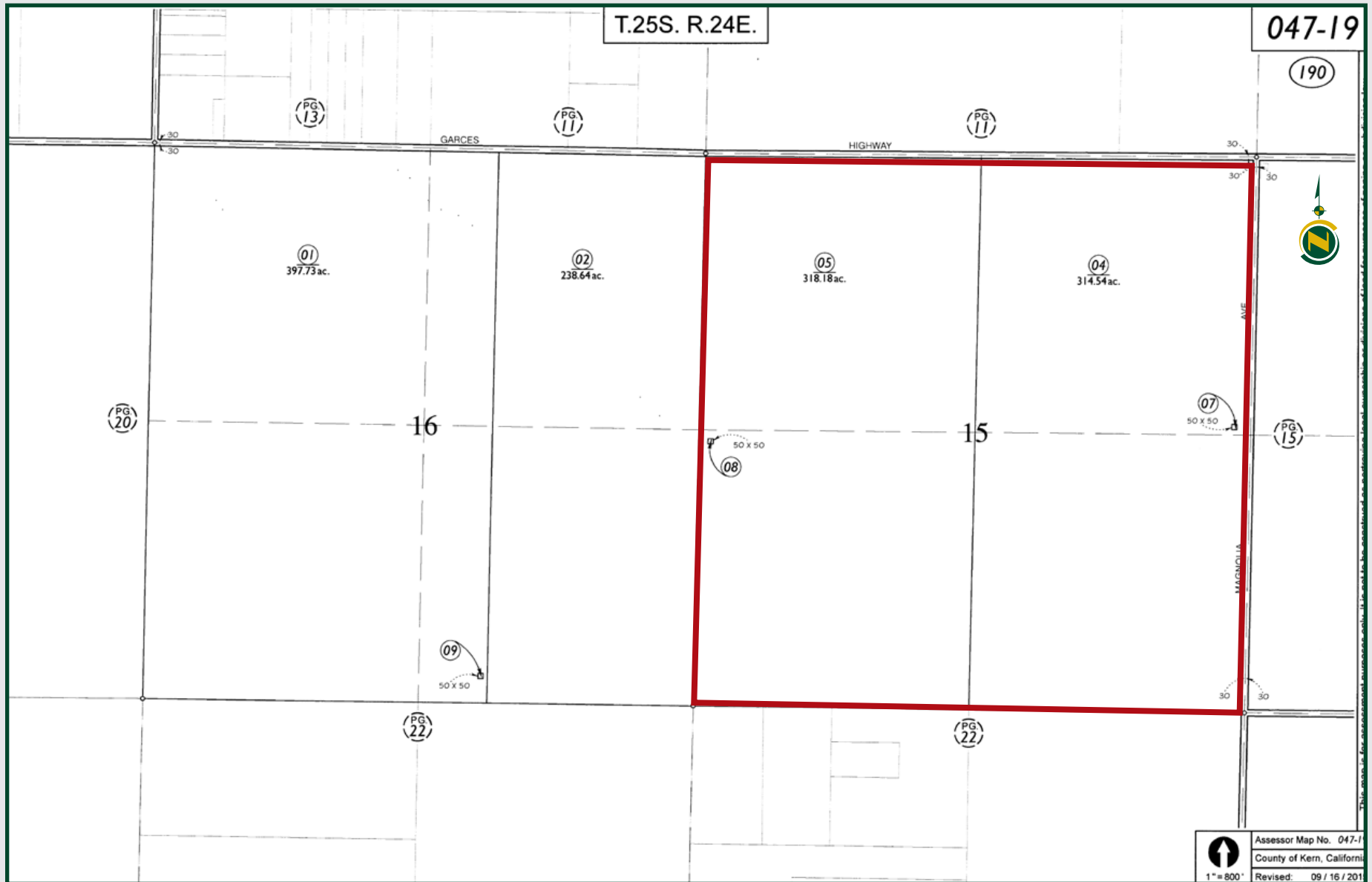
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
156	Garces silt loam
158	Garces silt loam, hard substratum
174	Kimberlina fine sandy loam, 0 to 2% slopes
214	Calflax clay loam, saline-sodic, 0 to 2% slopes, MLRA 17
243	Wasco sandy loam

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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.