

POND RANCH SECTION 16

Kern County, California

616.22± Acres

\$6,716,798
(\$10,900/Acre)



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



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

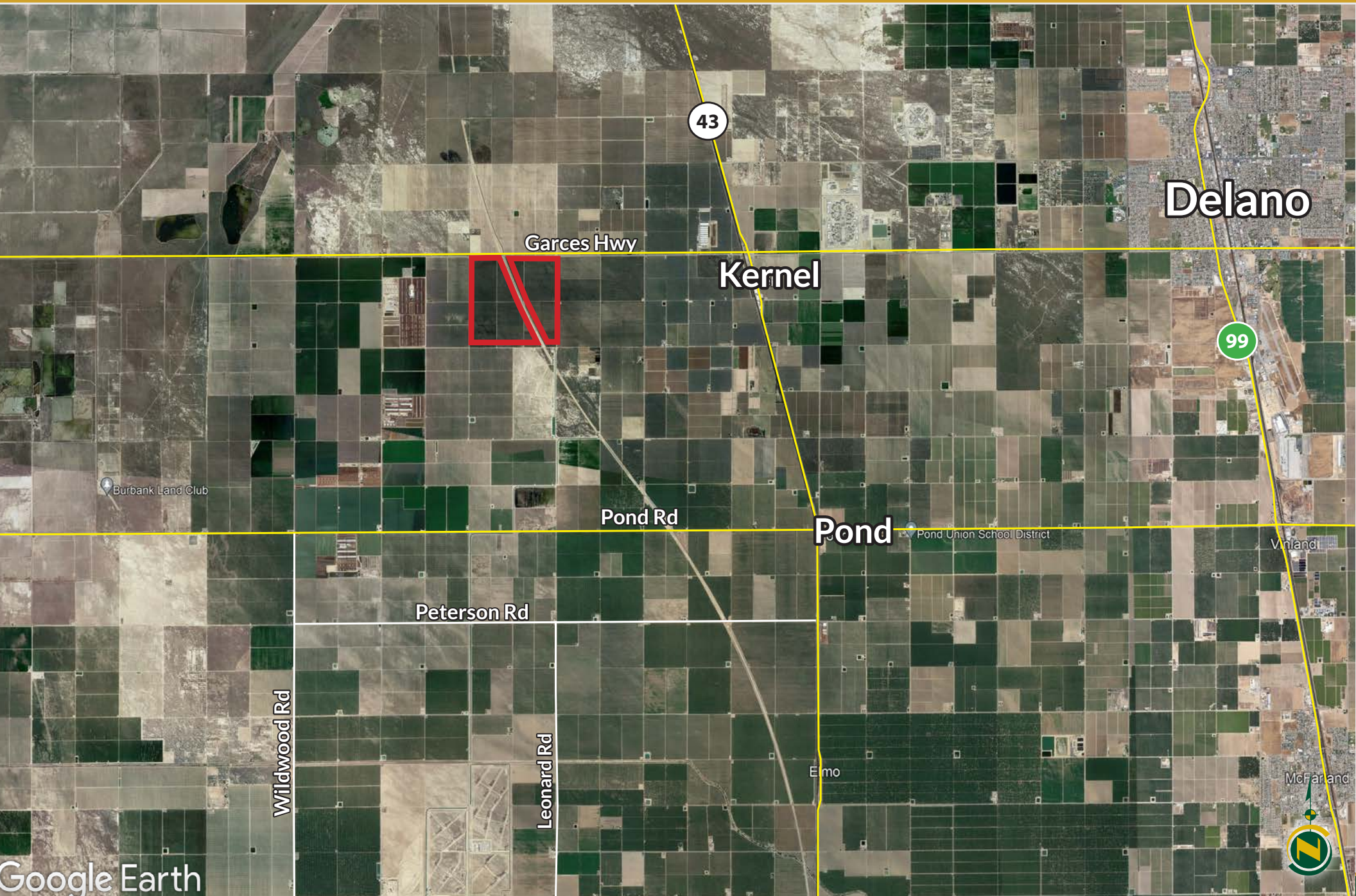
www.pearsonrealty.com

Exclusively Presented by:



POND RANCH SECTION 16

616.22± Acres
Kern County, CA



Google Earth

POND RANCH SECTION 16

616.22± Acres
Kern County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a mature wine vineyard planted to Cabernet Sauvignon wine grapes. The property consists of approximately 616.22± 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 16 of The Pond Ranch is located on the southeast corner of Garces Highway and Scofield Avenue. The property is approximately 8± miles west of Delano, California in Kern County.

LEGAL

Kern County APNs: 047-190-11 & 047-190-13.
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 on their own rootstock. The majority of the ranch is planted to 8'x4' spacing with approximately 1,361 vines per acre. A small portion is on 12'x4' spacing with 908 vines per acre. The vines are on a single wire trellis and were planted in the late 1990s.

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 16 of Pond Ranch has 616.22± contracted acres with Semi Tropic Water Storage District. Section 16 is entitled to 824.93± acre feet of contracted water at 100% allocation. Additionally, there are 1,252 acre feet of water supplied by the shared well per year, through an agreement with Semi-Tropic Water Storage District.

Section 16 has six Semitropic Water District turnouts, one operational well, and two nonoperational wells.

Well Information:

Block	Status
13	Non-Operational
14/17	(Shared)-Operational
17	Non-Operational

*There is a booster pump and filter site on block 13 and on block 18.

PRICE/TERMS

The asking price is \$6,716,798. 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.

POND RANCH SECTION 16

616.22± Acres
Kern County, CA



PROPERTY OVERVIEW

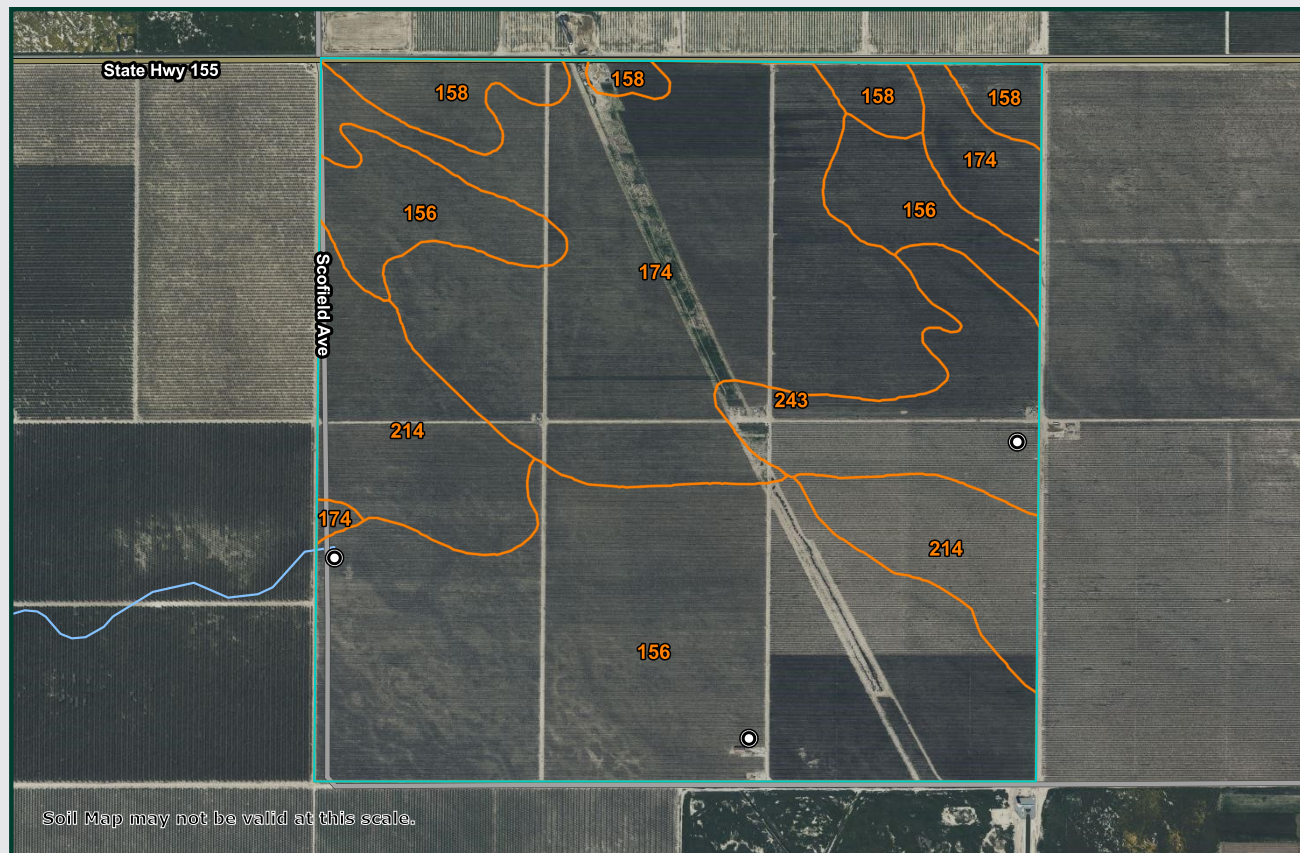


POND RANCH SECTION 16

616.22± Acres
Kern County, CA



SOILS MAP



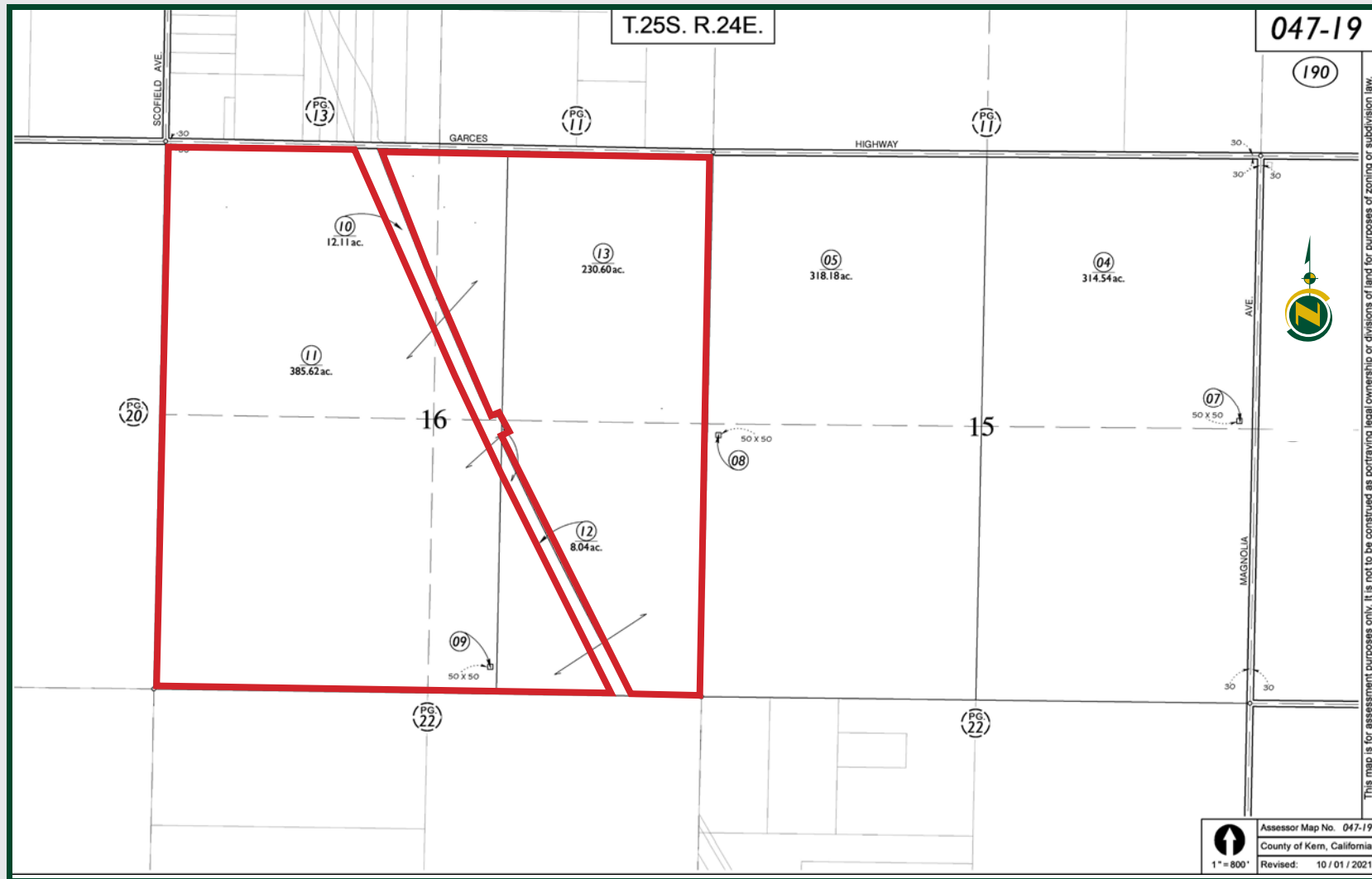
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
156	Garces silt loam
158	Garces silt loam, hard substratum
174	Kimberlina fine sandy loam, 0 to 2% slopes
214	Calflax clay loam, saline-sodic, 0 to 2% slopes, MLRA 17
243	Wasco sandy loam

POND RANCH SECTION 16

616.22± Acres
Kern County, CA



PARCEL MAP



POND RANCH SECTION 16

616.22± Acres
Kern County, CA



POND RANCH SECTION 16

616.22± Acres
Kern County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield , CA 93309
661.334.2777



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the
App Store



GET IT ON
Google Play

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.