

CAWELO WD PISTACHIOS & NAVELS

844.29± Acres
Kern County, California

\$23,555,000

PRICE REDUCED

- (2) Sources of Water
- (2) Ranches - May be Sold Separately
- Mature Navels and Pistachios



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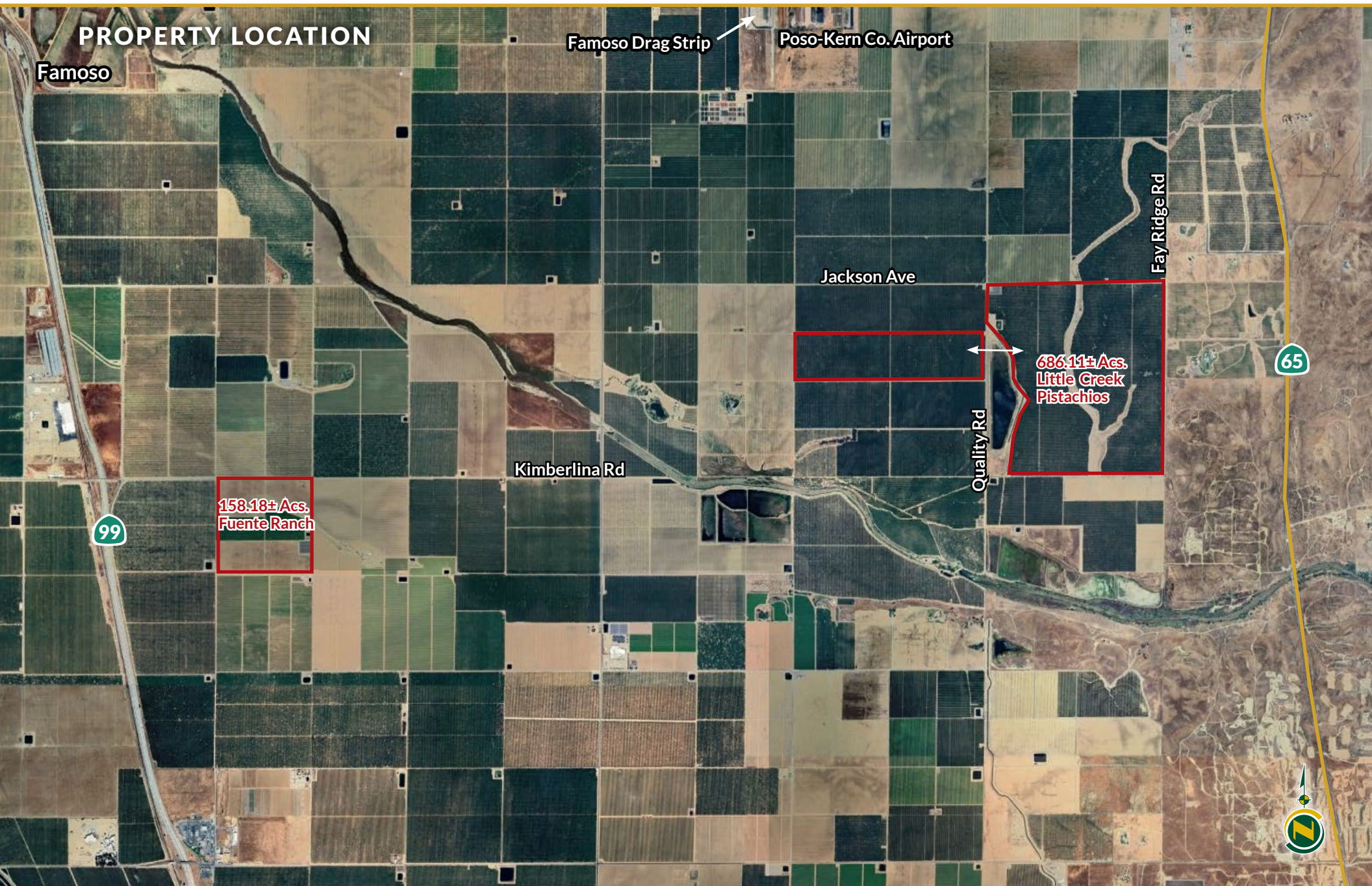
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Exclusively Presented by:



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PROPERTY INFORMATION

DESCRIPTION

The subject property is located just 10 miles NE of Bakersfield in Cawelo Water District and consists of (2) separate ranches. The Little Creek Pistachio ranch is 686.11± acres with a 373.35 kW solar project and Kerman pistachios on Pioneer Gold rootstock. The Fuente Ranch is 158.18± acres total with 40± acres currently planted to Navels and has a 769.5 kW solar project. Both ranches receive Cawelo Water District and can pump from their groundwater wells into the district reservoir to transfer the water credits to the other ranch. This has been beneficial in maintaining adequate water supply throughout tougher years. These ranches are known producers and have been resilient to the challenges that our water climate has seen.

LOCATION

The Little Creek Pistachio ranch is located on the southeast corner of Jackson Ave and Quality Road. Kimberlina Road and Fay Ridge Road extend on the east and south of the block. The Fuente Ranch is located at 32717 Kimberlina Road and is just a half mile east of Hwy 99.

ZONING

Agricultural

PLANTINGS

Little Creek Pistachio Ranch: 640± acres of Kerman's on Pioneer Gold rootstock with 480± acres (East Ranch/Ranch 7) planted in 1981 and the remaining 156± acres (West Ranch/Ranch 21) was planted in 1984. Spacing is 19'x17'.

Fuente Ranch: 40± acres of Navels planted between late 1980's and early 90's. This block spacing is 20'x11'.

WATER

(2) sources:

Cawelo Water District

Fuente Ranch

Single line fanjet

300 HP pump/well

150 HP pump/well

(1) Filter station with (6) sand tanks

(2) 50 HP lift pumps

Little Creek Ranch

Reservoir

Single line drip

350 HP pump/well

40 HP lift pump

(2) filter stations:

Ranch 7: Filter station #1 - 150 HP lift pump, 100 HP lift pump, (16) sand filter tanks

Ranch 21: Filter station #2 - (5) sand filter tanks

BUILDINGS

Little Creek Ranch: 373.35 Kw Solar Project

Fuente Ranch: 769.5 kW Solar Project

(1) shop

(1) house

PRICE/TERMS

\$23,555,000 Cash at the close of escrow.

Ranches may be sold separately as follows:

158.18± Acs. Fuente Ranch: \$3,318,000 (\$20,976/ac.)

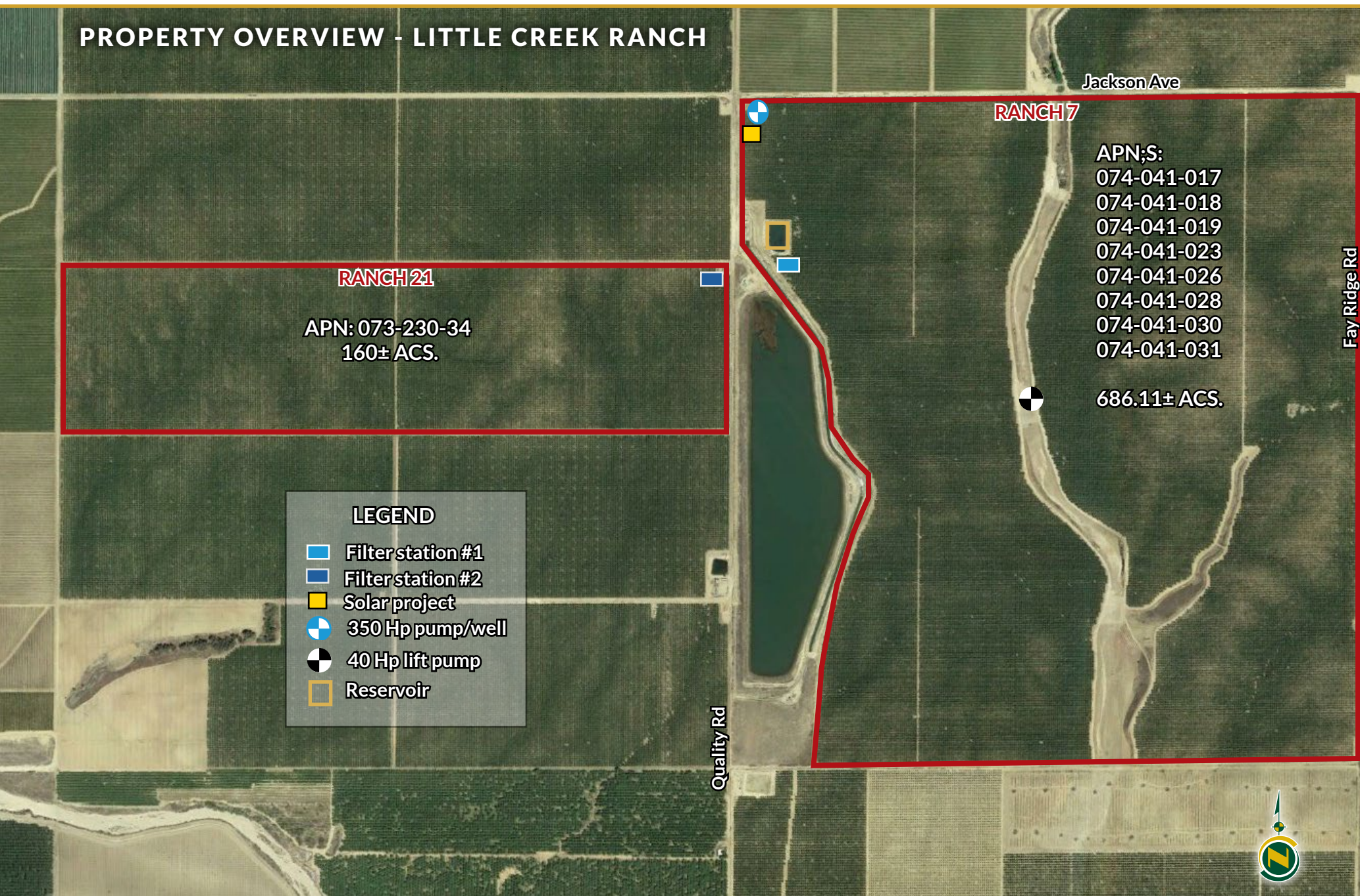
686.11± Acs. Little Creek Pistachios: \$20,237,000 (\$29,495/ac.)

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PROPERTY OVERVIEW - LITTLE CREEK RANCH



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PROPERTY PHOTOS



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SOILS MAP - LITTLE CREEK



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
223	Premier coarse sandy loam, 5-9% slopes	Grade 1 - Excellent
224	Premier coarse sandy loam, 9-15% slopes	Grade 2 - Good
243	Wasco sandy loam	Grade 3 - Fair
140	Delano sandy loam, 5-9% slopes	Grade 1 - Excellent
139	Delano sandy loam, 2-5% slopes	Grade 2 - Good
131	Chanac clay loam, 9-15% slopes	Grade 1 - Excellent

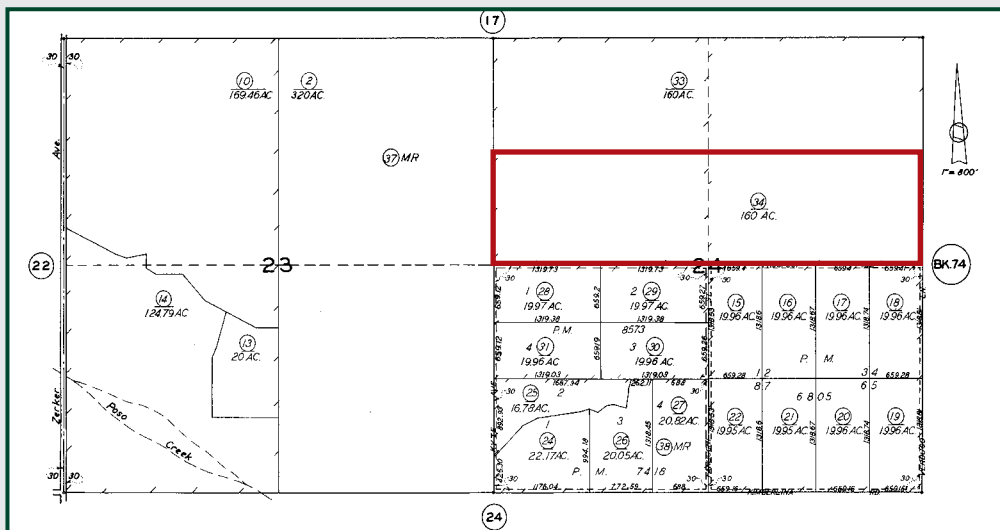
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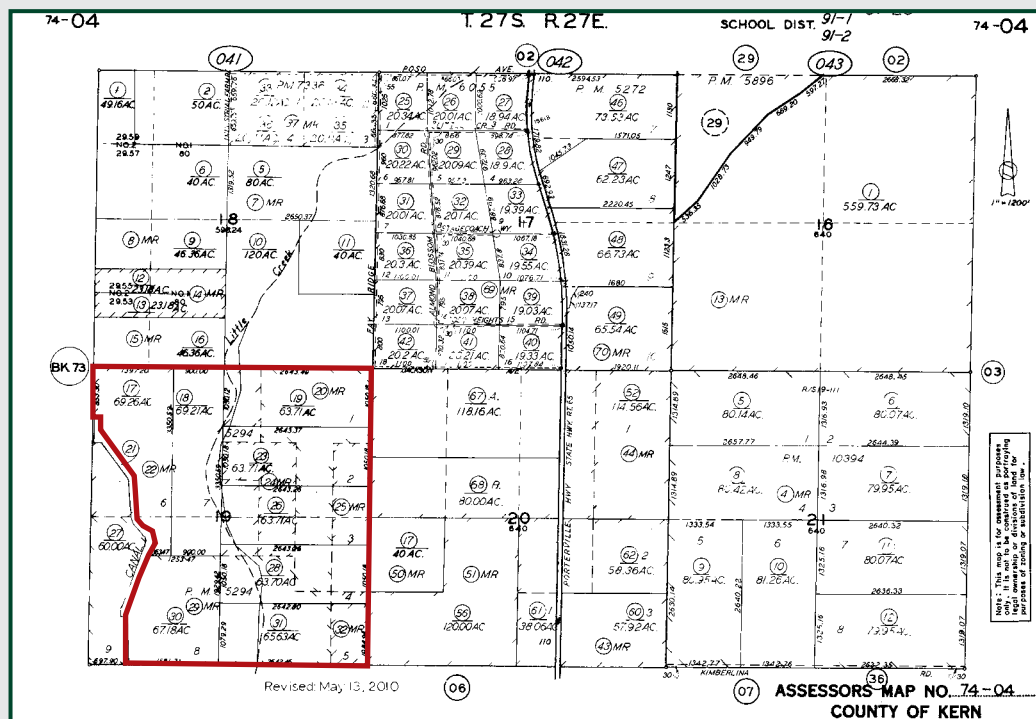
PARCEL MAP - LITTLE CREEK

073-230-34
160± ACS.



APN;S:
074-041-017
074-041-018
074-041-019
074-041-023
074-041-026
074-041-028
074-041-030
074-041-031

686.11± ACS.



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PROPERTY OVERVIEW - FUENTE RANCH

Kimberlina Rd

Open Land



40 Acs. Navels

Solar Project

Open Land

LEGEND

- Filter station
- 300 Hp pump/well
- 150 Hp pump/well
- House
- Shop



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SOILS MAP - FUENTE RANCH



Soil Map may not be valid at this scale.

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
243	Wasco sandy loam	Grade 1 - Excellent
145	Driver coarse sandy loam, 0-2% slopes	Grade 4 - Poor

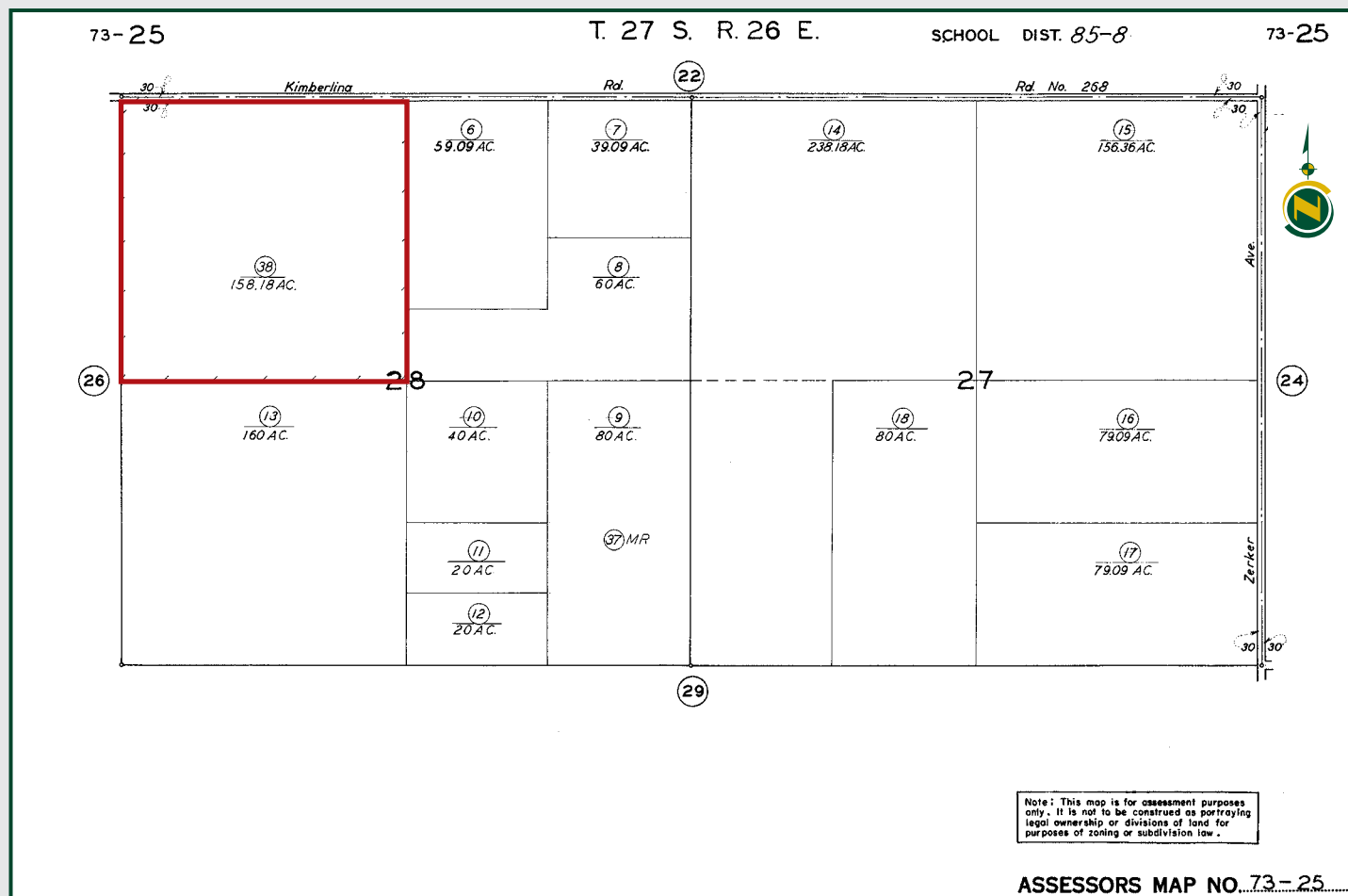
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PARCEL MAP - FUENTE RANCH

073-250-38
158.18± ACS.



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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.