

**692.46±**  
**ASSESSED ACRES**  
**KERN COUNTY, CALIFORNIA**

**EXCLUSIVELY PRESENTED BY:**  
A DIVISION OF PEARSON COMPANIES



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**BAKERSFIELD**

4900 California Ave., #210B  
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661.334.2777

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**EARLY HIGH DENSITY CITRUS**  
**DEKOPON, TANGO, CLEMENTINE,**  
**CARA-CARA AND GRAPEFRUIT**

**\$9,592,000**  
**(\$13,852±/ACRE)**



**PROPERTY**  
**HIGHLIGHTS:**

- QUALITY CITRUS VARIETIES
- EARLY MARKET WINDOW
- EXCELLENT REVISED STORIE INDEX RATED SOILS
- WHEELER RIDGE MARICOPA WATER STORAGE DISTRICT ENTITLEMENT AND POOL WATER AVAILABLE
- MAY BE PURCHASED SEPARATELY
- INCOME
- TAX BENEFITS

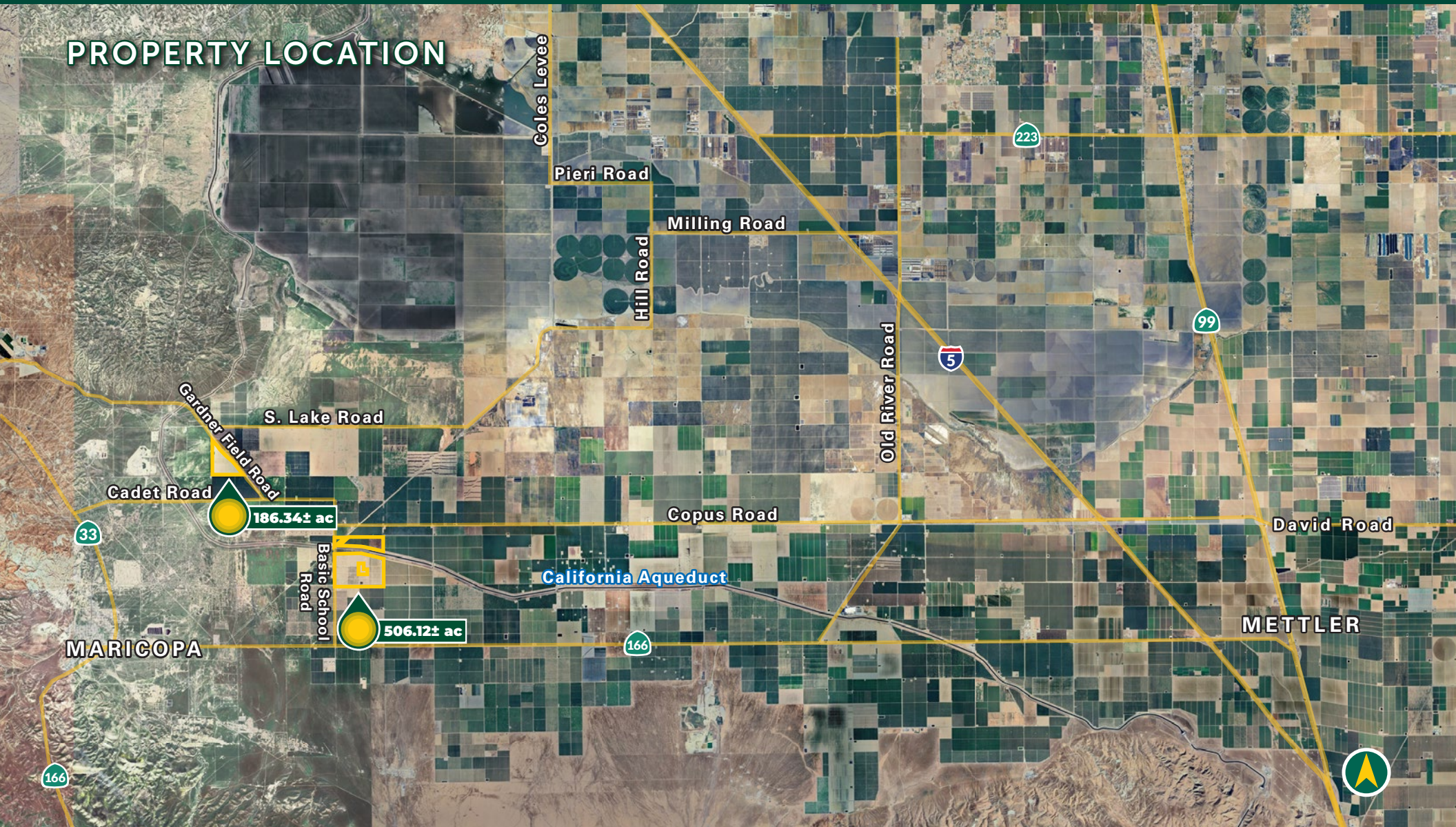
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### PROPERTY LOCATION



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## PROPERTY INFORMATION

### LOCATION

The Basic School Ranch is located on the east side of Basic School Road and is bisected by the California Aqueduct, ¼ mile south of Copus Road.

The Gardner Field Ranch is located on the west side of Gardner Field Road, ¼ mile south of South Lake Road.

Approximately 29± miles south of Bakersfield, 99± miles north of Los Angeles and 292± miles south of Sacramento.

### DESCRIPTION

This 692.46± acre opportunity is located in the desirable early farming area of Maricopa, CA. The two properties are planted to 408± acres of high density citrus, of which 157± acres are conventionally planted, with 209± acres on v-trellis and 42± acres are vertical trellis. The balance of property is open land. This unique scaled investment opportunity offers; quality citrus varieties, early market window, Wheeler Ridge Maricopa WSD contract entitlement and access to pool water, excellent revised storie index rated soils, may be purchased separately, income, and tax benefits.

### LEGAL

APN: 220-020-71 and 220-211-24. Portions of Section 35, Township 12N, Range 23W, SBB&M and portions of west ½ of Section 25 Township 32S, Range 24E, MDB&M.

### ZONING

The land is zoned A by Kern County and is enrolled in the Williamson Act.

### SOILS - CALIFORNIA REVISED STORY INDEX

#### *Basic School Ranch*

- 41.90±% (152) Excelsior Loam, 0 to 2 percent slopes, Grade 1 – Excellent
- 29.60±% (132) Cerini Loam, 0 to 2 percent slopes, Grade 1 – Excellent
- 28.50±% (150) Excelsior Sandy Loam, 0 to 2 percent slopes, MLRA 17, Grade 1 – Excellent

#### *Gardner Field Ranch*

- 98.20±% (132) Cerini Loam, 0 to 2 percent slopes, Grade 1 – Excellent
- 1.80±% (150) Excelsior Sandy Loam, 0 to 2 percent slopes, MLRA 17, Grade 1 – Excellent

### WATER

The farm is located in and receives contract water from Wheeler Ridge Maricopa Water Storage District (WRMWSD). The properties have 548AF of contract water entitlement at 100% allocation with WRMWSD, and is delivered through meters 4P2 and 4P3 (Basic School Ranch) and 2G4 (Gardner Field Ranch). Additionally, pool water may be purchased from WRMWSD as available. There are no wells on the properties. The irrigation water is applied through a nicely appointed dual system (double line drip and fanject) through sand media filters with a vertical turbine pumps at each reservoir. Power on Gardner Field Ranch provided by a rented generator as the electric service has not been established. (Please contact listing agent or district for more information on water costs.)

### PRICE/TERMS

\$9,592,000 (or \$13,852±/acre) cash at close of escrow. 2025 crop available subject to reimbursement of agreed farming expenses. The Ranches may be purchased separately. Sale excludes rented generator on Gardner Field Ranch.



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## PLANTING DETAILS

BLOCK	ACRES	ESTABLISHED	VARIETY	SPACING±	TREES/AC±	CONVENTIONAL/TRELLIS
BASIC SCHOOL RANCH						
191	38.00±	2020	Cara Cara	20'x8'	272	Double Density
192	38.00±	2020	Star Ruby-Grapefruit	20'x10'	218	Conventional
193	22.00±	2020	Dekopon	15'x9'	323	Conventional
193T	20.00±	2021	Dekopon	15'x4.5'	670	V-Trellis
194	59.00±	2020	Cara Cara	20'x8'	272	Double Density
195	53.00±	2020	Dekopon	15'x3'	968	V-Trellis
196	42.00±	2020	Dekopon	15'x5'	670	Vertical Trellis
197	54.00±	2020	Dekopon	15'x4.5'	670	Converted to V-Trellis 2022
	326.00±	Total Basic School Ranch				
GARDNER FIELD RANCH						
GF 4	20.00±	2022	Dekopon	15'x3'	968	V-Trellis
GF 9	37.00±	2022	Tango	15'x3'	968	V-Trellis
GF 10	16.00±	2022	Tango	15'x3'	968	V-Trellis
GF 17	9.00±	2022	Octubrina Clementine	15'x3'	968	V-Trellis
	82.00±	Total Gardner Field Ranch				
	408.00±	Total Planted Acres				
	284.46±	Open, Roads, Reservoir, Waste (both ranches)				
	692.46±	Total Assessed Acres				



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## PROPERTY OVERVIEW - 506.12± ACRE (BASIC SCHOOL RANCH)

APN: 220-211-24

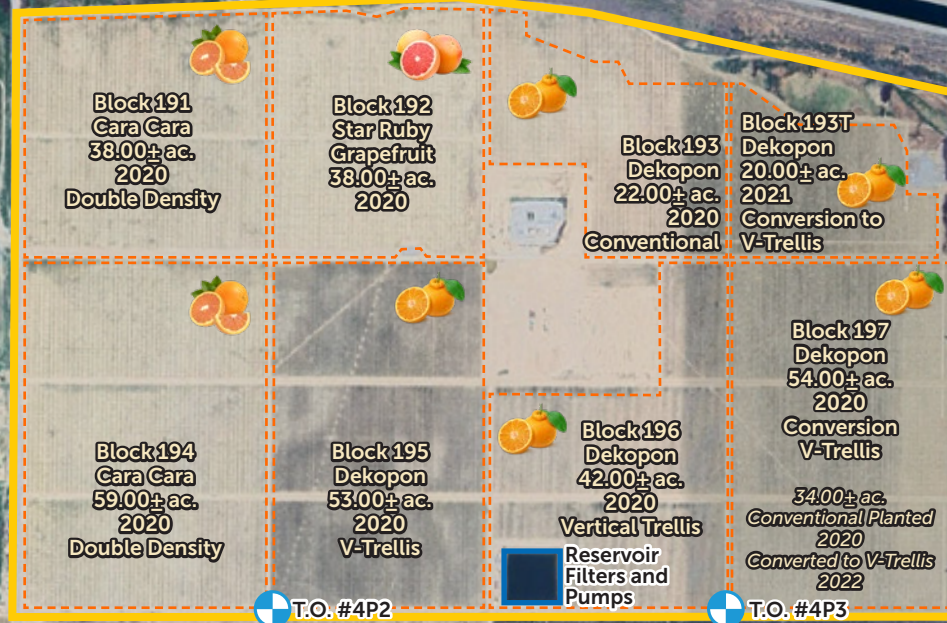
Assessed: 506.12± ac.

Planted: 326.00± ac.

Dekopon: 191.00± ac.

Cara Cara: 97.00± ac.

Grapefruit: 38.00± ac.



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### PROPERTY OVERVIEW - 186.34± ACRE (GARDNER FIELD RANCH)

APN: 220-050-71

Assessed: 186.34± ac.

Planted: 82.00± ac.

Dekopon: 20.00± ac.

Clementine: 9.00± ac.

Tango: 53.00± ac.

T.O. #204

CF4  
Dekopon  
20.00± ac.  
2022

Reservoir  
Filters and  
Pumps

CF9  
Tango  
37.00± ac.  
2022

CF10  
Tango  
16.00± ac.  
2022

CF15 and CF16  
Open Ground

CF17  
Octubrina  
Clementine  
9.00± ac.  
2022



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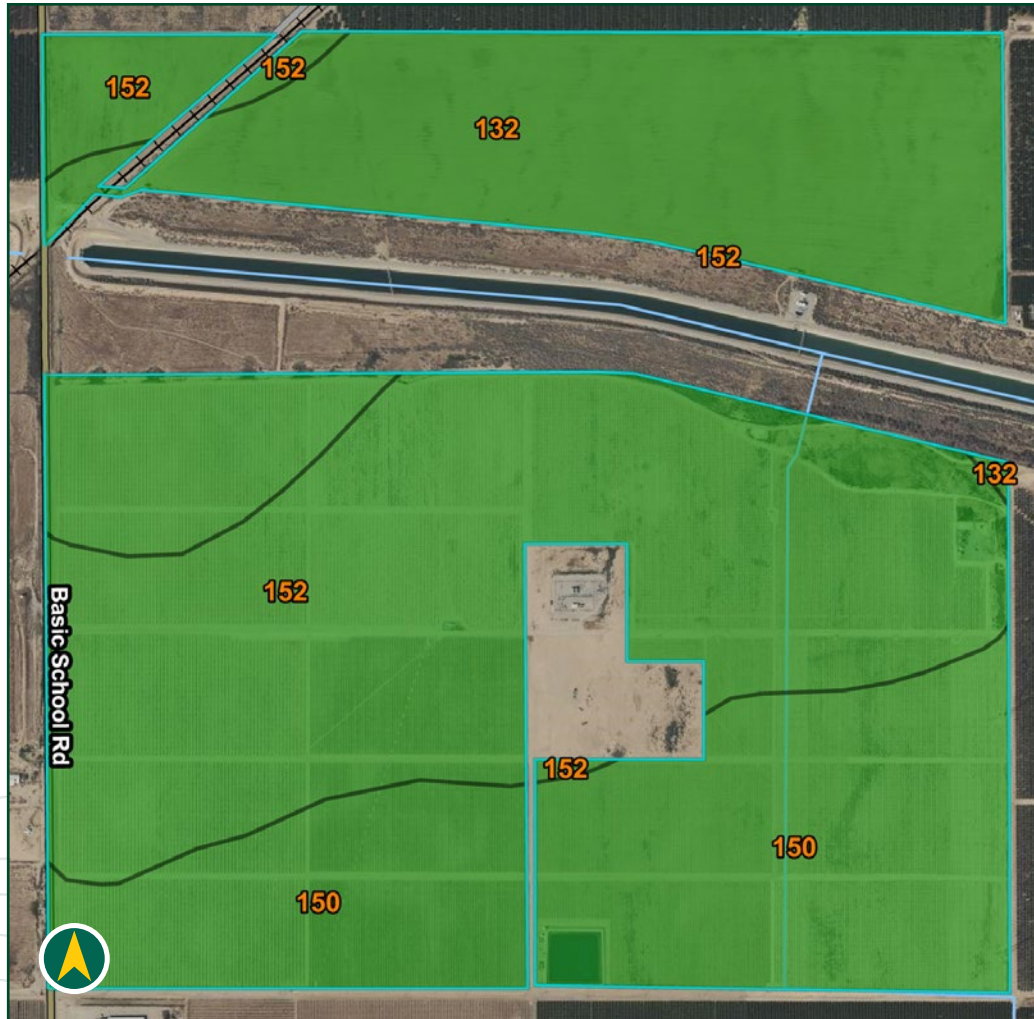
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## SOILS MAP - 506.12± ACRE (BASIC SCHOOL RANCH)



California Revised Storie Index (CA)

Map Unit Symbol	Map Unit Name	Rating	Percent of AOI
132	Cerini loam, 0 to 2 percent slopes	Grade 1 - Excellent	29.6%
150	Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	28.5%
152	Excelsior loam, 0 to 2 percent slopes	Grade 1 - Excellent	41.9%
Totals for Area of Interest			100.0%

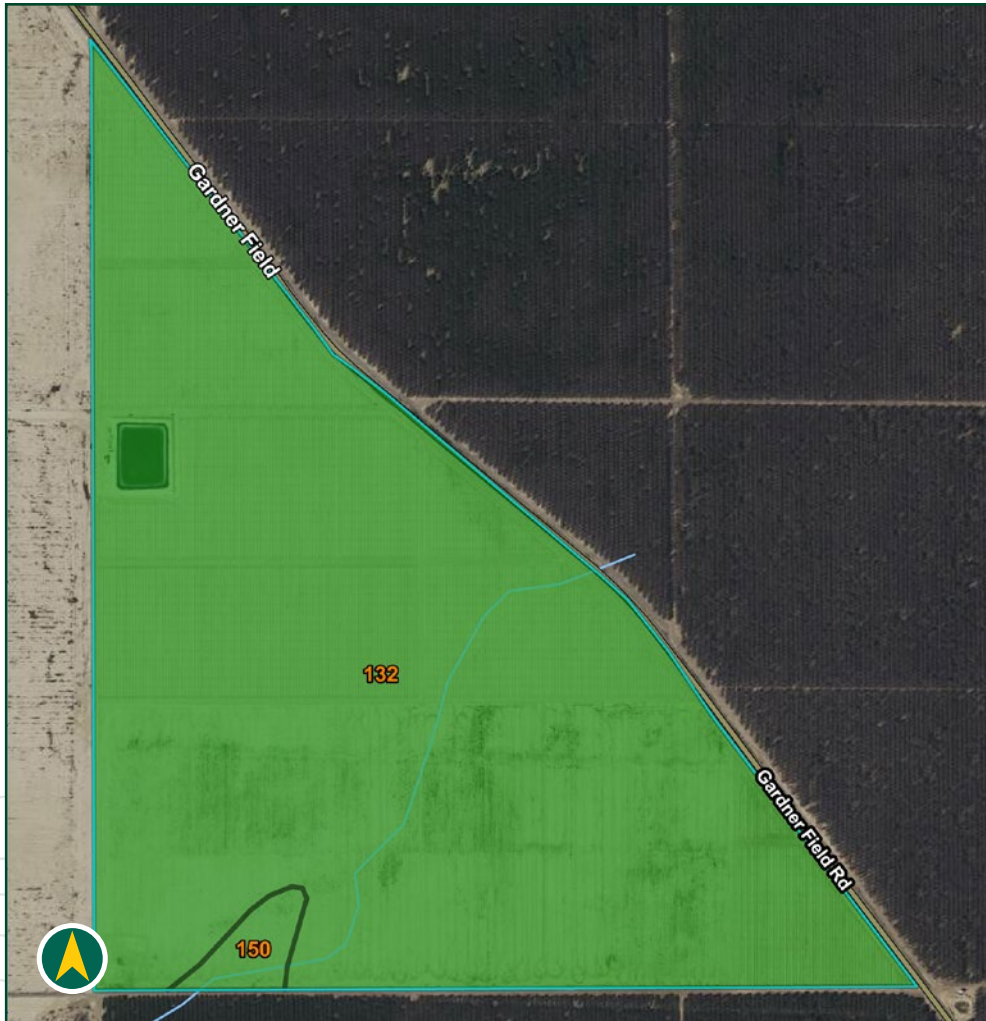
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California Revised Storie Index (CA)

Map Unit Symbol	Map Unit Name	Rating	Percent of AOI
132	Cerini loam, 0 to 2 percent slopes	Grade 1 - Excellent	98.2%
150	Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	1.8%
Totals for Area of Interest			100.0%

## DEKOPON, TANGO, CLEMENTINE, CARA-CARA AND GRAPEFRUIT

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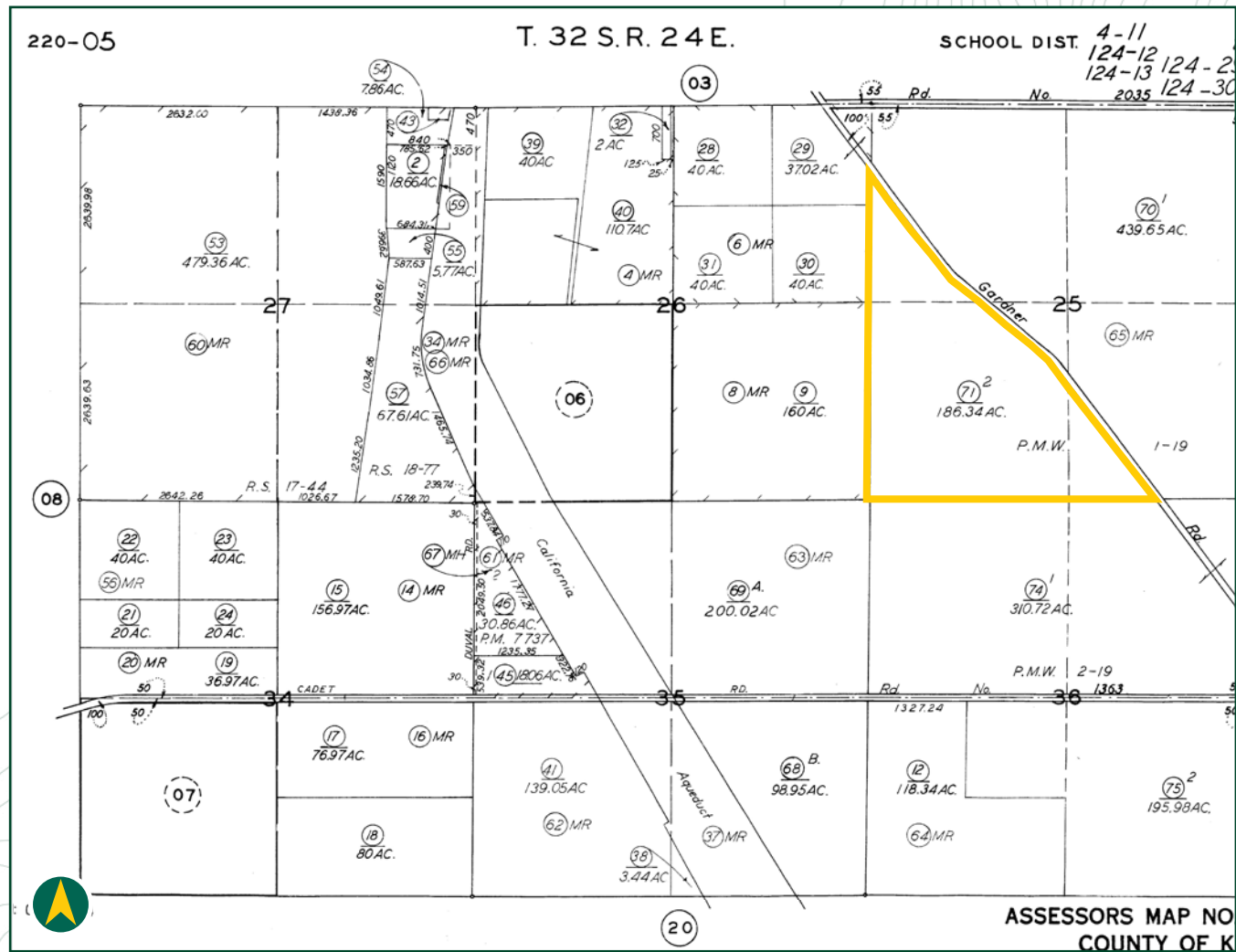
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# PARCEL MAP - 186.34± ACRE (GARDNER FIELD RANCH)



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## PROPERTY PHOTOS - 506.12± ACRE (BASIC SCHOOL RANCH)



Basic School Ranch Reservoir



Basic School Ranch Turnout



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**Gardner Field Ranch Reservoir**  
(Powered by a rented generator as the electric service is not established yet)



**Gardner Field Ranch Turnout**



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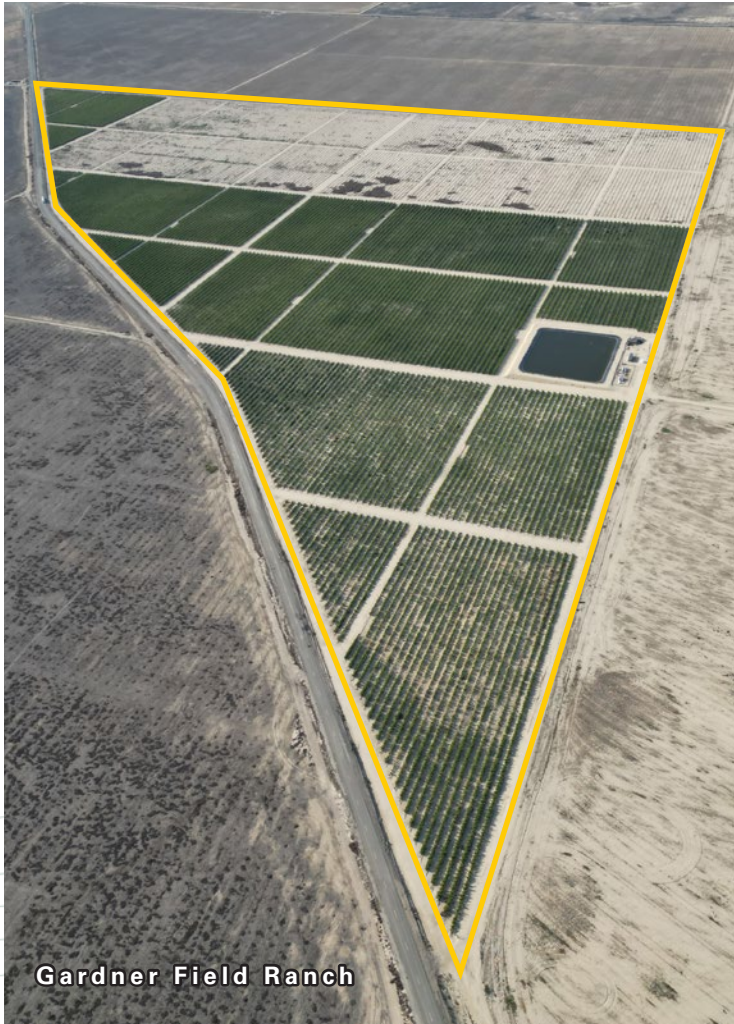
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## AERIAL PHOTOS



Gardner Field Ranch



Basic School Ranch



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