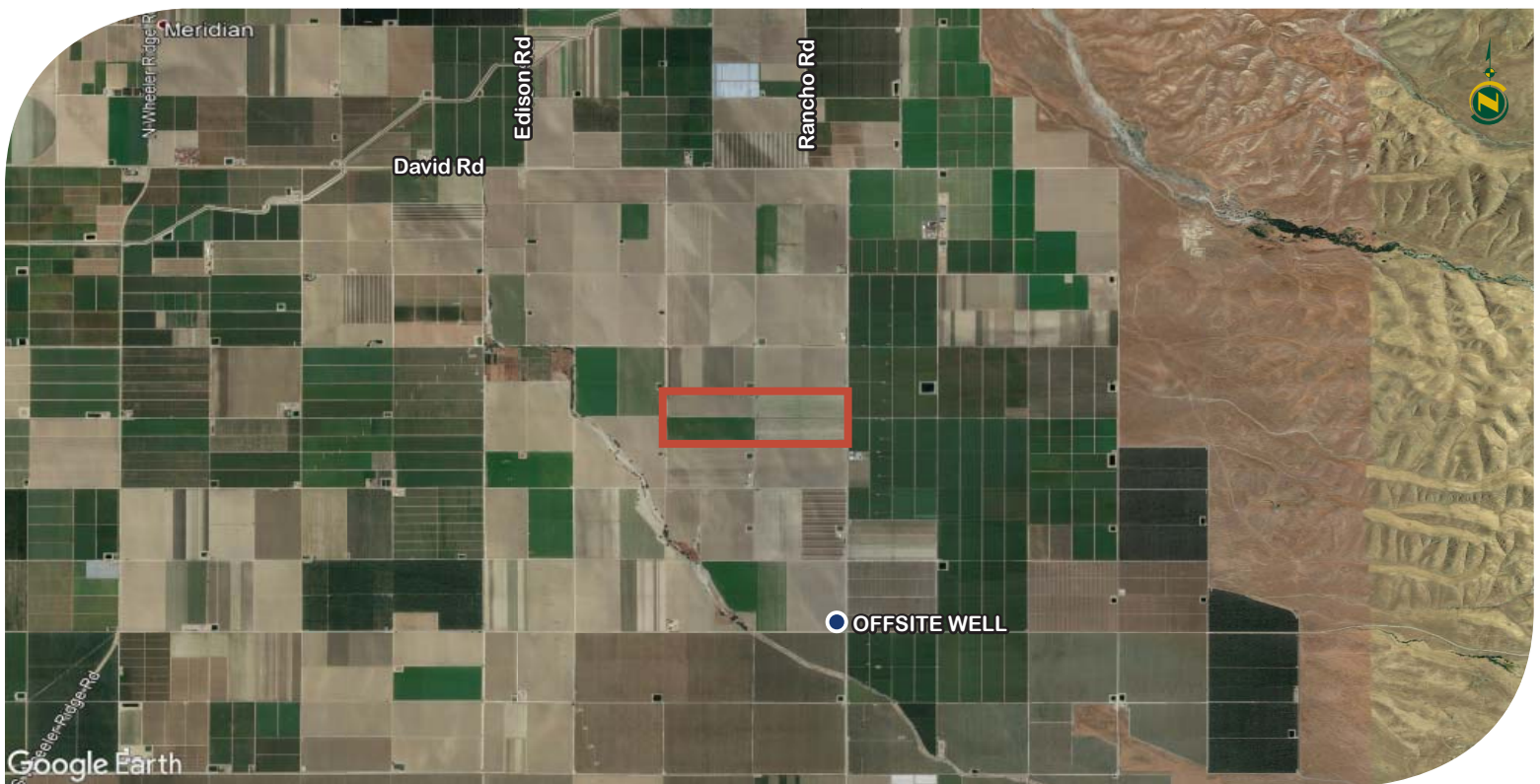


# FOR SALE



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

## Arvin-Rancho Rd. Farmland Opportunity



**213.37± acres,  
Kern County, California**

- Well Water and Located in Water District Boundary
- White Wolf Basin
- Strong Soils
- Suitable for Many Permanent Crops
- Tax Benefits

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CA BRE #00020875



# Arvin-Rancho Rd Farmland Opportunity

**213.37± acres**

**\$4,500,000**  
(\$21,090± per acre)

**LOCATION:**

The 213.37± acres site is on the west side of Rancho Rd 1.1± miles south of intersection of David Rd. and Ranch Rd. This farmland offering is just 5± miles south of Arvin, 25± miles south west of Bakersfield, and 114± miles north of Los Angeles.

**DESCRIPTION:**

This 213.37± acre opportunity is in the desirable early farming window of Arvin, Ca. The strong soils are being farmed to a carrot and potato rotation. The offering would be well suited for development to table grapes, citrus, blueberries, stone fruit, almonds, pistachios, or continued use for row, field or vegetable crops.

**LEGAL:**

According to the Kern County website the land is zoned Exclusive Agricultural (A), is not enrolled in the Williamson Act. Ptn of Section 1, Township 11N, Range 19W, SBB&M, APN: 238-011-33 Kern County, California.

**SOILS:**

40±% (201) Hesperia sandy loam, 0 to 2% slopes, Ca Rev Storie Index rated Grade 1-Excellent  
60±% (312) Vineland-Bakersfield complex, drained, 0 to 1% slopes, Ca Rev Storie Index rated Grade 2-Good

**WATER:**

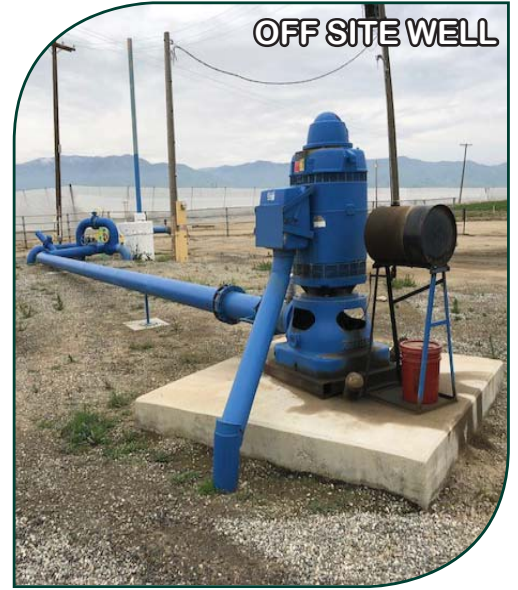
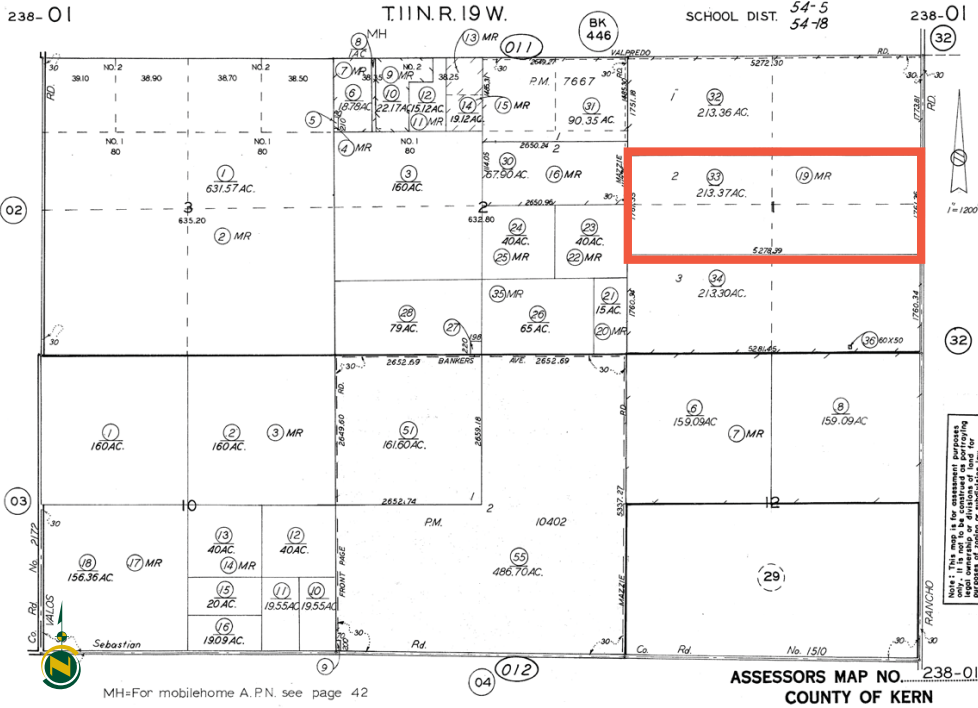
The farm is located in the desirable White Wolf Basin. The subject property is located within the boundaries of the Arvin Edison Water Storage District (AEWSD), and within the boundaries of Wheeler Ridge Maricopa Water Storage District (WRMWSD). The land is irrigated with well water from an off-site AG well, it is equipped with a 300 HP electric motor. The well is 1± mile south along west side of Rancho Rd and is connected by a pipe line and easement to the site. On behalf of the districts the Kern County Tax collector collects the following with the 17/18 property taxes, AEWSD General Admin and General Project Service Charge of \$99.44± /acre, and WRMWSD charges of \$21.72±/acre.

**PRICE & TERMS:**

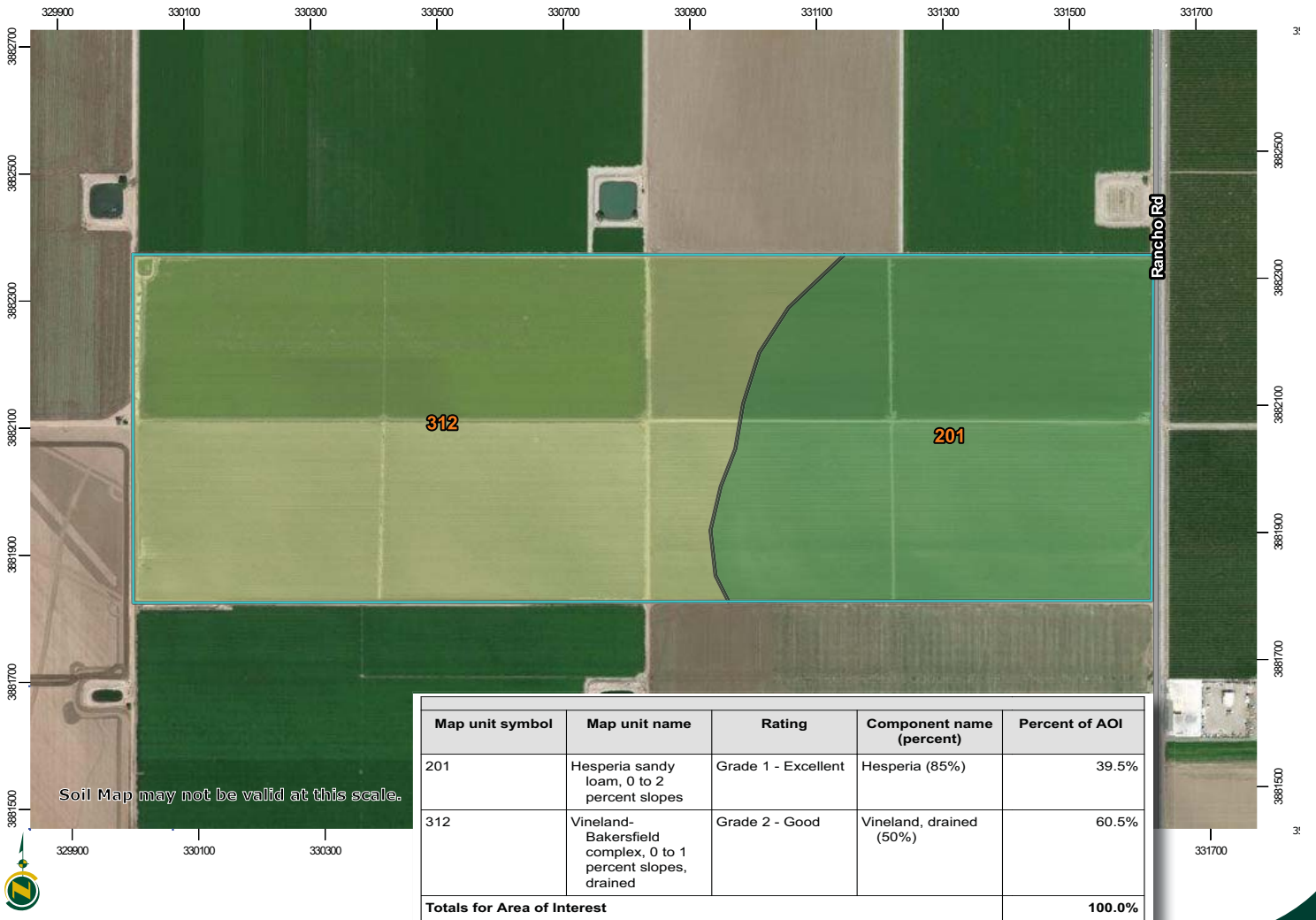
\$4,500,000 or \$21,090± /acre excluding any remaining mineral rights. Cash at close of escrow. Possession will be granted at completion of the harvest of planted crops and/or reimbursement of any farming costs toward the next crop.



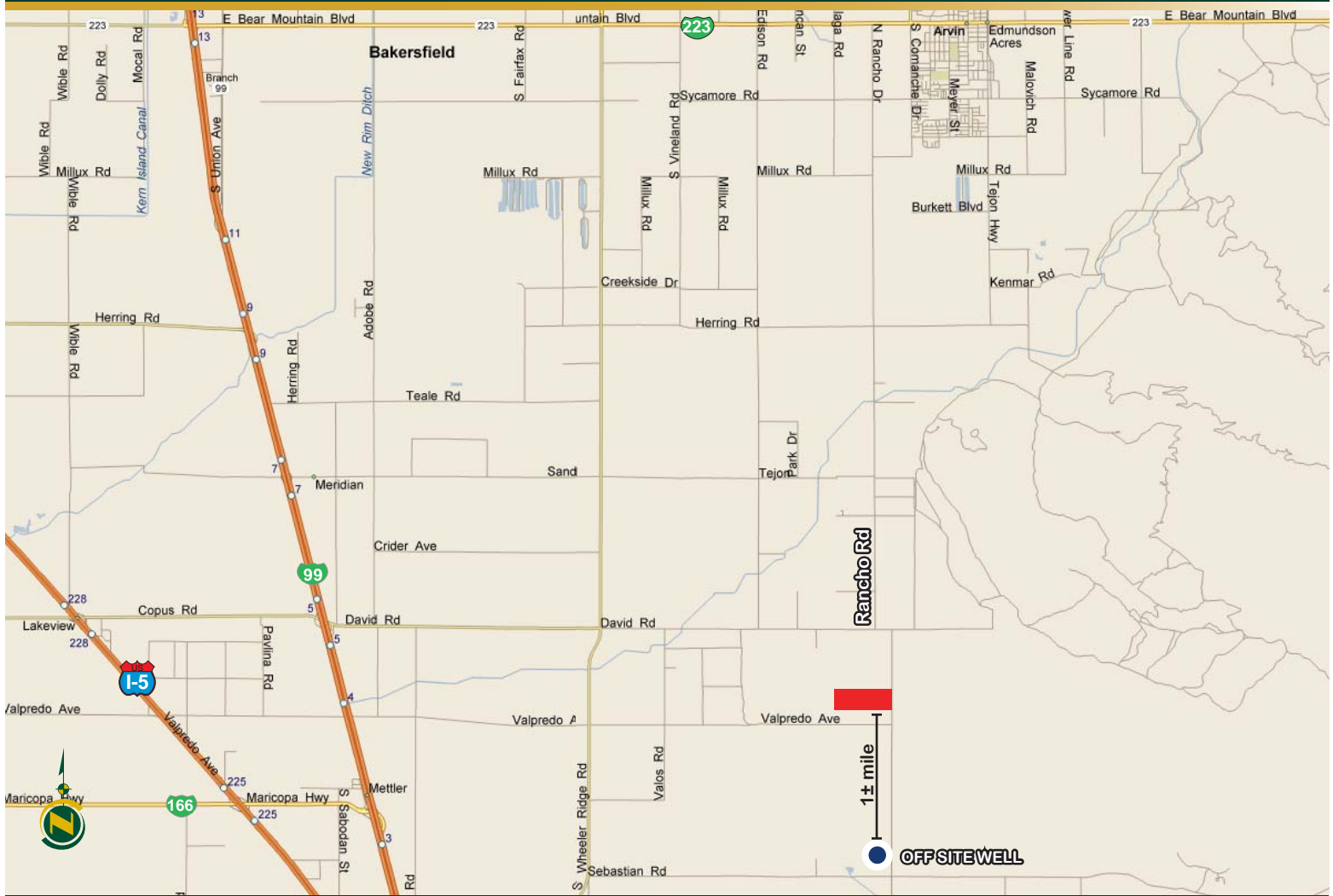
# APN MAP



# SOIL MAP



# LOCATION MAP



# REGIONAL MAP



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559.432.6200

**VISALIA**  
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559.732.7300

**BAKERSFIELD**  
1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

