



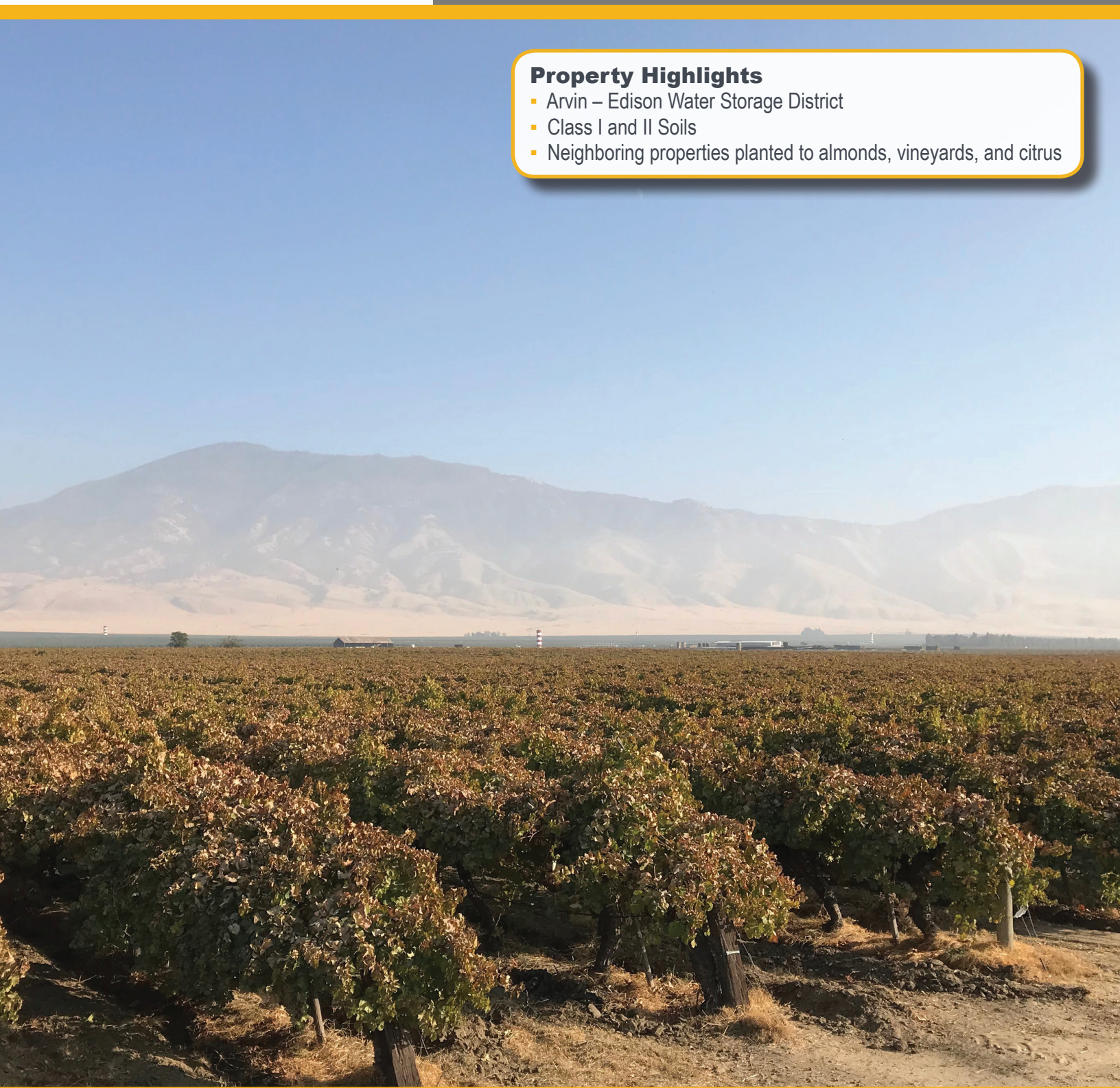
Arvin – Edison Vineyard & Open Land

FOR SALE

478.18 Gross Acres • Kern County, Ca

Property Highlights

- Arvin – Edison Water Storage District
- Class I and II Soils
- Neighboring properties planted to almonds, vineyards, and citrus



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The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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Property Profile

Size	478.18 Acres
Location	The property is located between DiGiorgio Road and Buena Vista Road approximately ½ mile east of Rock Pile Road. The City of Bakersfield is located approximately 10+/- miles to the northwest and the City of Arvin is located approximately 2+/- miles to the southwest.
Assessor's Parcel Number	503-022-09, 11, 27, 29, 31, 34 and 35
Legal Description	The West ½ of Section 9 and the Northeast ¼ of Section 8 in T.31S R.30E
Zoning	Agriculture
Plantings	Approximately 400+/- acres of table grapes on wood trellis and wire trellis with wood end posts. 78+/- acres are currently fallow and have historically been farmed to row crops
Water	The property lies within and receives water from the Arvin-Edison Water Storage District from two (2) turnouts identified as C-19 and C-20. Approximately 400 acres has a contract to receive water. There are no wells located on the property. Water is distributed to the vineyard through a booster pump and filter station located at the center of the property. A suspended drip irrigation system is in place throughout the vineyard.
Soils	DiGiorgio Sandy Clay Loam, 0-2% Slopes, Class I Hesperia Sandy Loam, 0-2% Slopes, Class II Hesperia Sandy Loam, 2-5% Slopes, Class II Cuyama Sandy Loam, 2-5% Slopes, Class II
Elevation	Approximately 520' to 570'
Surrounding Properties	Neighboring properties are planted to a variety of permanent crops including almonds, citrus, table grapes, and stone fruit.
Asking Price	\$11,930,591 (\$24,950 Per Acre). All cash or terms acceptable to the Seller. Seller will entertain selling all or portion of the property.

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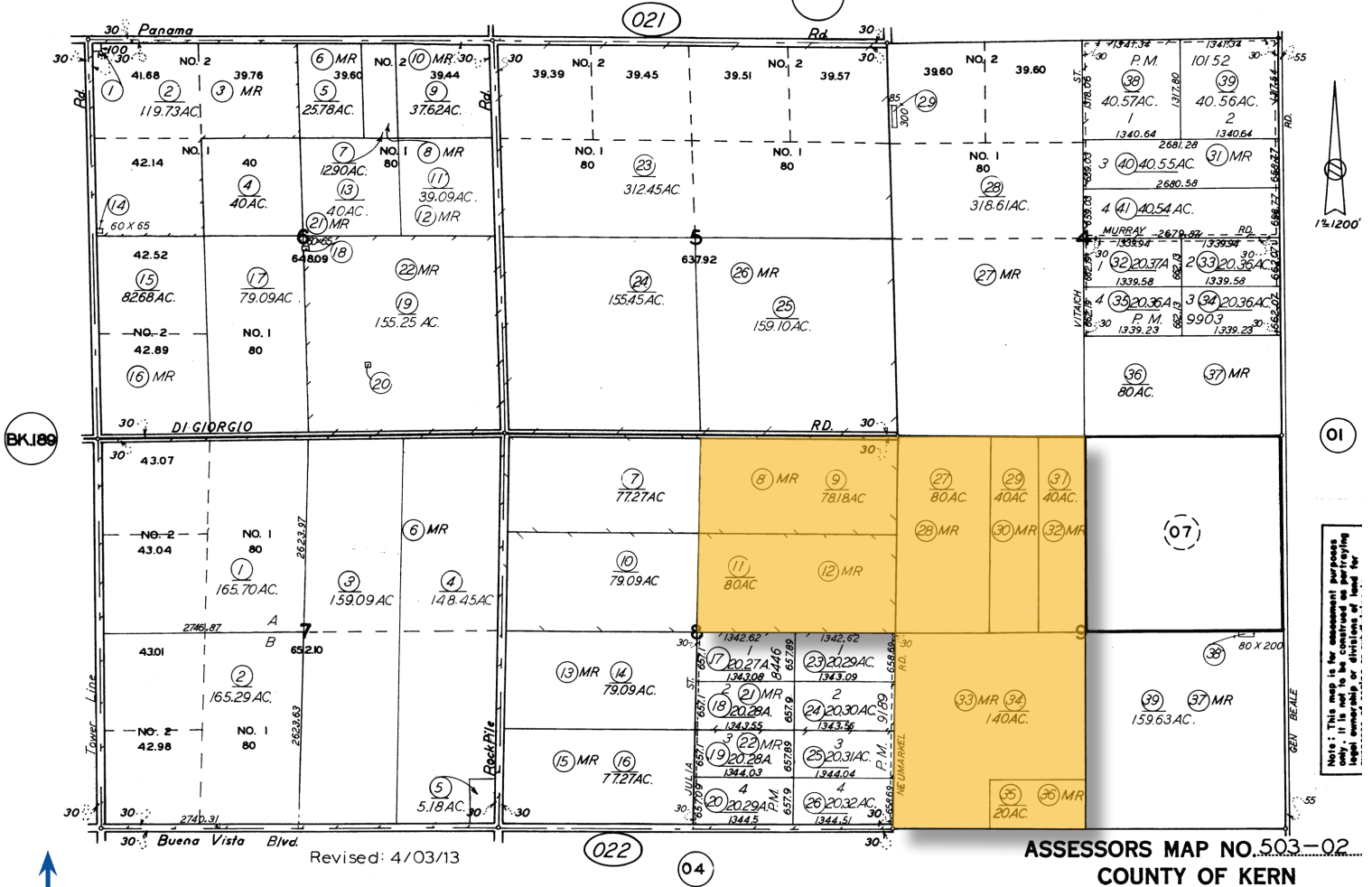
Assessor's Parcel Map: 503-022-09, 11, 27, 29, 31, 34 & 35

503-02

T. 31 S. R. 30 E.

SCHOOL DIST. 115-4

503-02



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Property Photos



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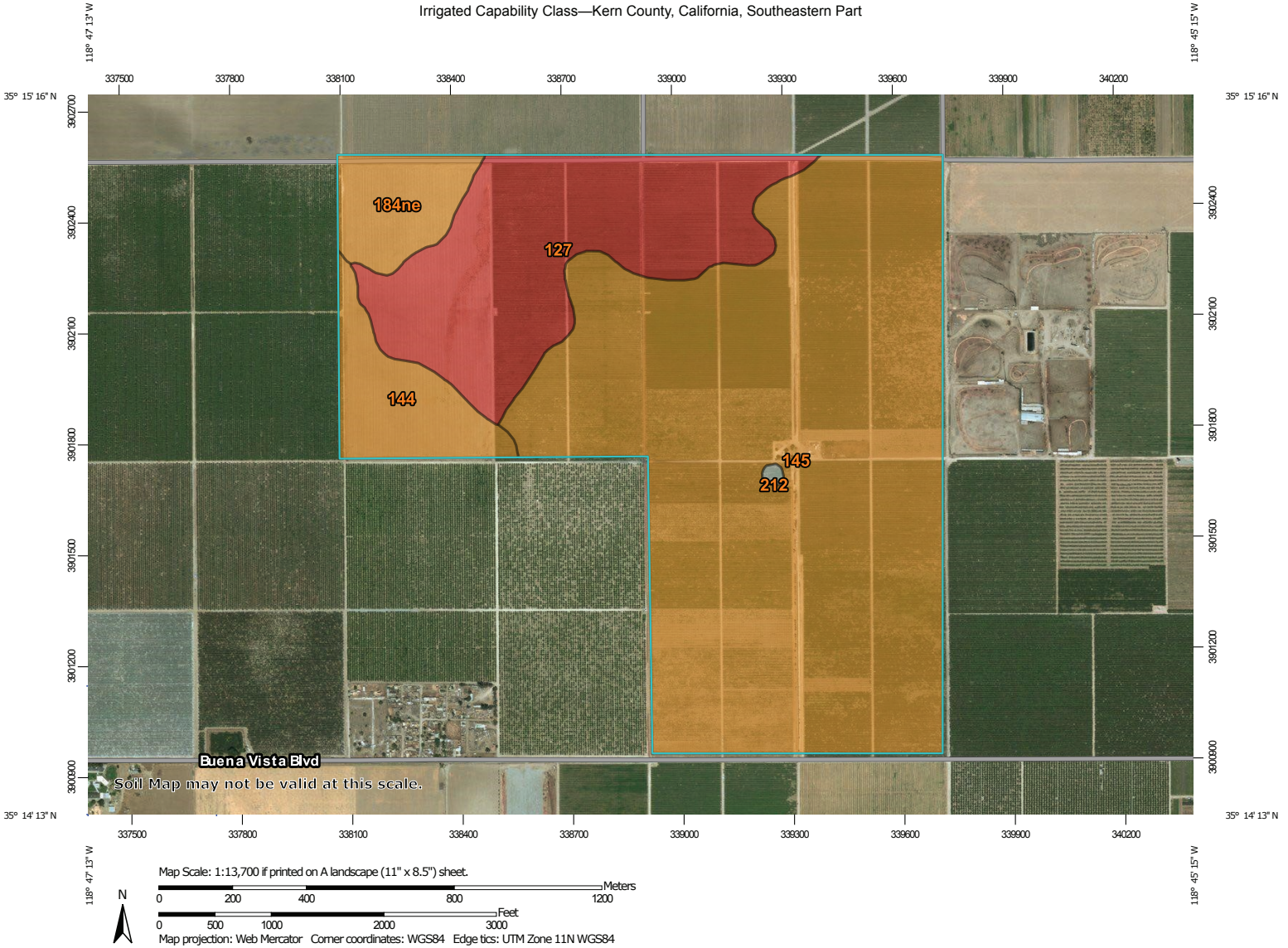
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Soils Map



USDA
Natural Resources
Conservation Service

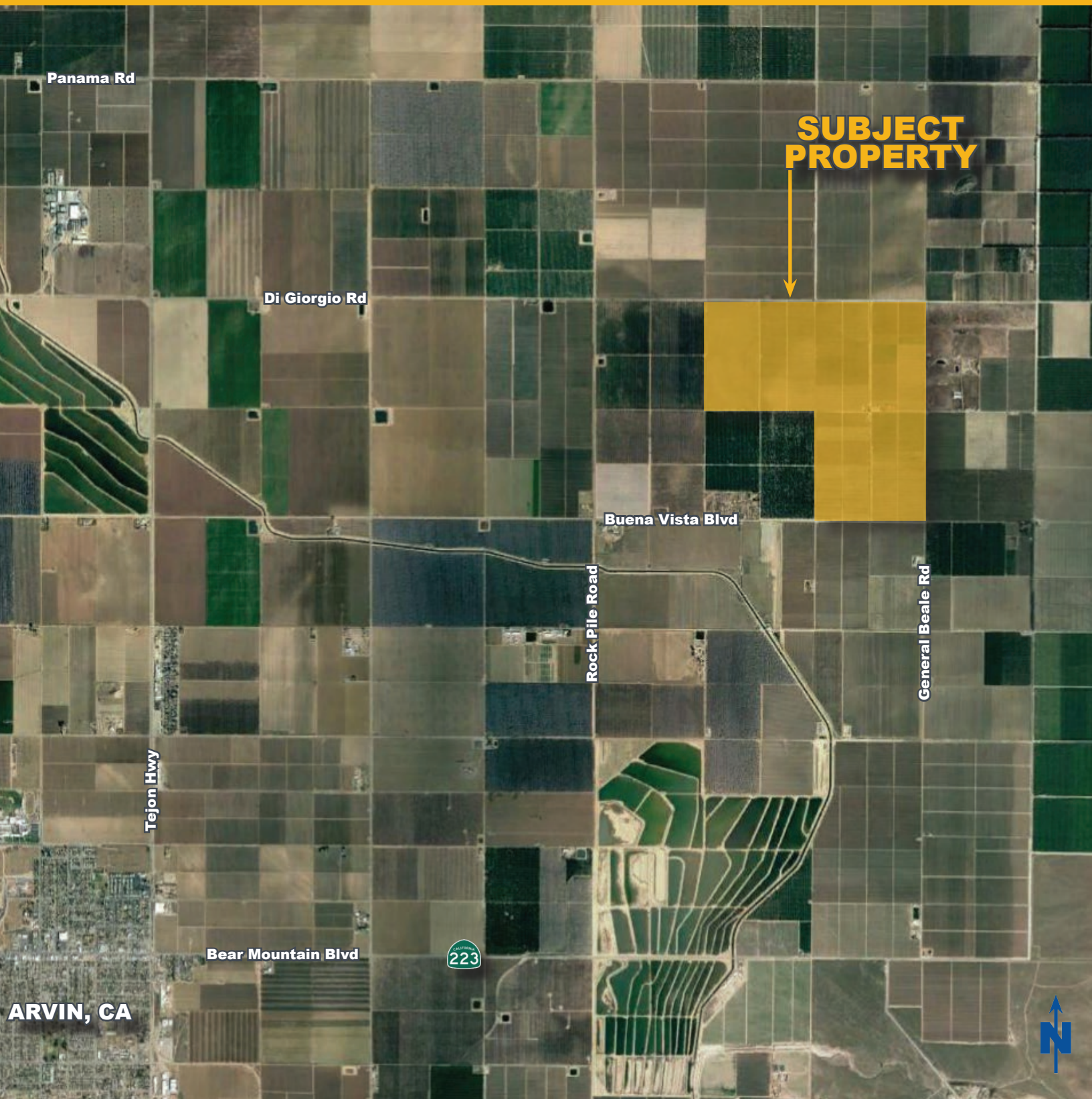
Web Soil Survey
National Cooperative Soil Survey

1/25/2018
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Aerial Map



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Location Map

