

PHILLIPS ORGANIC CITRUS RANCH

Kern County, California

557.05± Acres **\$10,583,950**
(\$19,000/Acre)

PRICE REDUCED



- Certified Organic Citrus
- Large Contiguous Block
- 2 Sources of Water
- Cawelo Water District



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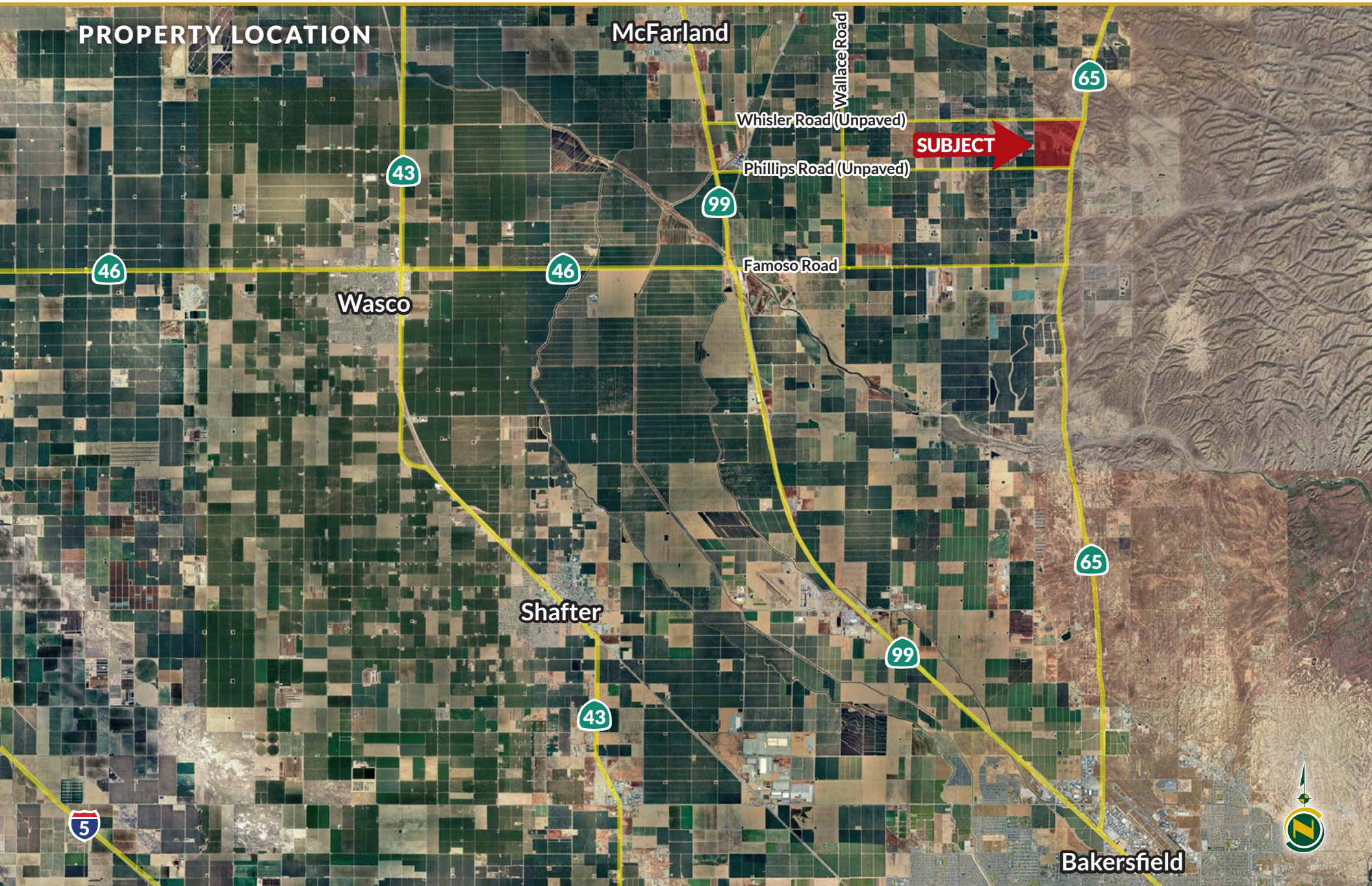
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Exclusively Presented by:



PHILLIPS ORGANIC CITRUS RANCH

557.05± Acres
Kern County, CA



PROPERTY INFORMATION

LOCATION

The property is located on the west side of Highway 65, approximately one mile south of Sherwood Avenue and two miles north of Famoso Road in northeast Kern County. The City of Bakersfield is 10± miles to the south of the entrance.

DESCRIPTION

This organic ranch consists of 557.05± acres and is planted to numerous varieties of citrus, with majority of the ranch planted to Navels, followed by lemons, grapefruit and specialty Cara Cara Red Navels and Blood oranges. The irrigation system consists of two Ag wells and Cawelo Water District supplying surface water. The property is in the Cawelo Water District GSA.

ZONING AND LEGAL

The land is zoned A (Exclusive Agricultural) by Kern County.
APN# 060-370-53-00-0, 557.05 acres
A portion of Section 29 of T26S, R27E, MDB&M.

PLANTINGS

Approximately 270.00± acres Navels
Approximately 107.00± acres Lemons
Approximately 65.00± acres Grapefruit
Approximately 20.00± acres Cara Cara Red Navels
Approximately 10.00± acres Blood Oranges

SOILS

Chanac Clay Loam, 2 to 9 percent slopes, Rating Grade 1.
Chanac Clay loam, 9 to 15 percent slopes, Rating Grade 1.
Chanac Clay loam, 15 to 30 percent slopes, Rating Grade 2.

BUILDINGS

1,000± square foot shop with two roll-up doors, fully contained within chain link fencing with an accessible area for equipment storage and maintenance.

WATER

Irrigation system consists of two Ag wells. One well is operated by a 500HP diesel motor and gear head and the second well is an above ground 150HP electric motor. Water is pumped from the reservoir through a sand media filtration system to the micro jet sprinkler system.

Property lies within the Cawelo Water District GSA. Cawelo Water District provides water from Turnout #C-25 to the reservoir. The yearly dry standby charge from Cawelo WD is \$282 per acre, the 2024 estimated price per acre foot of water from Cawelo WD is \$274.42 an AF. The special assessment for calendar year 2023 from Cawelo Water District was \$52,919.75 (\$95 per acre).

PRICE/TERMS

\$10,583,950 (\$19,000 per acre) All cash at close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2024/2025 citrus crop.

**Farm Management may be available to Buyer.*

***The seller is interested in retaining the packing of current or future production.*

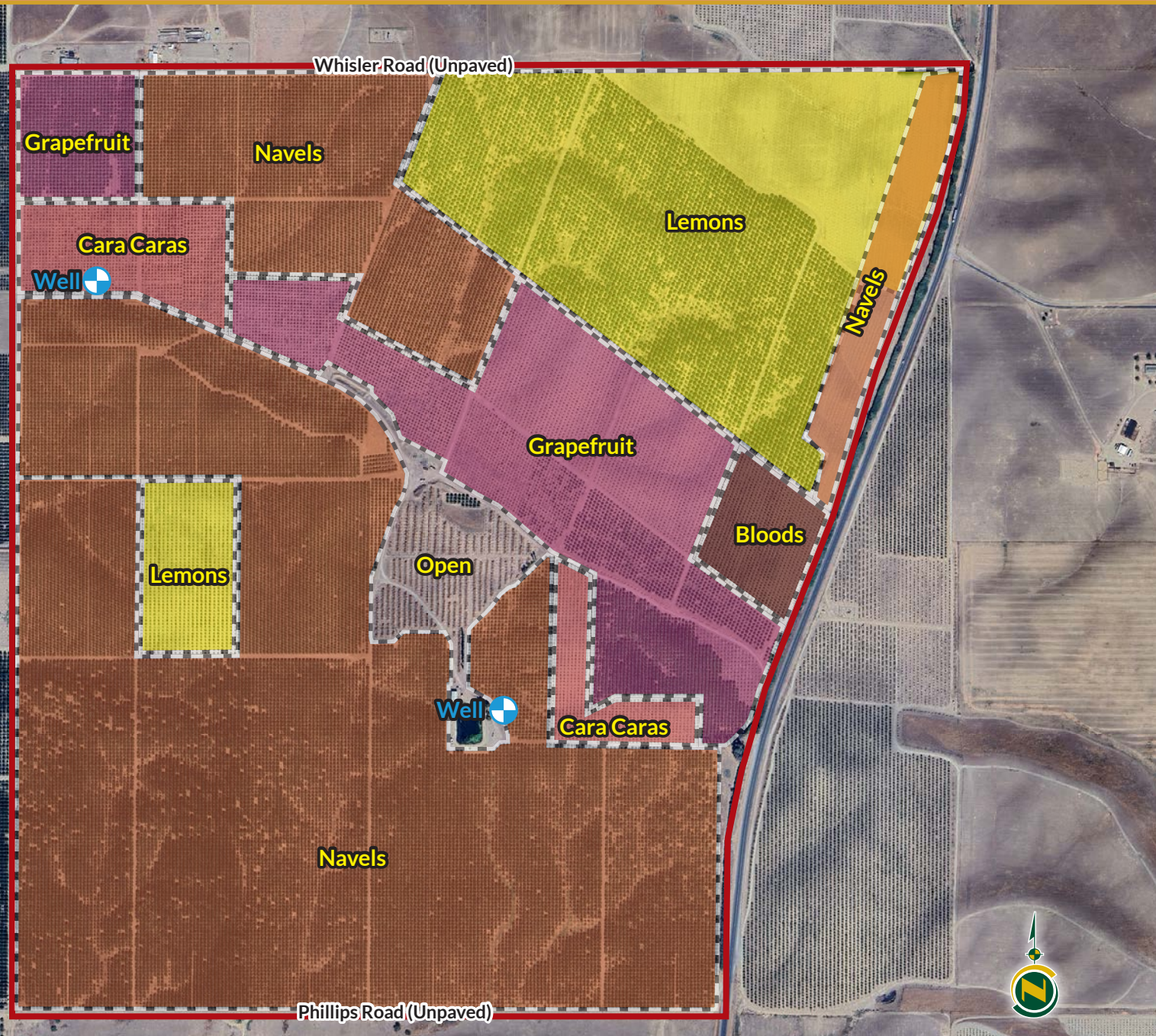


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PROPERTY OVERVIEW

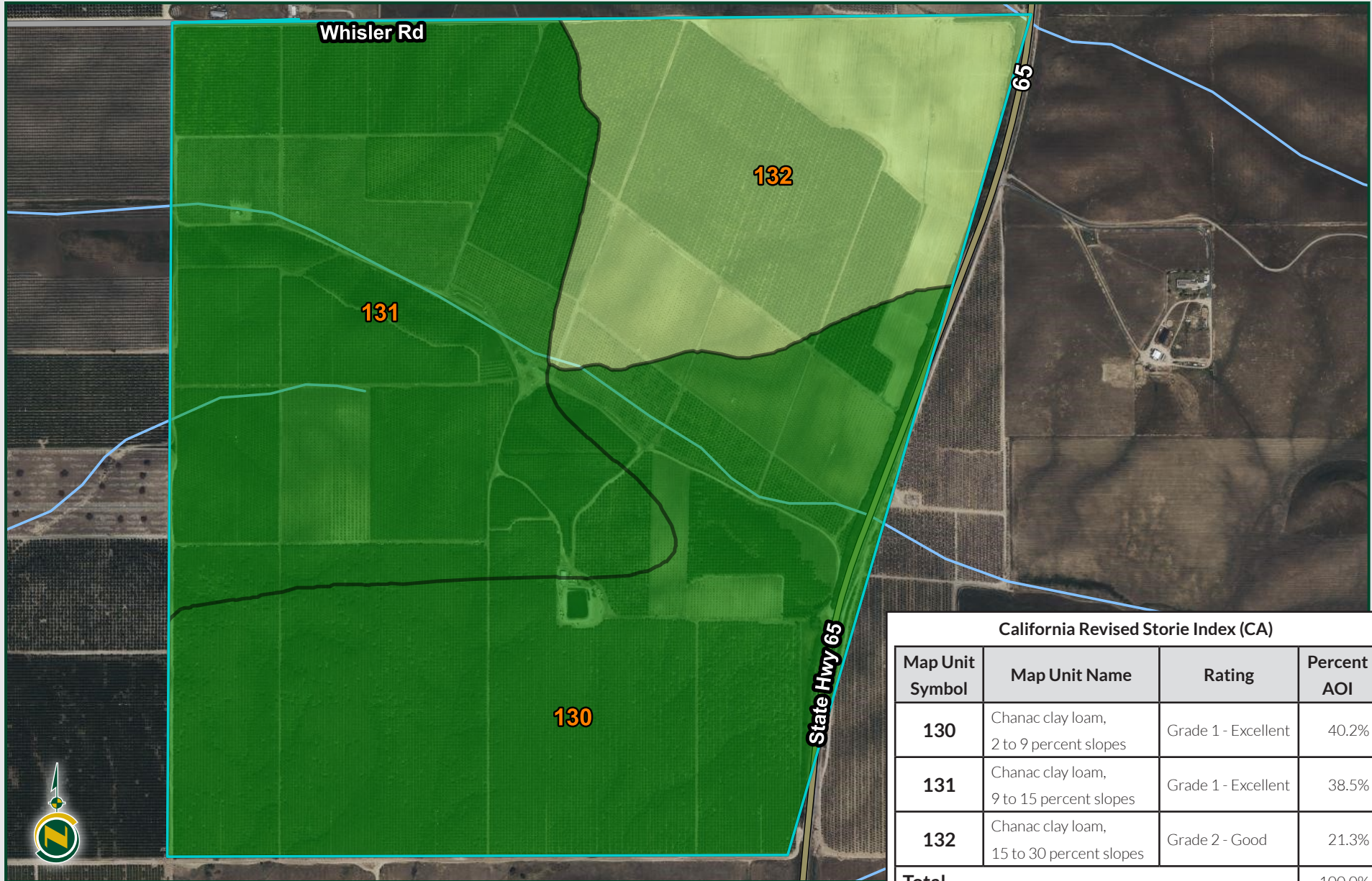


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SOILS MAP



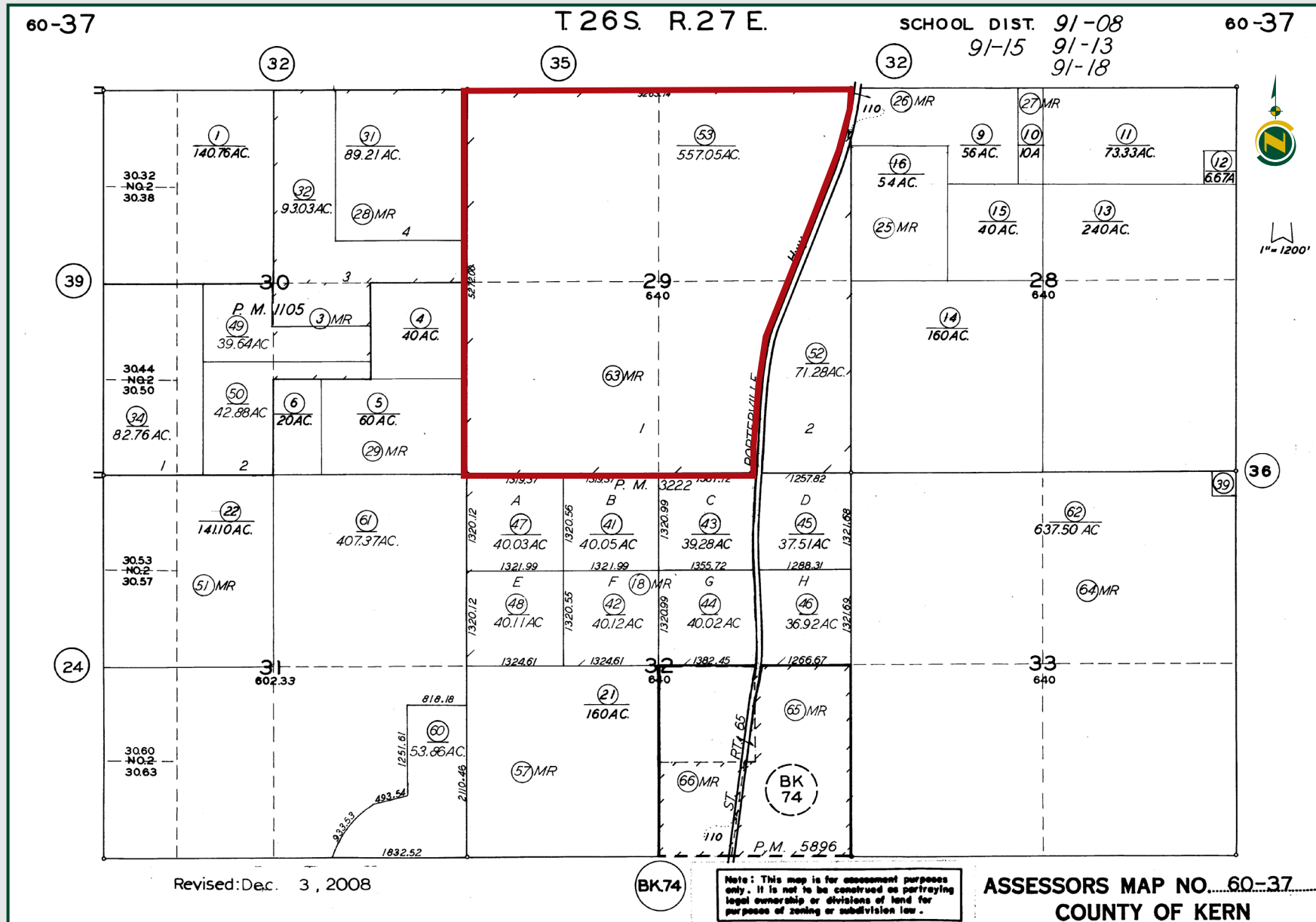
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
130	Chanac clay loam, 2 to 9 percent slopes	Grade 1 - Excellent	40.2%
131	Chanac clay loam, 9 to 15 percent slopes	Grade 1 - Excellent	38.5%
132	Chanac clay loam, 15 to 30 percent slopes	Grade 2 - Good	21.3%
Total			100.0%

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PARCEL MAP



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PROPERTY PHOTOS



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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.**