

# POND RANCH SECTION 16

Kern County, California

616.22± Acres

\$6,716,798  
(\$10,900/Acre)



- Semi Tropic Contract Water
- Ag Wells
- Producing Wine Grapes



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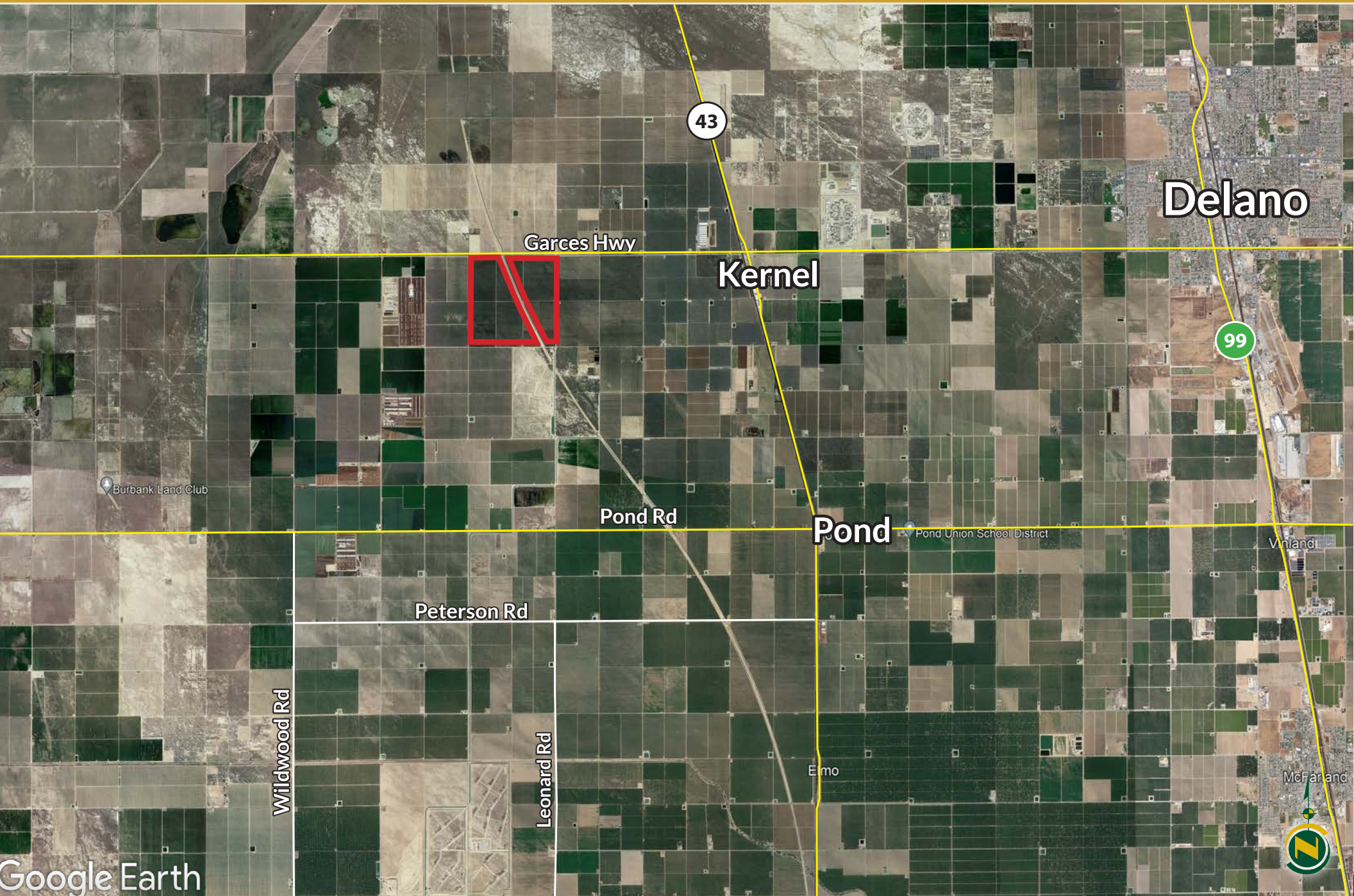
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Exclusively Presented by:



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a mature wine vineyard planted to Cabernet Sauvignon wine grapes. The property consists of approximately 616.22± acres planted to vines. The property receives irrigation water from Semitropic contract and noncontract surface water, as well as well water through shared wells owned by Semitropic Water district.

### LOCATION

Section 16 of The Pond Ranch is located on the southeast corner of Garces Highway and Scofield Avenue. The property is approximately 8± miles west of Delano, California in Kern County.

### LEGAL

Kern County APNs: 047-190-11 & 047-190-13.  
The entire property is enrolled in the Williamson Act Contract.

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).

### PLANTINGS

The property is planted to Cabernet Sauvignon vines on their own rootstock. The majority of the ranch is planted to 8'x4' spacing with approximately 1,361 vines per acre. A small portion is on 12'x4' spacing with 908 vines per acre. The vines are on a single wire trellis and were planted in the late 1990s.

### WATER

The Pond Ranch receives irrigation water from two sources: (1) Semitropic Water Storage District surface water deliveries via turnouts and (2) on-site agricultural wells.

Section 16 of Pond Ranch has 616.22± contracted acres with Semi Tropic Water Storage District. Section 16 is entitled to 824.93± acre feet of contracted water at 100% allocation. Additionally, there are 1,252 acre feet of water supplied by the shared well per year, through an agreement with Semi-Tropic Water Storage District.

Section 16 has six Semitropic Water District turnouts, one operational well, and two nonoperational wells.

Well Information:

Block	Status
13	Non-Operational
14/17	(Shared)-Operational
17	Non-Operational

\*There is a booster pump and filter site on block 13 and on block 18.

### PRICE/TERMS

The asking price is \$6,716,798. Seller financing is available subject to Seller approval. Farming costs incurred towards the crop are to be reimbursed to seller at close of escrow. Buyer to cooperate with Seller's 1031 exchange paperwork.

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## PROPERTY OVERVIEW

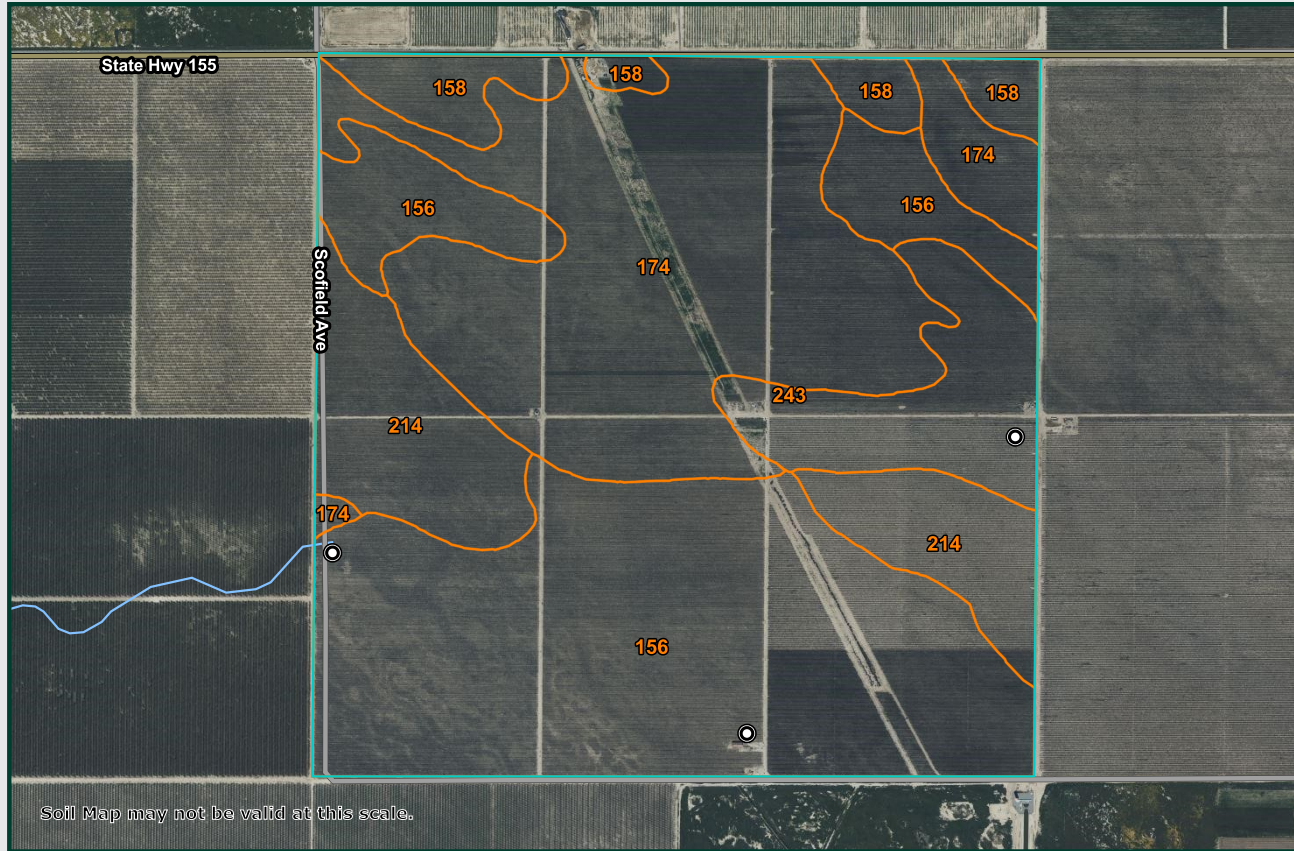


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## SOILS MAP



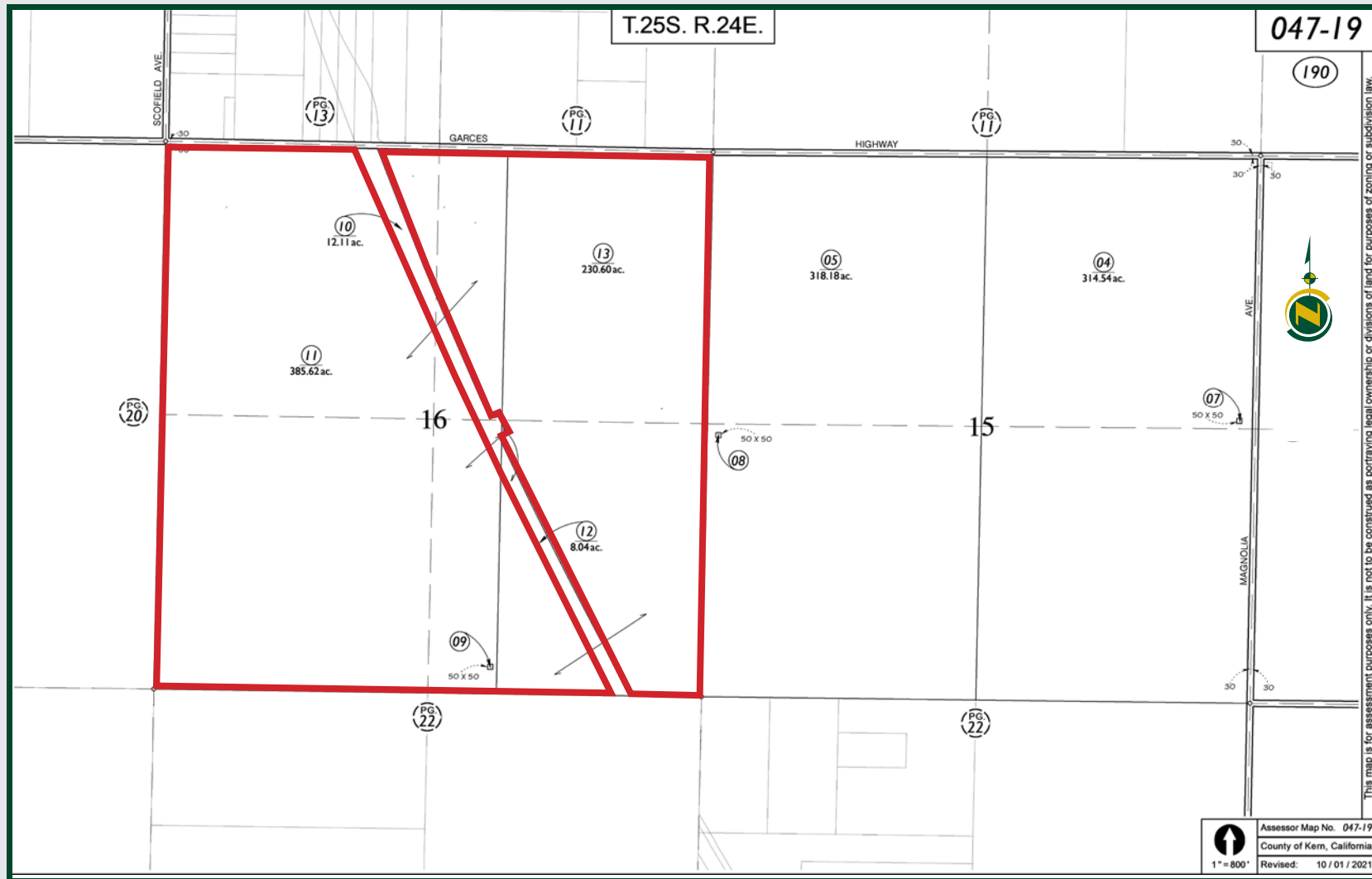
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
156	Garces silt loam
158	Garces silt loam, hard substratum
174	Kimberlina fine sandy loam, 0 to 2% slopes
214	Calflax clay loam, saline-sodic, 0 to 2% slopes, MLRA 17
243	Wasco sandy loam

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## PARCEL MAP



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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.**