



CONTACT US FOR INFORMATION ON ANOTHER 79.55 ACRES PLANTED TO TABLE GRAPES IN D.E.I.D. FROM THE SAME SELLER.

**40.13 +/- GROSS ACRES PLANTED TO CARA CARA CITRUS BENEFITING FROM A CONTRACT ALLOCATION WITH KERN-TULARE WATER DISTRICT | KERN COUNTY, CA**

**Ca Ag**  
**Properties**

**CaAgProperties.com**

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# Offering Summary

- A 40.13 +/- gross acre offering of citrus located in Kern County, CA.
- The property consists of 38.70 +/- net planted acres of citrus.
- The variety for the citrus plantings is Cara Cara.
- The planting date is 2002 making them 25th leaf for the 2026 crop year.
- The property is located in and benefiting from a contract allocation with Kern-Tulare Water District covering the entire property.



**The Terms:** Ca Ag Properties, Broker. "Broker" as used herein includes Ca Ag Properties, its Officers, Directors, agents, DBA's and employees.

**Sellers Rights:** Seller hereby reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow.

**Disclaimers:** This information Memorandum contains information which may assist a potential buyer in evaluating the subject property for acquisition. Although information herein is and subsequent information to be provided by Broker shall be from sources believed to be reliable, **neither Seller, Broker, nor its agents, makes any warranties or representations, express or implied, as to the accuracy, completeness or significance of such information.** Buyer should not rely on the accuracy of any such information. It shall be Buyers' sole responsibility to conduct an independent investigation and due diligence of the Property, its characteristics, production, soils, crops, water availability, and any other factors of importance to Buyer. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers' intended use. Buyer is also advised that this Memorandum and Property information is dated, and **that changes may have occurred prior to, during, and after the time that this Memorandum was prepared. The Property is offered for sale only in its present As-Is condition,** and on terms and conditions only as may be set forth in a fully executed, definitive Purchase and Sale Agreement. Seller referenced herein shall be deemed to include its Principals, Directors, Officers, Shareholders, Partners, Associates and Employees.

**Sustainable Ground Water Management Act:** California has enacted groundwater management legislation in the form of the Sustainable Groundwater Management Act ("SGMA"). All California groundwater basins and sub-basins are affected by SGMA. Each basin and sub-basin will be managed by one or more local Groundwater Management Agencies ("GMA"). Each GMA is required to adopt a Groundwater Management Plan ("GMP") which are intended to address and rectify groundwater over-drafting. Buyer is advised that the Property may be located in one or more groundwater basin or sub-basin that are subject to one or more GMPs. As a result and depending on the terms and provisions of the GMP, extraction of groundwater may be severely curtailed, restricted, measured or prohibited. In addition, costs and fees may be imposed on the extraction of groundwater if it is permitted. These rules and charges may be applicable regardless of the Property's history of groundwater production. The Buyer is strongly encouraged to investigate the applicability of SGMA to the Property by consulting the State Water Resources Board and all applicable GMAs to determine if there is a GMP in effect or planned that will affect the Property and if so, what are its terms and provisions and impact on the Buyer's intended use for the Property. Broker has not made, does not make and hereby disclaims any and all representations or warranties concerning the Property's location in any groundwater basin or sub-basin, whether it is affected by SGMA or one or more GMPs or the existence, accessibility, quantity, quality or cost of any groundwater relating to the Property.

**Exclusive Representation Rights:** Ca Ag Properties has been granted Exclusive Rights to represent Seller in the offering and sale of the property described herein. All communications, Letters of Intent, Offers, requests for additional copies of this Memorandum, requests for additional information, or for appointments to view may be made by contacting the following parties:

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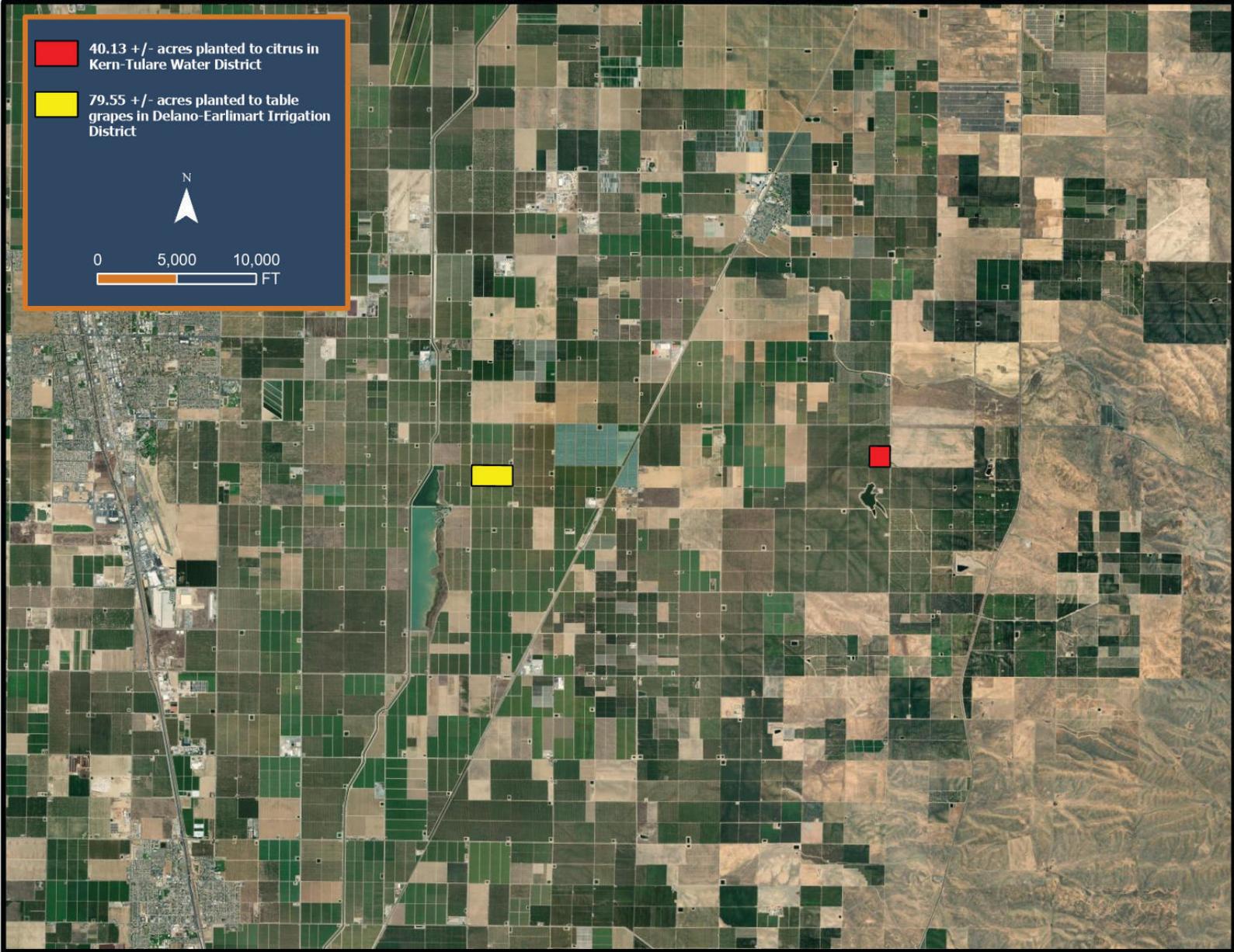
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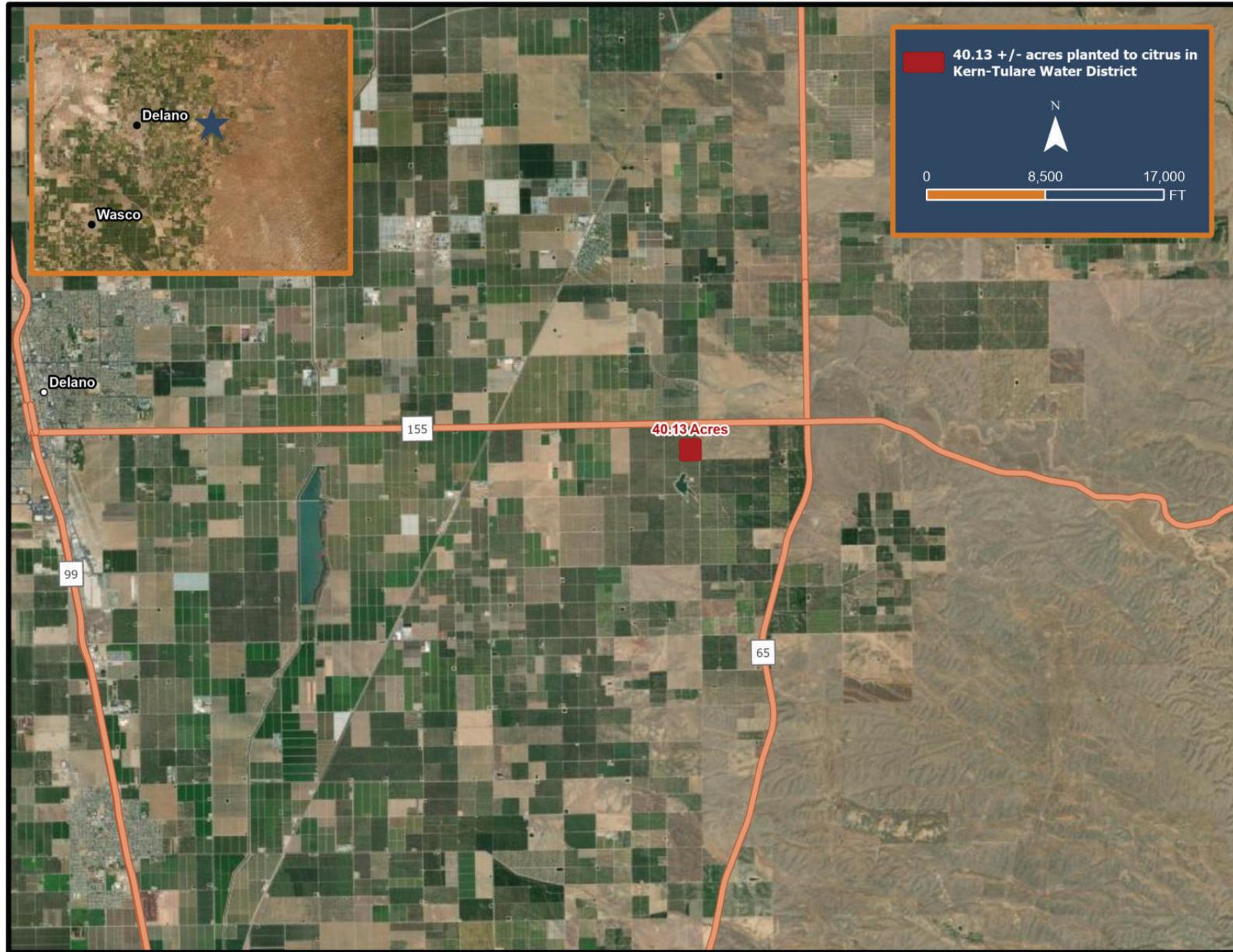
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All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

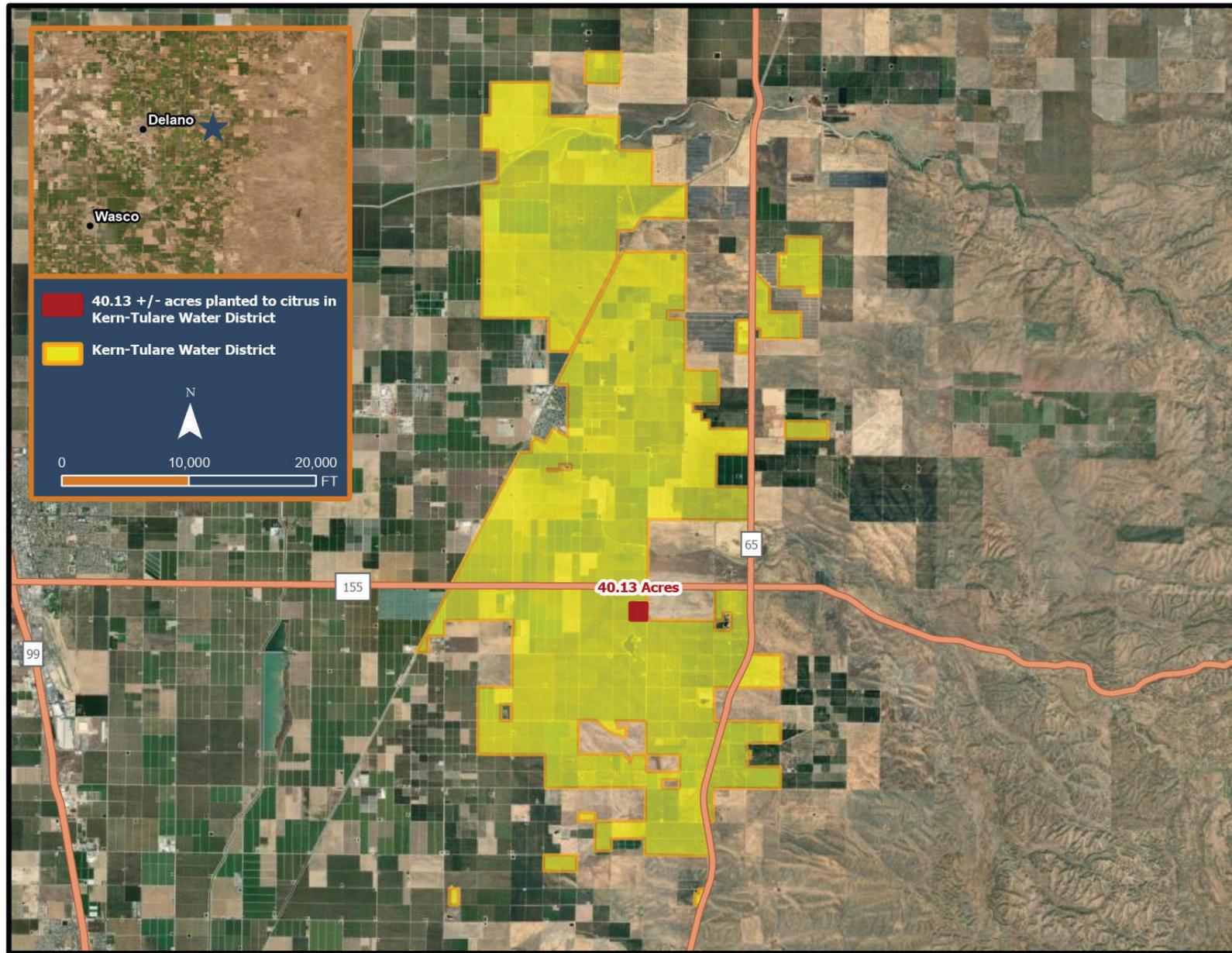
# ALL OFFERINGS MAP



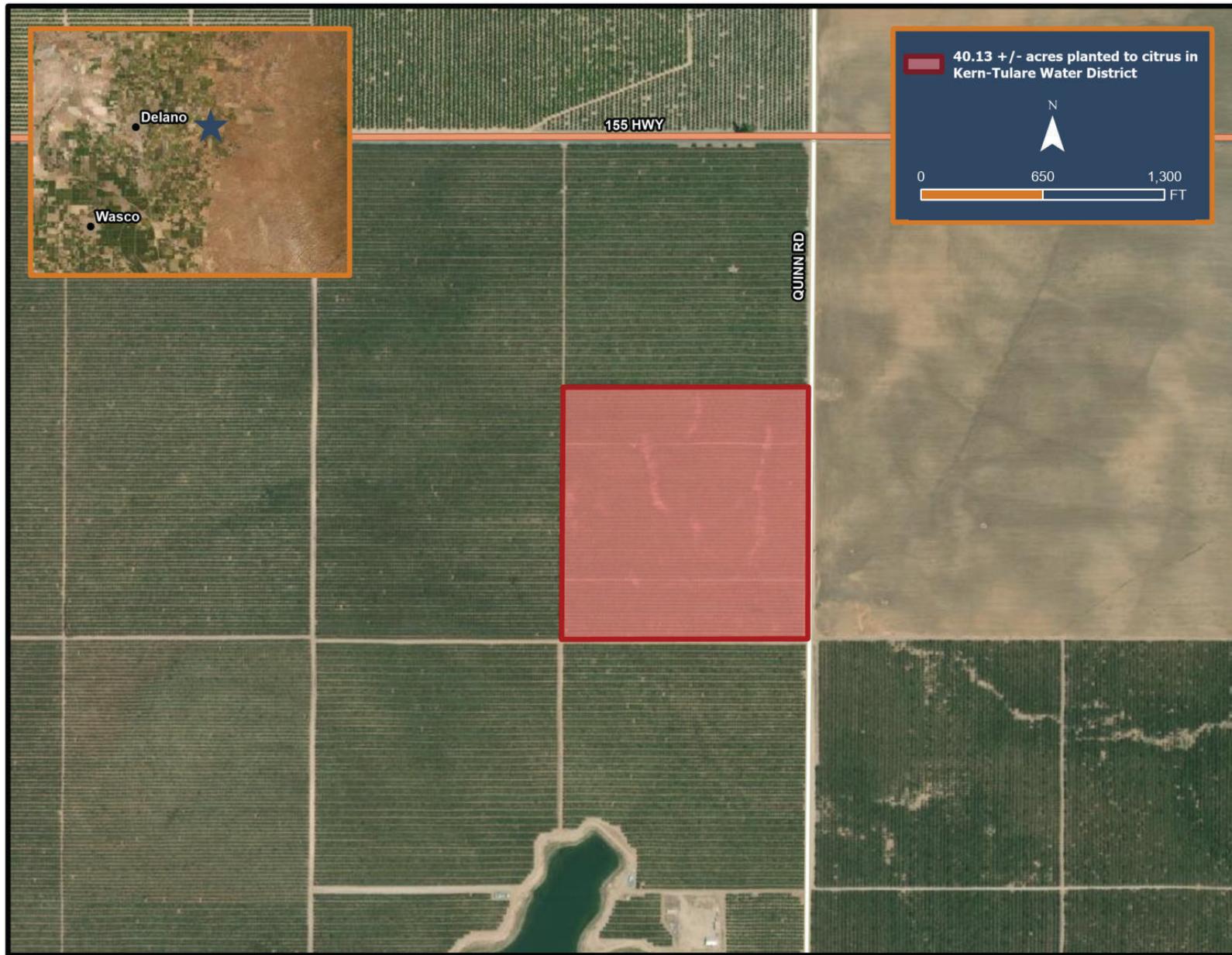
# REGIONAL MAP



# KERN-TULARE WATER DISTRICT MAP



# LOCAL MAP



# Location, Description, & Zoning

- The property is located approximately 9 miles East of Delano in Kern County, CA.
- From Highway 99 in Delano, take exit 56 for Glennville/Wofford Hts. Turn right on to Fremont Street and drive South for approximately 0.4 of a mile. Turn left on to Highway 155 and drive East for approximately 9.4 miles. Turn right on to Quinn Road, which will be a dirt road. Continue South for approximately 1/4 of a mile. The property will be on your right and will continue South for 1/4 of a mile.

COUNTY	APN	INTEREST HELD	ACRES (+/-)	ZONING	COUNTY LAND USE DESIGNATION	FLOOD ZONE	MINERAL RIGHTS OWNED	DESCRIPTION
Kern	051-110-65	Fee Title	40.13	A	Citrus	Yes	No	SECTION 17 , TOWNSHIP 25 , RANGE 27 , QUARTER SE

# Purchase Price & Terms

- The entire property composing 40.13 +/- acres is offered for \$782,535 (\$19,500 per acre).
- The now growing 2025-2026 crop is excluded from the sale. If closing is after the completion of harvest for the 2025-2026 crop then the buyer shall reimburse seller for cultural costs towards the 2026-2027 crop.
- There is to be no personal property included in the sale.



# Property Assessments

COUNTY	APN	2025 - 2026 PROPERTY TAXES		WILLIAMSON ACT	WATER DISTRICT	2026 KTWD STANDBY ASSESSMENT AND STANDBY CHARGES
		1ST INSTALLMENT	2ND INSTALLMENT			
Kern	051-110-65	\$1,669.91	\$1,669.91	Yes	Kern-Tulare Water District	\$9,029.25

\* Kern River Water Shed Coalition Authority dues are at the rate of \$3.50 per irrigated acre plus a \$25 membership fee per year, in addition to the above listed fees.

## Water & Irrigation

- The property is located in, and benefiting from a contract allocation with Kern-Tulare Water District.
- The Cara Cara citrus is irrigated by single line drip or micro sprinklers.



# BLOCK MAP



# Block Data

BLOCK NUMBER	CROP	NET PLANTED ACRES (+/-)	PLANTING DATE	PLANTING AGE	IRRIGATION	PLANTING DIRECTION	TREE SPACING	TREES PER ACRE	TOTAL TREE COUNT OF BLOCK
1	Cara Cara	38.70	2002	25th Leaf	Single Line Drip or Micro Sprinklers	East to West	20' x 9'	242	9,365



# Production History

## 2024-2025

BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	YIELD	YIELD PER ACRE	UNITS
1	Cara Cara	2002	38.7	1,023.00	26.43	Bins

## 2023-2024

BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	YIELD	YIELD PER ACRE	UNITS
1	Cara Cara	2002	38.7	1,004.50	25.96	Bins

## 2022-2023

BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	YIELD	YIELD PER ACRE	UNITS
1	Cara Cara	2002	38.7	1,074.00	27.75	Bins

## 2021-2022

BLOCK NUMBER	CROP	PLANTING DATE	NET PLANTED ACRES (+/-)	YIELD	YIELD PER ACRE	UNITS
1	Cara Cara	2002	38.7	1,311.00	33.88	Bins

# WIND MACHINE LOCATION MAP

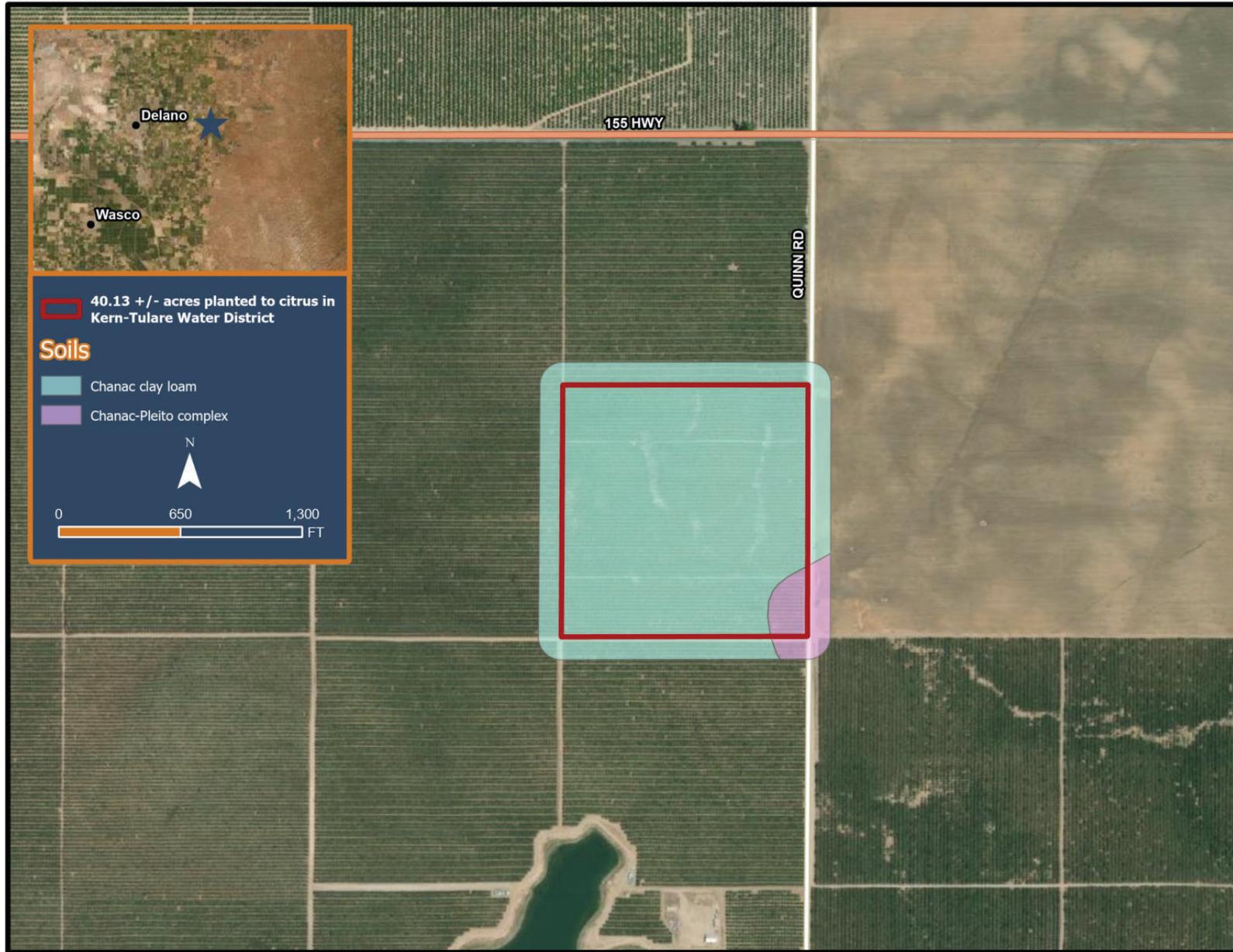


# Wind Machine Data

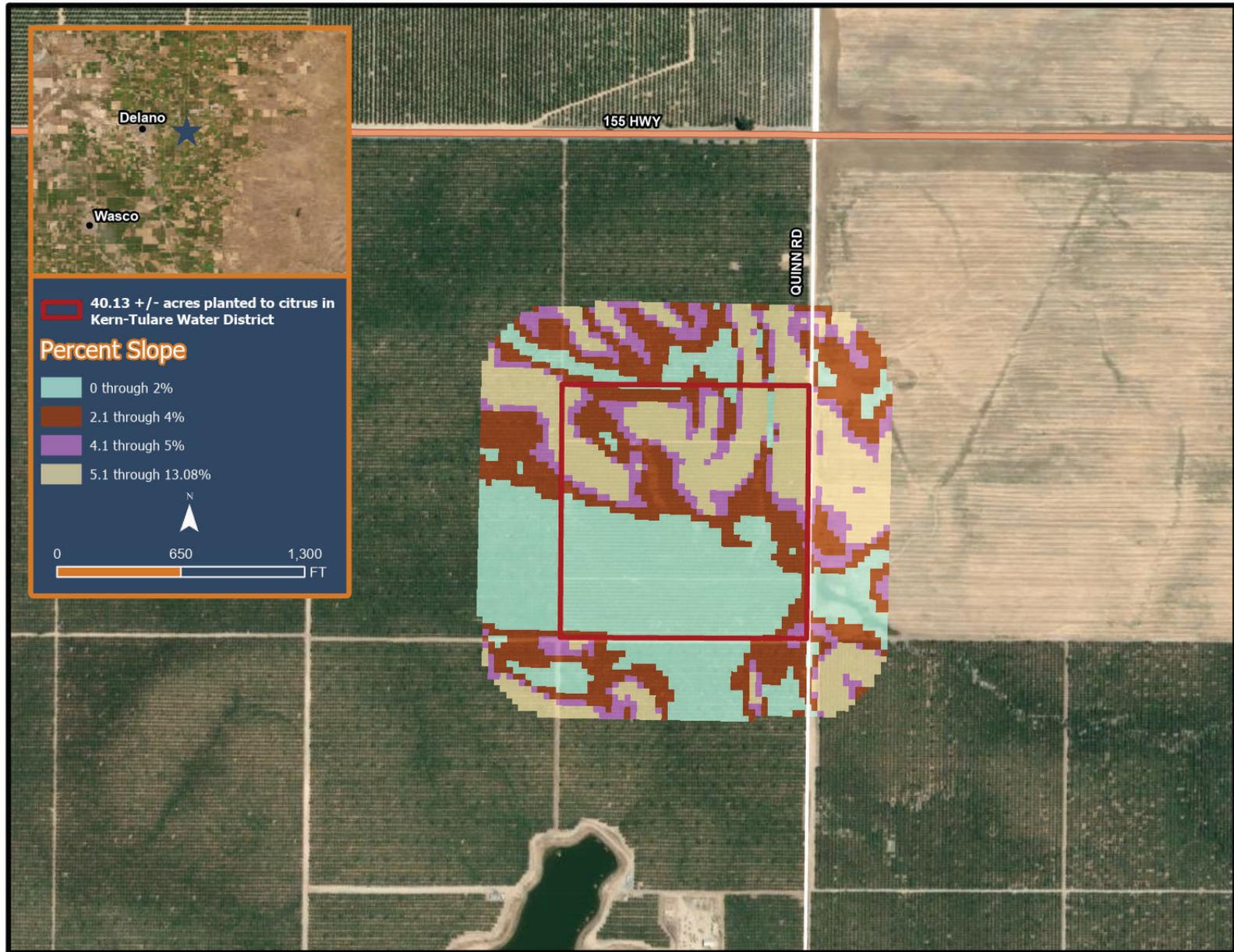
SITE I.D.	FUEL SOURCE	FUEL TANKS - LEASED OR OWNED
1	Bottled Propane	Owned
2	Bottled Propane	Owned
3	Bottled Propane	Owned
4	Bottled Propane	Owned



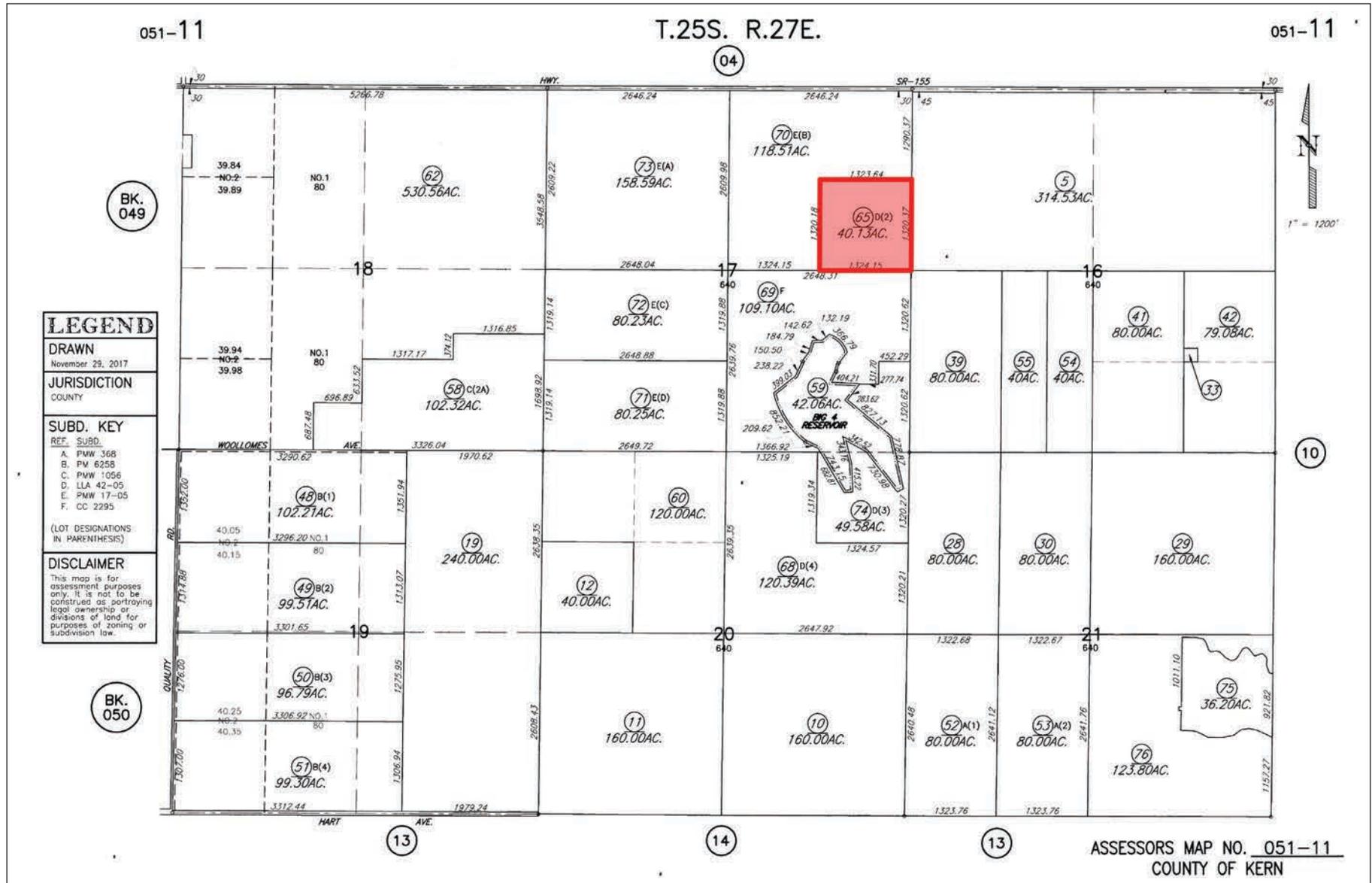
# NRCS SOILS MAP



# SLOPE MAP



# ASSESSOR MAP



# PHOTOS

