Kramer Road Ranch

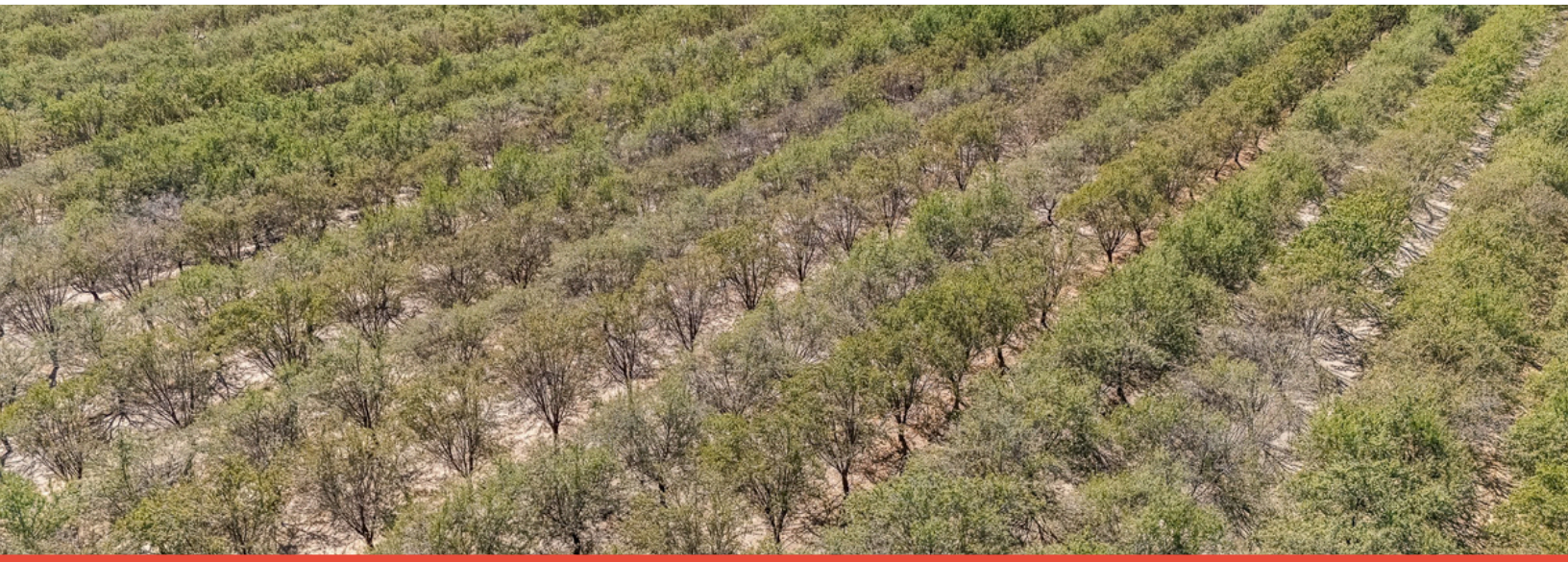
65.93± acres

Producing Almonds & Homesite

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Features

Location

Avenue 56 & Road 144, Earlimart, California

APN

318-020-018-000 = 41.25 acres NE corner of Ave 56 and Rd 144 - NORTH PARCEL

318-020-019-000 = 5.76 acres homesite - NORTH PARCEL (merging with other north parcel)

318-030-004-000 = 18.92 acre SE corner of Ave 56 and Rd 144 - SOUTH PARCEL

Size

65.93± acres

Description

Krammer Road Ranch is a premier 65.93± gross acre agricultural holding in Earlimart, California. Positioned along Avenue 56 just east of Road 144, the ranch combines mature almonds and dual-source irrigation security, and a residential headquarters.

The ranch offers exceptional acquisition flexibility: purchase the complete 65.93± acre turnkey ranch and homesite, or acquire the standalone 18.92± acre South Parcel planted to 2019 almonds.

The property is in Chapter 11 bankruptcy proceedings and the sale will be subject to court approval and overbid process.

The information presented herein, or subsequently provided by the Broker, has been obtained directly from the seller or other third parties and has not been independently verified by the Broker. Any and information pertaining to the location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals.





Water

Water

Water security is anchored by the Delano-Earlimart Irrigation District (DEID) with an on-site district turnout on Avenue 56, coupled with an active 60 HP deep submersible well equipped with a Variable Frequency Drive (VFD). The orchard is mostly serviced by an efficient single-line hose fan-jet micro-irrigation system with the 26 acres of almonds in the North Parcel irrigated via double line drip.

Groundwater Disclosure

The Sustainable Groundwater Management Act was passed in 2014 and requires groundwater basins to be sustainable by 2040. SGMA and GSA/GSP plans may limit ground water pumping. For more information please visit the SGMA website at https://sgma.water.ca.gov/portal.

The Buyer is responsible for conducting their own due diligence concerning groundwater and surface water resources, including their availability, permitted uses, water rights, and any applicable limitations or restrictions .

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Parcel Details

North Parcel

The North Parcel has been expanded to 47.01± gross acres via the merger of the 5.76± acre pasture and homesite parcel (following termination of a life estate) into APN 318-020-018.

26± ac almonds, planted 2016
5± ac almonds, NE corner, planted 2019
10± ac almonds, SE corner, planted 2019
Merged 5.76± ac pasture + homesite compound
Active 60 HP submersible well w/ VFD (SW corner)
1 DEID surface water turnout (north side of Avenue 56)

South Parcel

The South Parcel is 18.92 acres planted to almonds 2019.

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Soil Information

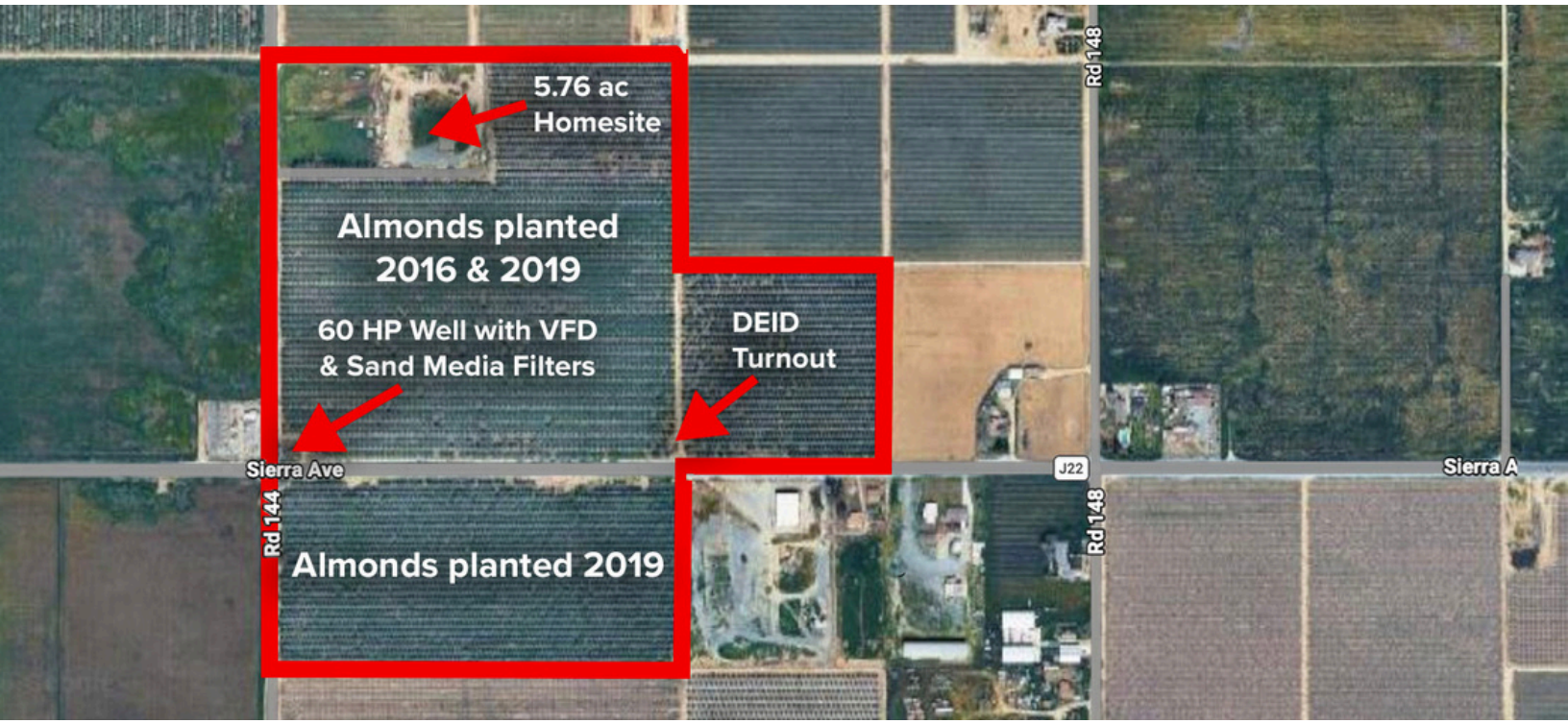


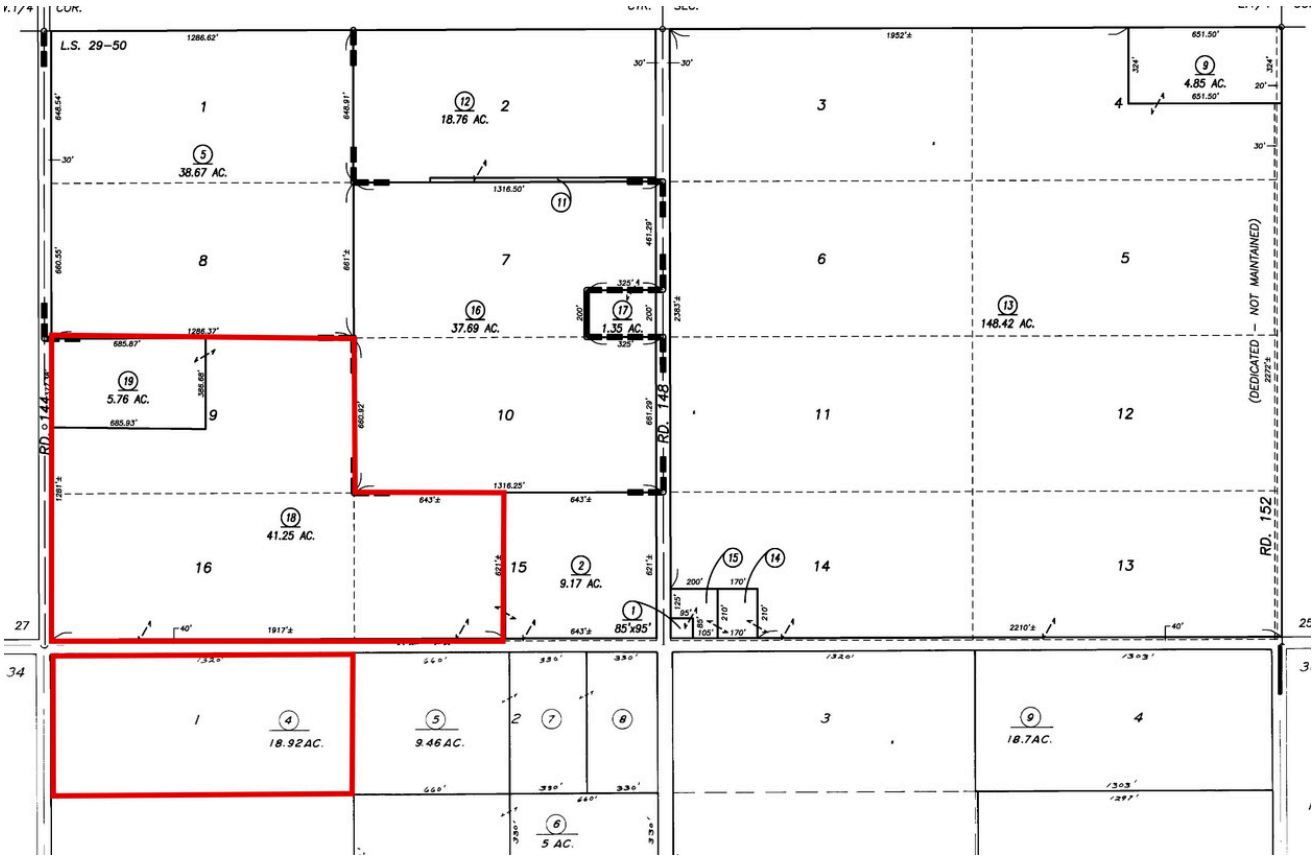
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
124	Hanford sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hanford (85%)	67.5	100.0%
Totals for Area of Interest				**67.5**	**100.0%**

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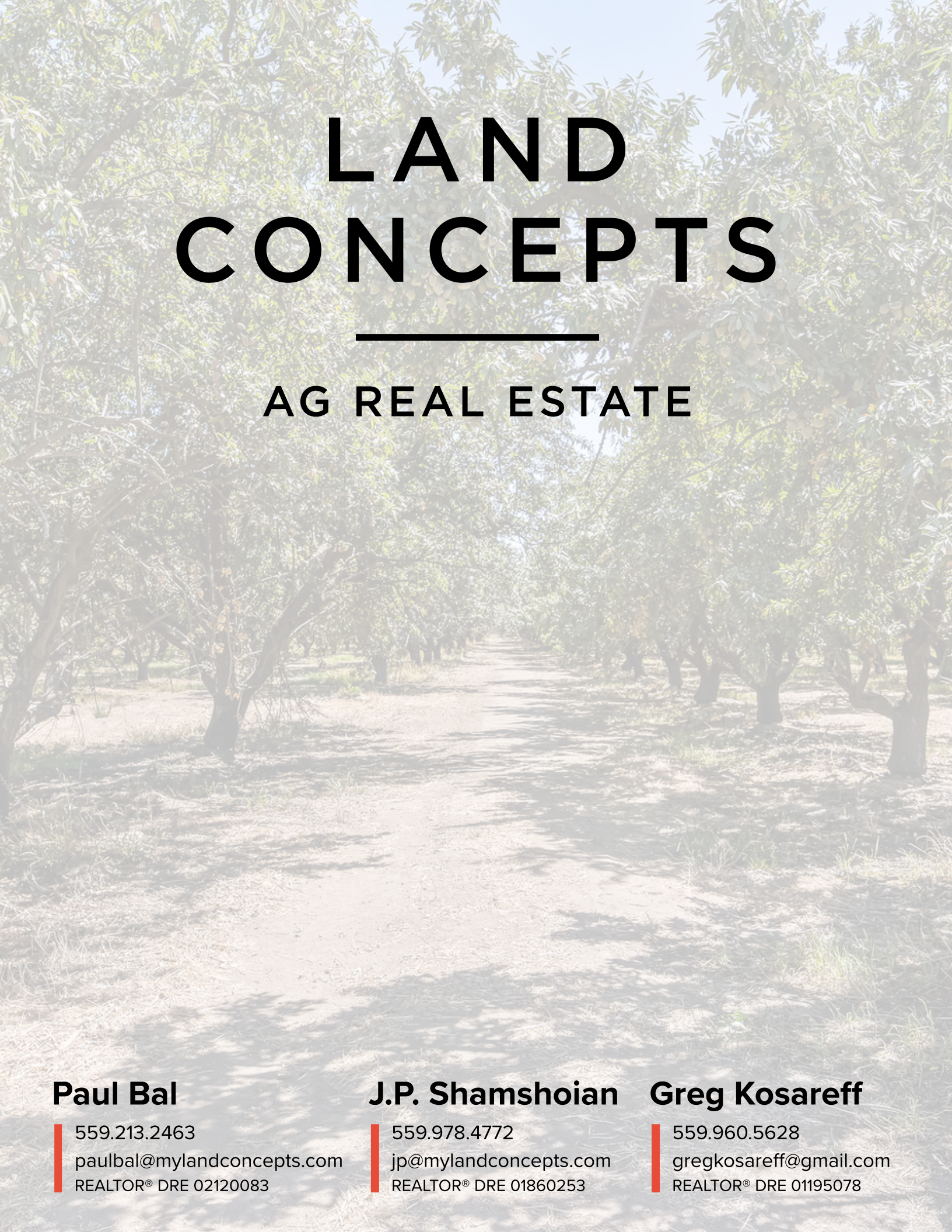
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