

FOR SALE



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AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Kern Island Almonds



**34.29± acres,
Kern County, California**

- Kern Island Water Service
- New Well
- Young Trees now producing
- Future development potential

**Exclusively Presented By:
Pearson Realty**



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CA BRE #00020875



Kern Island Almonds

34.29± acres

\$1,372,000
(\$40,000± acre)

DESCRIPTION:

Young Almonds planted in 2015 located on the southside of the Greenfield community south east of Bakersfield, Kern County.

LOCATION:

This property is located on the westside of Union Avenue, 1/8 mile south of Taft Highway. The northwest corner of Union Avenue and Curnow Road.

LEGAL:

Kern County APN 185-090-13. 34.29 assessed acres.

PLANTINGS:

Almonds planted in 2015 to NonPareil and Monterey varieties. Almonds are furrow irrigated. Production provided upon request.

WATER:

Kern Island service area, property is not within the Kern Delta boundaries but is served subject to an equalization charge of \$6.55 per acre. Water charge of \$24 per acre foot. District states an average of 2 1/2 to 3 acre foot per year.

New Well - Drilled in 2017. Pump and motor not installed. Well was developed to provide 400GPM at 950RPM. SWL 159.95, depth approximately 500', 10" distribution pipe.

ZONING:

AG - Exclusive Agriculture.

PRICE & TERMS:

\$1,372,000. Cash or terms acceptable to Seller. The 2020 Almond crop to be included with cultural reimbursement to Seller

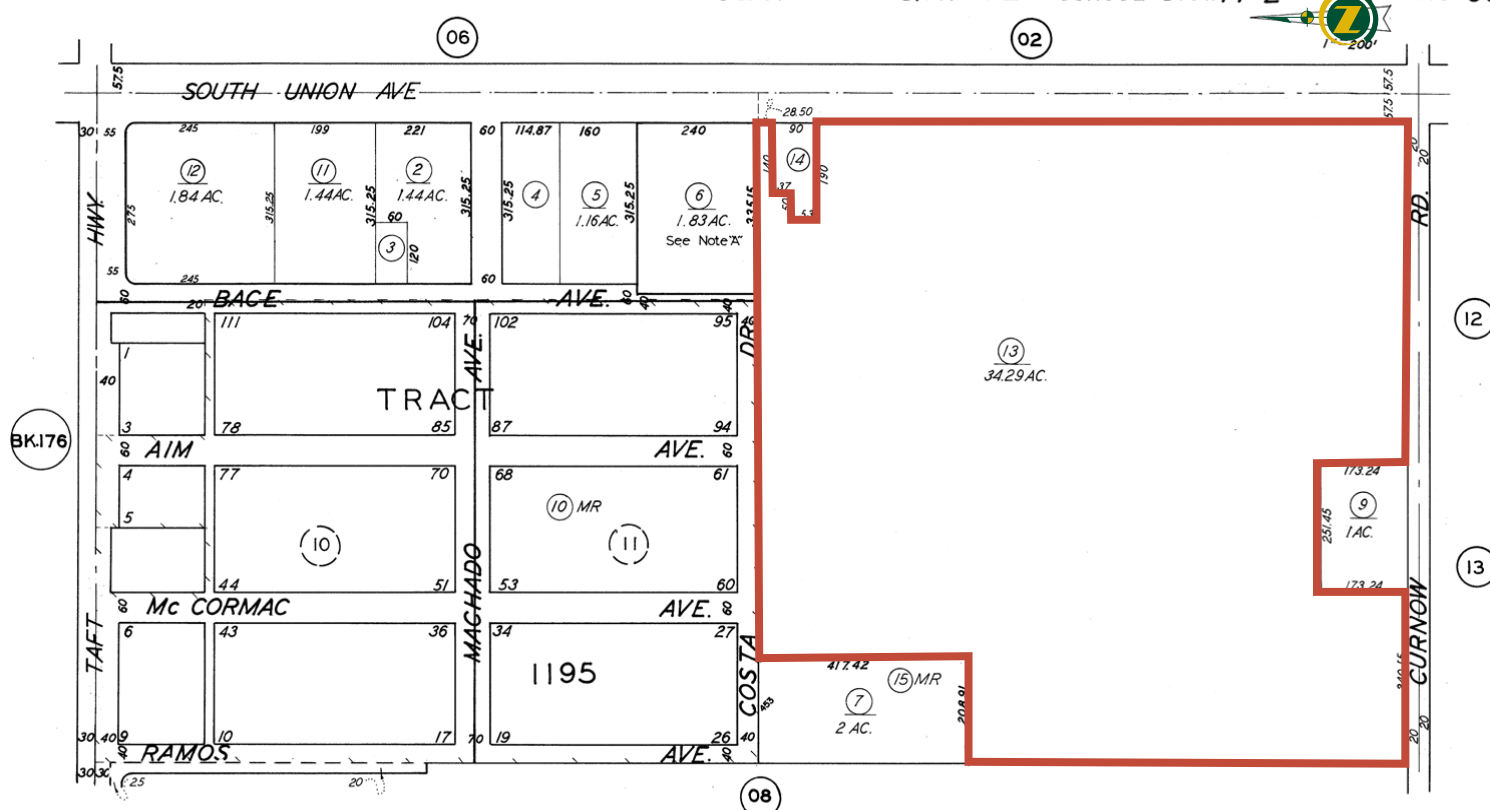


ASSESSOR'S PARCEL MAP

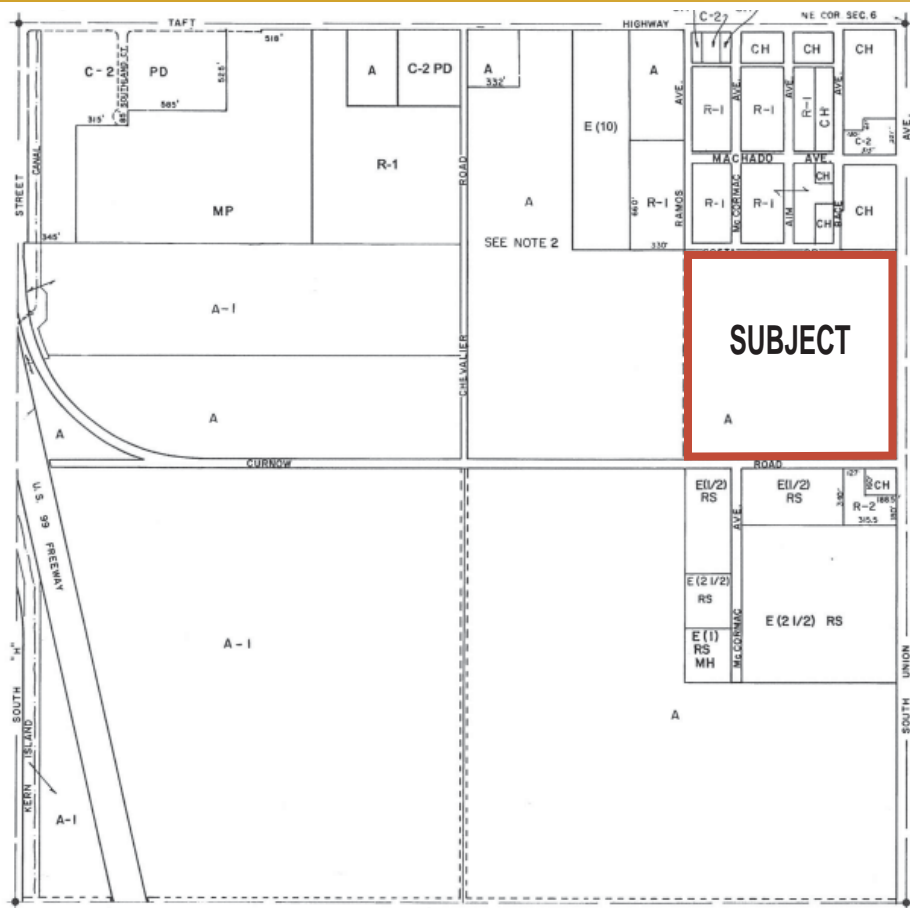
185- 09

E1/2 OF NE 1/4 OF SEC.6 T.31S.R.28E. SCHOOL DIST. 74-2

185-09



ZONING MAP



ZONING MAP 143-6

(SEC. 7297127.12 OF THE ORDINANCE CODE OF KERN COUNTY)
SECTION 6 T.31S-R.28E. M.D.B.&M.
KERN COUNTY CALIFORNIA

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

LEGEND

A	(EXCLUSIVE AGRICULTURE)
A-1	(LIMITED AGRICULTURE)
E (1/4)	(ESTATE - 1/4 ACRE)
E (1/2)	(ESTATE - 1/2 ACRE)
E (1)	(ESTATE - 1 ACRE)
E (2 1/2)	(ESTATE - 2 1/2 ACRES)
E (5)	(ESTATE - 5 ACRES)
E (10)	(ESTATE - 10 ACRES)
E (20)	(ESTATE - 20 ACRES)
R-1	(LOW-DENSITY RESIDENTIAL)
R-2	(MEDIUM-DENSITY RESIDENTIAL)
MS	(MOBILEHOME SUBDIVISION-6000 SQ. FT.)
MP	(MOBILEHOME PARK)
C-2	(GENERAL COMMERCIAL)
CH	(HIGHWAY COMMERCIAL)
PD	(PRECISE DEVELOPMENT COMBINING)
MH	(MOBILEHOME COMBINING)

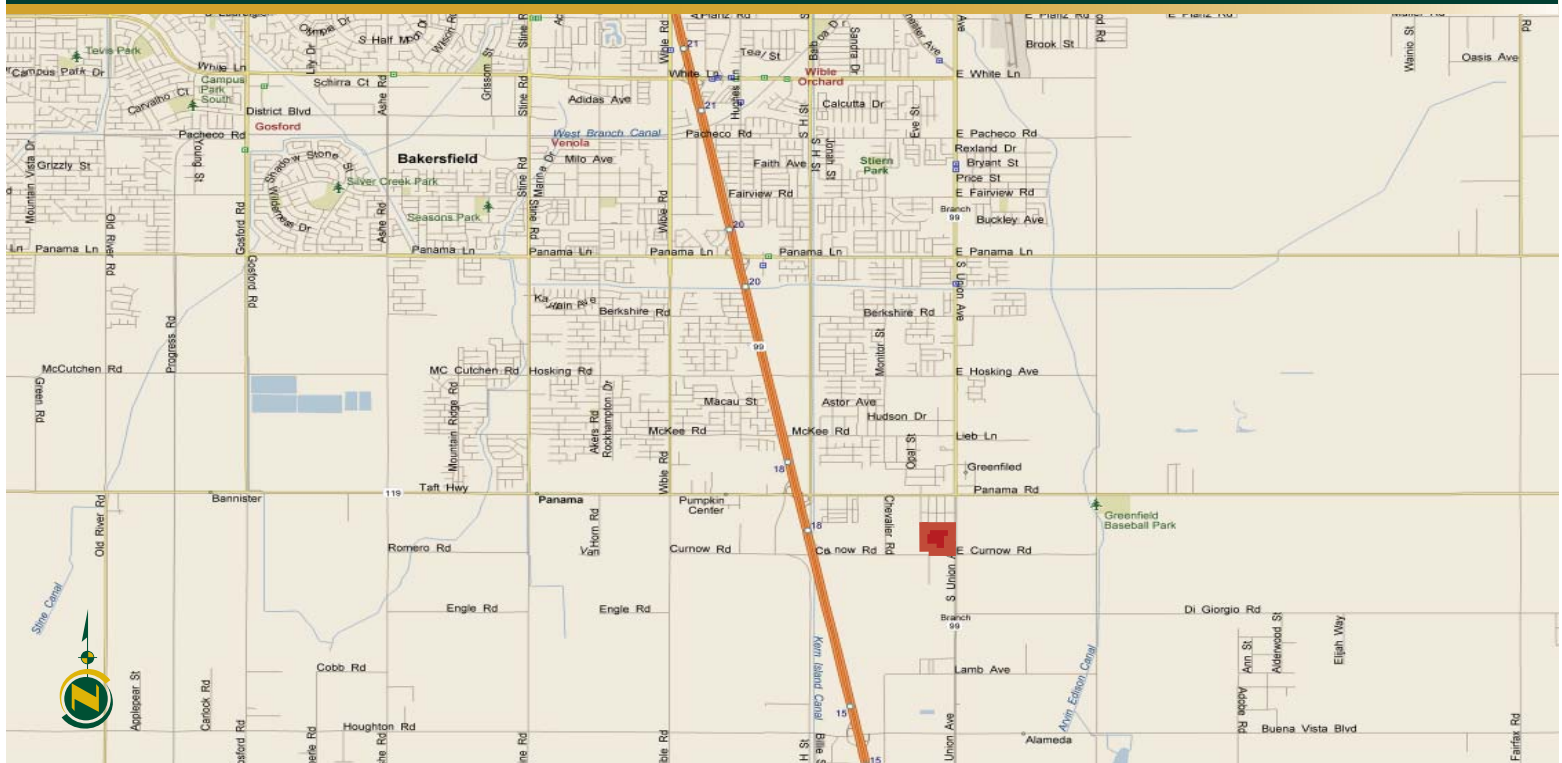
WE HEREBY CERTIFY THAT THIS OFFICIAL "ZONING MAP" WAS ADOPTED IN THIS FORM BY RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF KERN, STATE OF CALIFORNIA AT A REGULAR MEETING THEREOF HELD ON THE 7TH DAY OF JULY 1960

James H. Picken
CHAIRMAN

Jack L. Halton
SECRETARY

WE HEREBY CERTIFY THAT THIS OFFICIAL ZONING MAP WAS ADOPTED AS AN AMENDMENT TO THE OFFICIAL LAND USE ZONING ORDINANCE OF THE COUNTY OF KERN BY THE BOARD OF SUPERVISORS OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 22ND

LOCATION MAP



REGIONAL MAP



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

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