

# WASCO ALMONDS

KERN  
WILDWOOD  
RANCH

**631.12± acres**  
Kern County, CA

**\$9,624,580**  
(\$15,250 per acre)

**PRICE REDUCED**



- Well Water & Semi-Tropic WSD Non-Contract Water
- Pump Back Meters Into Semi-Tropic WSD
- Nicely Appointed Reservoir and Shop for Filtration System
- Productive Soils
- Investment Offers Income Tax Benefits
- Desirable Almond & Pistachio Growing Area

EXCLUSIVELY PRESENTED BY:



**PEARSON  
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AGRICULTURAL PROPERTIES

CA DRE# 00020875

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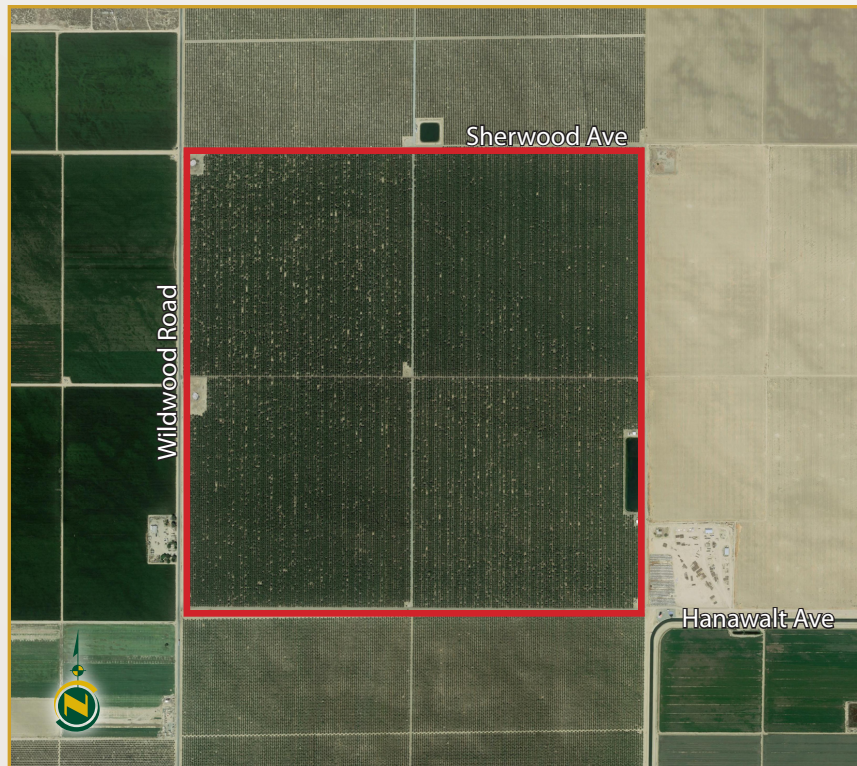
## LOCATION

The Southeast corner of Wildwood Road and Sherwood Avenue. Approximately 4± miles northwest of the City of Wasco and 35± miles northwest of the City of Bakersfield, CA.



## PROPERTY DETAILS

**DESCRIPTION:** This 631.12± assessed acre opportunity is planted to 602.97± acres of almonds. Additionally, there is an equipment yard, one steel framed shop, and one filter station enclosed with a steel frame metal building. The property is located in Semi-Tropic Water Storage District and has 2 non-contract turn-outs and 3 pump-back meters. Additional water can be purchased from the water district when available, though the property does not have contract water. The offering also features productive soils, income, tax benefits, and is a desirable area for almonds & pistachios.



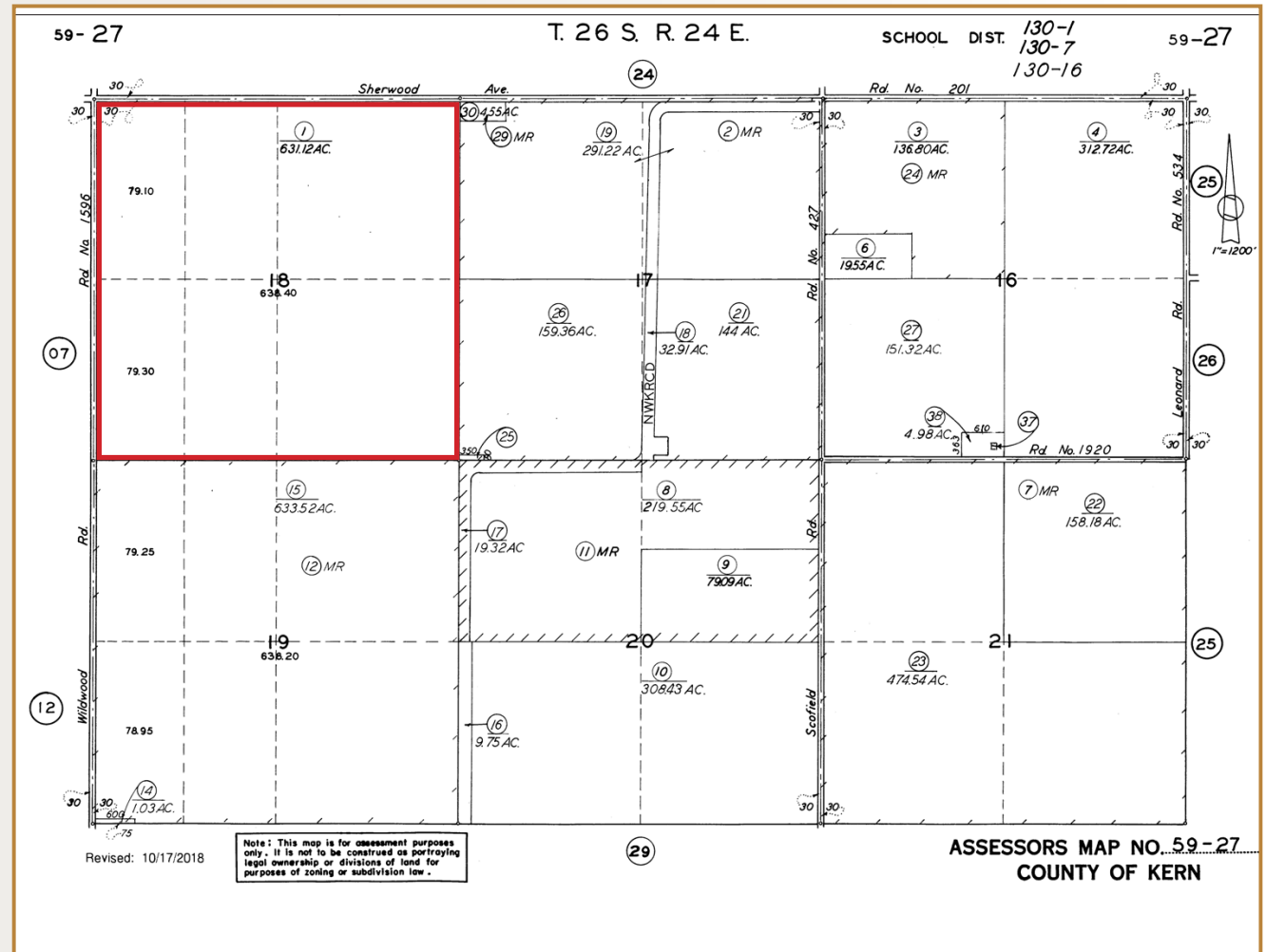
**WATER:** The property is irrigated by 3 wells and can be served by Semi-Tropic WSD non-contract water when available. The wells are equipped with a 300HP electric motor, and two 300HP natural gas engines. The land is entitled to receive intermittent water from Semi-Tropic Water Storage District (STWSD) through 2 intermittent service meters (J3 & J4). The site has 3 pumpback meters to pump water into the district (J1GW, J5GW & J17GW). In 2020 the district water costs are \$112/AF starting May 1st and \$106/AF starting November 1st. Pursuant to the STWSD intermittent agreement STWSD has the right to use the wells to pump back a balance of 7,700AF (as of 12-31-18) of water into the district when needed at STWSD expense and when the owner is not using the wells. In 2019/20, on behalf of the STWSD the Kern County Tax collector collected a Charge of \$139±/acre with the 2019/20 property taxes. The orchard is irrigated by a nicely appointed fan jet system, with one reservoir, sand media filters & natural gas booster pumps inside a steel framed shop, acid injection system, and gypsum silo.

**PRICE/TERMS:** \$9,624,580 (\$15,250±/acre) cash at the close of escrow. The 2021 almond crop may be available upon reimbursement of farming expenses incurred through the close of escrow.

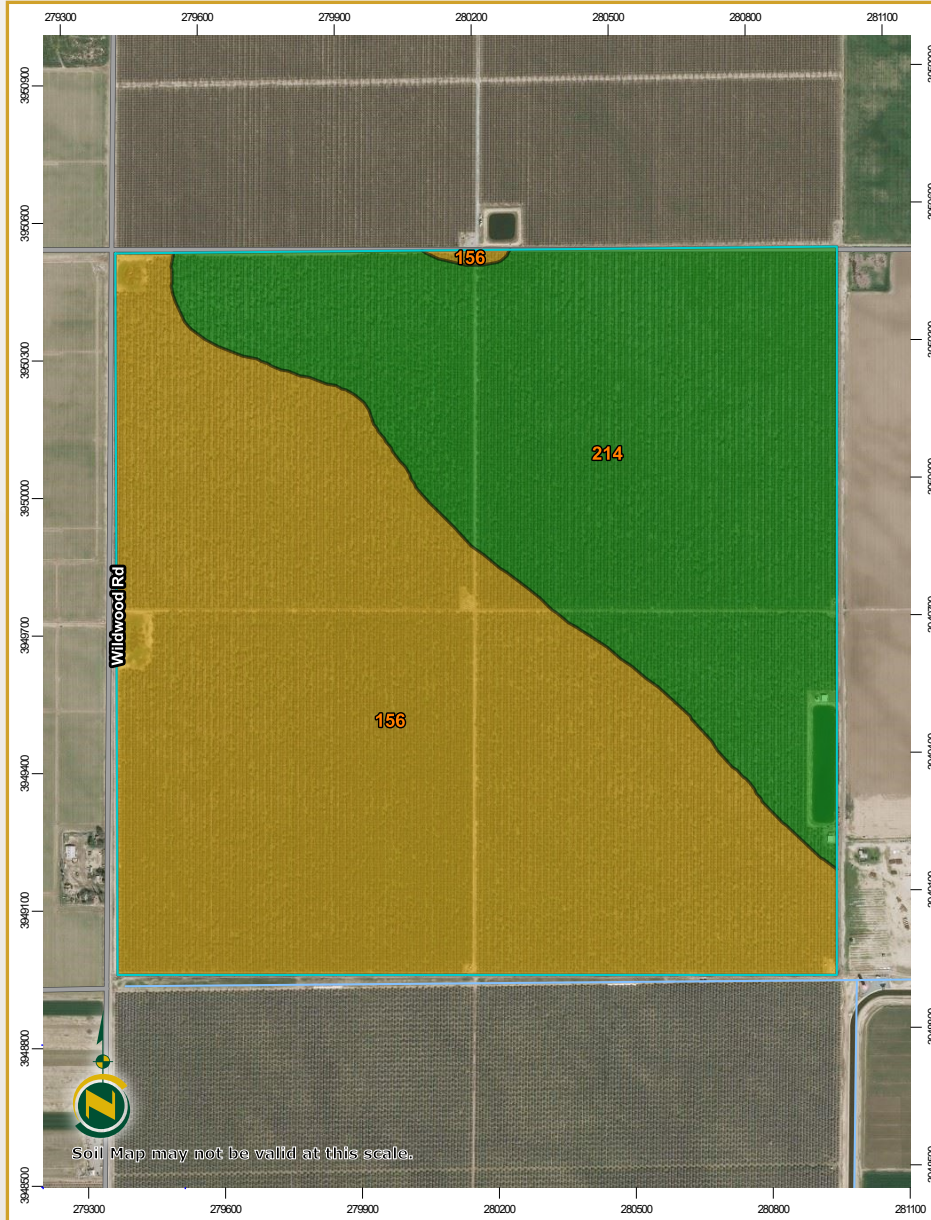
## LEGAL

The land is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act. Section 18, Township 26S, Range 24E, MDB&M. Kern County APN: 059-270-01.

APN	Acrest±	Zoning
059-270-01	631.12	A



## SOILS



### California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	60.0%
214	Calflax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	40.0%



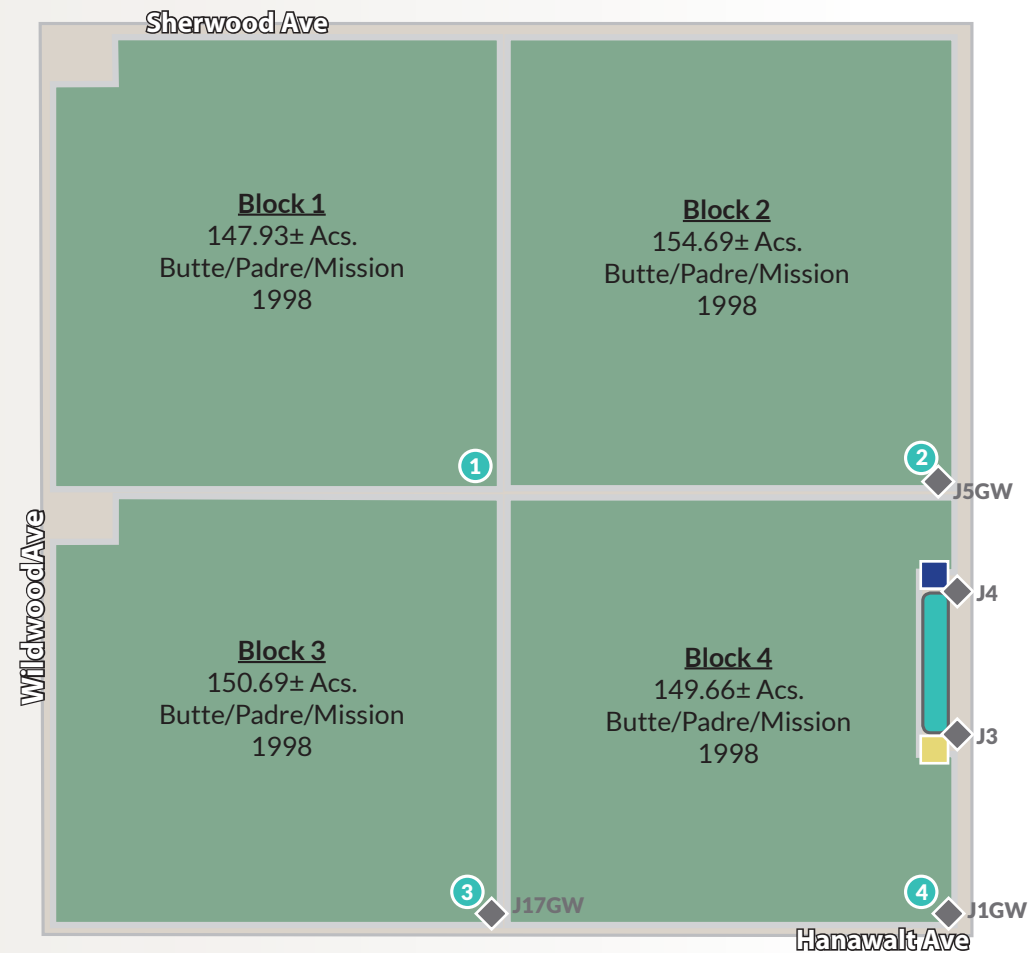
## PLANTINGS / WELLS

**PLANTINGS:** Plantings: The farm was planted in 1998 to 602.97± acres of almonds with the following varieties: 301.45± acres (50±%) are Butte, 200.79± acres (33±%) are Padre, and 100.73± acres (17±%) are Mission. The rootstock is Bright's Hybrid with each block on a 20'x24' spacing.

**PRODUCTION:** The 2020 yield is reported to be 2,933± lbs. per acre average on all varieties. Detailed historical production records are available upon request.

Well	HP	Natural Gas/Elec.	GPM*
1	300	Electric	2,294±*
2	Out of Service	N/A	N/A
3	300	Natural Gas	1,677±*
4	300	Natural Gas	1,758±*

\* As reported on 2-21-2019 pump tests.



- LEGEND**
- Deep Well
  - ◆ District Meter
  - Shop with Filters
  - Shop
  - ▭ Reservoir/Pond



## PROPERTY PHOTOS



### Offices Serving The Central Valley

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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.*