

KERN COUNTY ALMONDS- RANCH 404A

Kern County, California

PRICE REDUCED



995.11± Assessed Acres

- **Well Water and Semi-Tropic WSD Contract Water**
- **Productive Soils**
- **Almonds in Full Production**
- **Income**
- **Tax Benefits**

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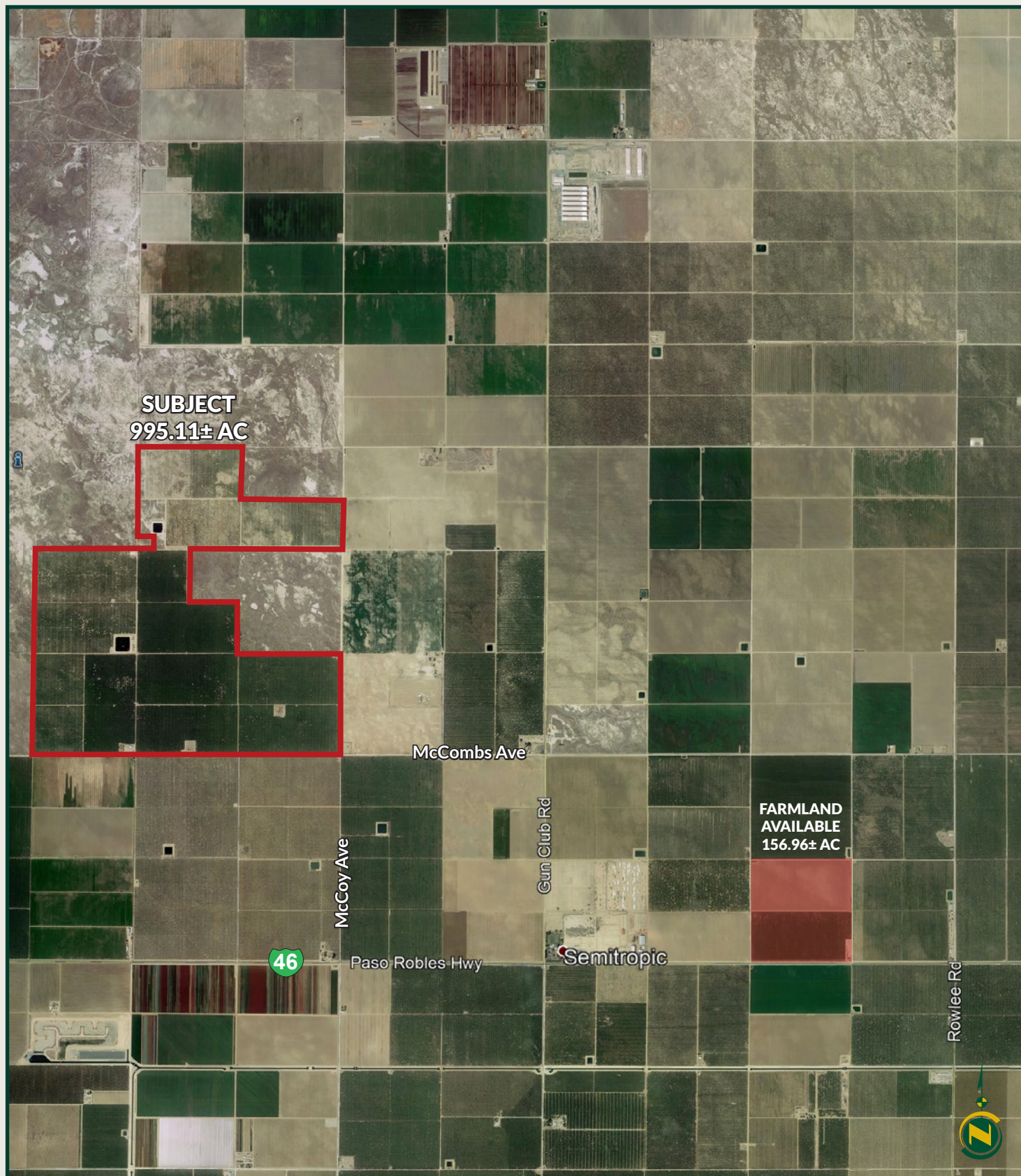
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DRE #00020875

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PROPERTY AERIAL



PROPERTY DETAILS

DESCRIPTION:

This 995.11± assessed acre opportunity is located in the desirable farming area of Wasco, CA. The offering is planted to 797.2± acres of almonds, with 123.60± acres of farmland available to plant. Additionally, there is a fenced equipment yard and a steel framed shop. The property has both contract water from Semi-Tropic WSD and 5 wells. The offering features: Contract water with Semi-Tropic WSD and well water, productive soils, almonds in full production, income, and tax benefits.

LOCATION:

The offering is located on the northwest corner of unimproved McCoy and McCombs Avenue, approximately 8± miles west of Wasco, CA. The property is 1± mile north of Highway 46 on McCoy Avenue, and 1± mile west of Gun Club Road on McCombs Avenue. Approximately 33± miles northwest of Bakersfield, 146± miles north of Los Angeles, and 200± miles south of San Jose.

LEGAL:

The land is zoned A (Exclusive Agricultural), and all but 059-160-56 and 67 are enrolled in the Williamson Act. The east ½ of Section 36, Township 26S, Range 22E, MDB&M, portion of south ½ of Section 30 and portion of east ½ and SE ¼ of Section 31, Township 26S, Range 23E, MDB&M. Kern County, California. APN's: 058-292-16, and 059-160-54, 56 and 67.

SOILS:

41.1±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Ca. Rev. Storie Index, Grade 2-Good.

58.9±% (156) Garces silt loam, Ca. Rev. Storie Index, Grade 4-Poor.

WATER:

The property is irrigated with both contract water from Semi-Tropic WSD and 5 wells. Two wells are equipped with 300HP electric motors and 3 with a 250HP electric motor. The land is located the Semi-Tropic Water Storage District (STWSD), 435.54± acres have 1,524.39± acre feet of contract water entitlement delivered through 3 contract meters (S16, S17 and S18) with the balance of the land having access to 2 temporary service non-contract meter (S16T & S19T). Additionally there

are district pump back devices (S18GW, S16GW, S16TGW). In 2023 STWSD levee's three primary charges; service charge of \$86 per acre foot of entitlement, water charge \$69 per acre foot delivered, and an ET charge. Non-Contracted lands are assessed two primary charges; \$175/\$177/\$179/AF (when available; winter/summer/allocated) and ET charge based on usage. In 2022/23, on behalf of the STWSD the Kern County Tax Collector collected a charge of \$139±/acre with the 2022/23 property taxes for all parcels, except 059-160-67, which is only \$11±/acre. The orchards are irrigated by nicely appointed double line drip system, with 2 reservoirs, sand media filters, Spinklin filter cartridge at small reservoir, electric booster pumps, acid injection system, and gypsum silo at the larger reservoir.

Well	HP	GPM±	Date Tested
404-015	250	1493	12/7/20
404-01N	250	1518	12/7/20
404-06	300	1732	12/7/20
404A-07	300	1493	12/7/20
404-09	250	2063	12/7/20

PRICE AND TERMS:

\$17,900,000 (or \$17,988±/acre) cash at close of escrow. Crop available subject to reimbursement of agreed farming expenses.



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PROPERTY DETAILS CONT'D

PLANTING DETAILS:

Fields	Acres	Planted	Varieties	Spacing
404A 1,3,7	297.8±	2011	50% Non Pareil, 25% Mont, 12% Fritz 12.5% Independence	22'x16'
404A 2,4	191.3±	2005	50% Butte, 50% Padre	22'x15'
404A 5,6	308.1±	2005	50% Butte, 25% Padre, 25% Ruby	22'x15'
Total Almonds	*797.2±			

404-8,9 123.6± Open Farmland
Total farmable 920.80±

*PG&E has removed 3.5± acres under the power lines and will remove another .3± acre after harvest

18.6± Not farmed
55.71± Roads, Reservoirs, Waste
Assessed Acres 995.11±

CROP YIELDS:

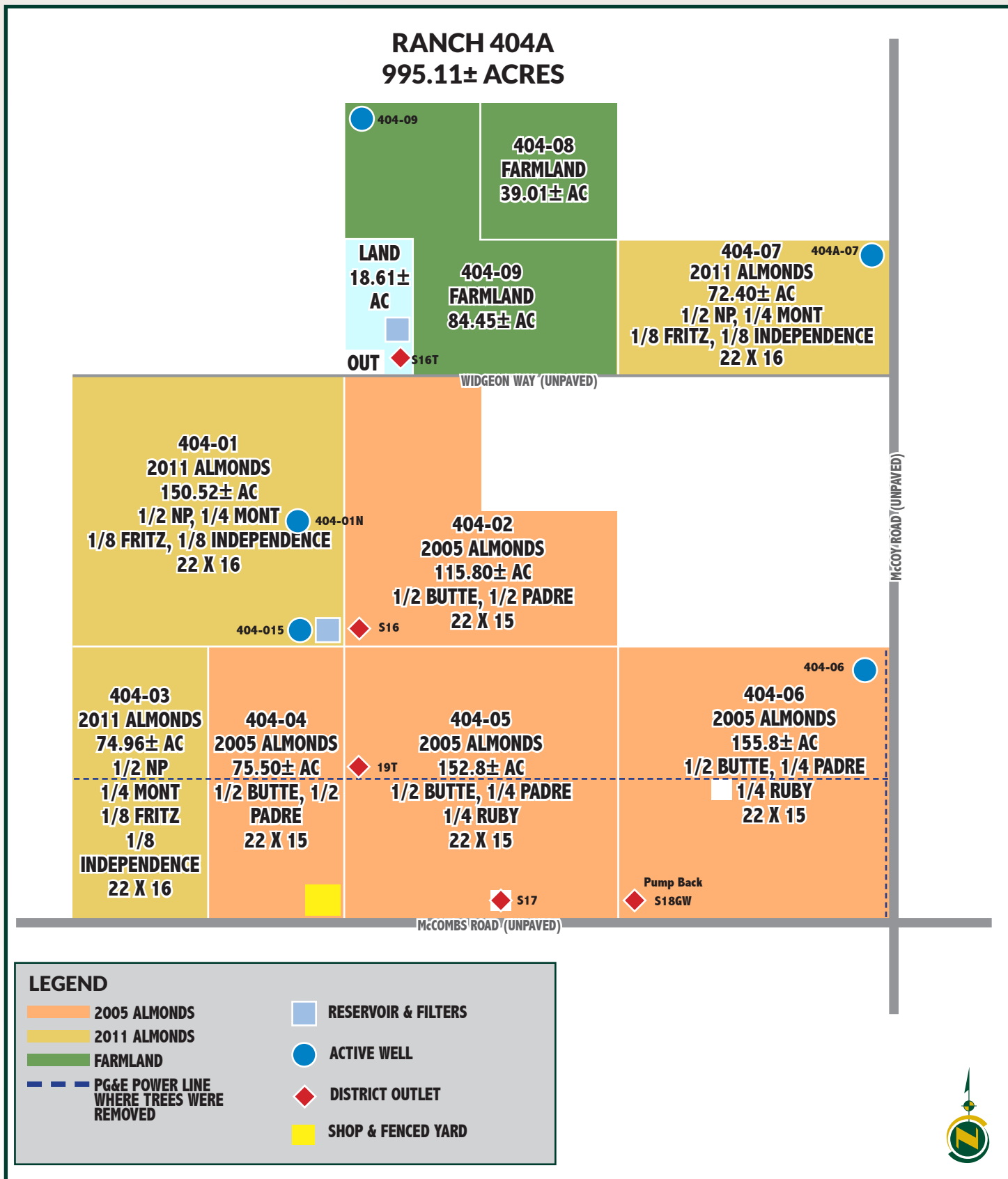
The 4 year yield history is reported to be 2,350± lbs/acre average all on varieties. Detailed production records are available upon submission of offer.



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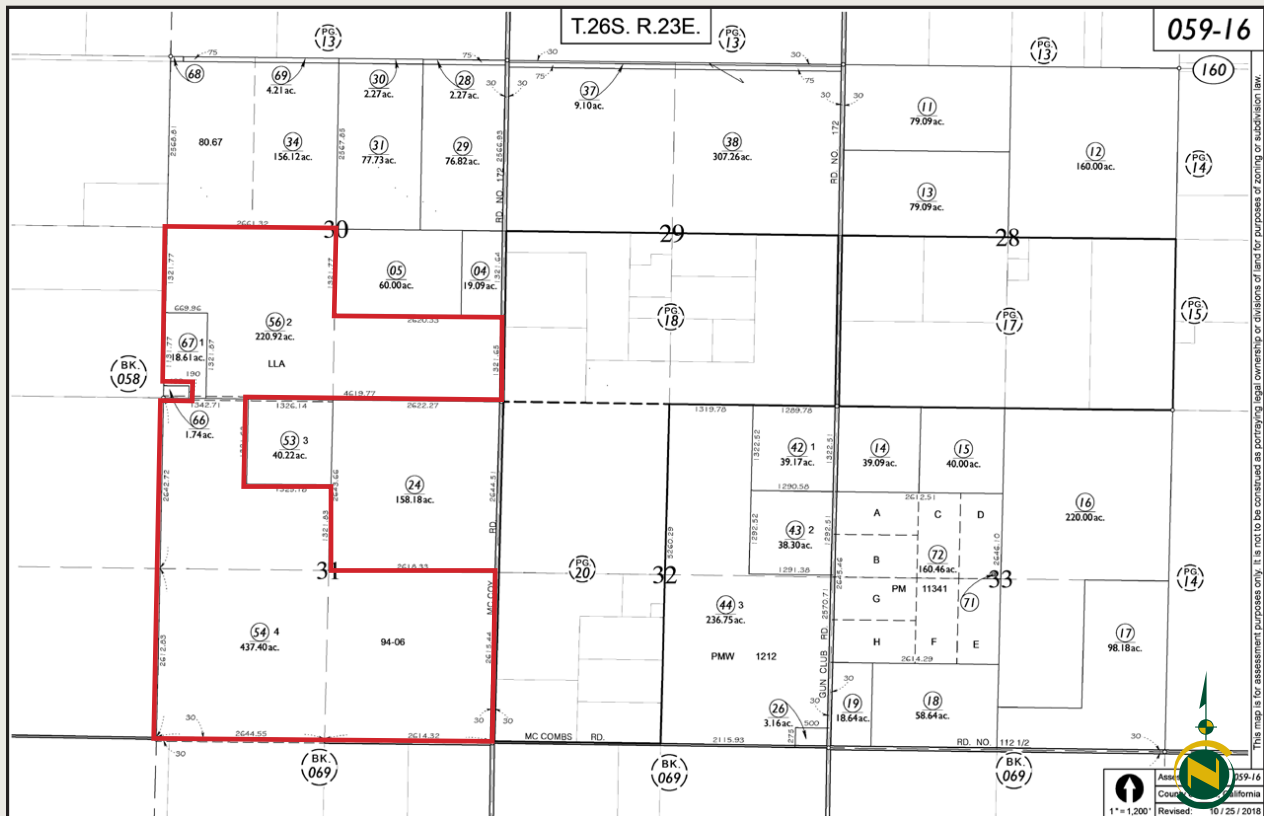
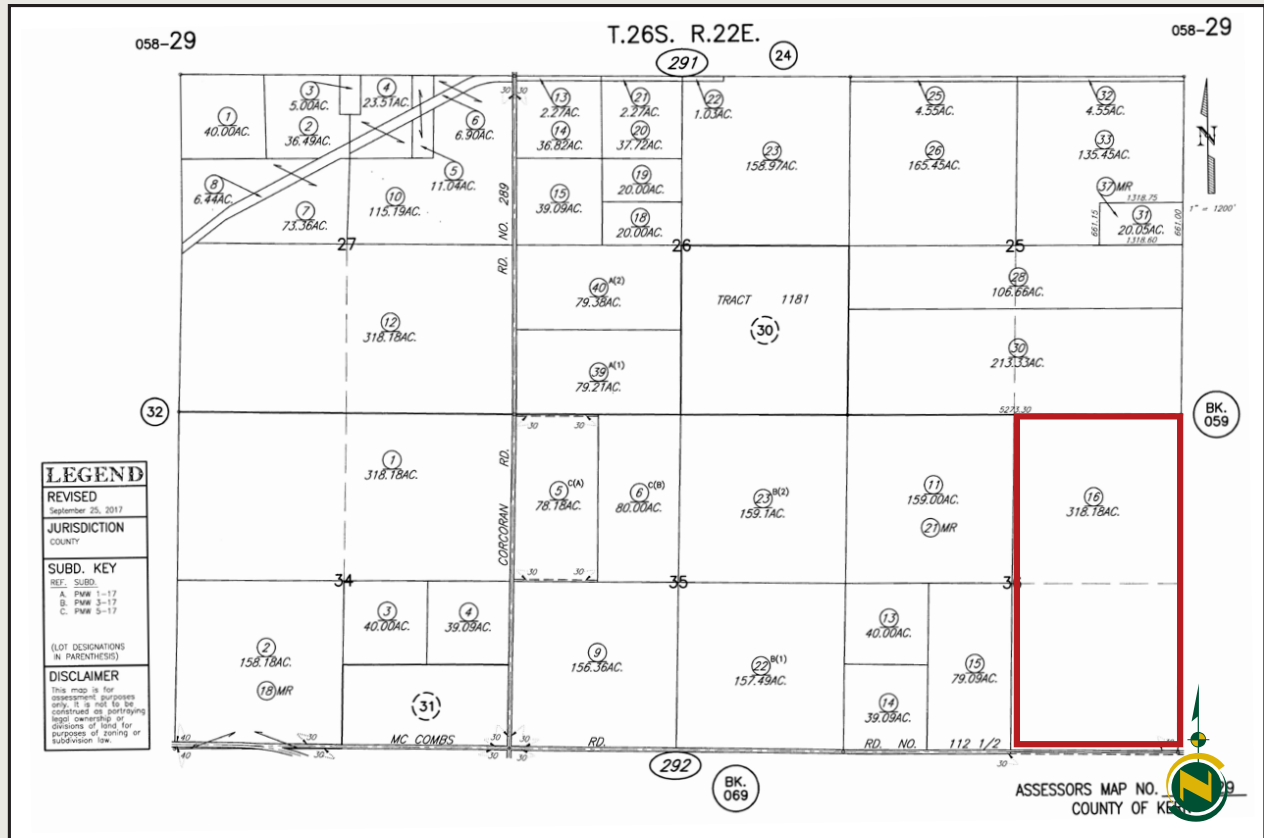
FARM MAP



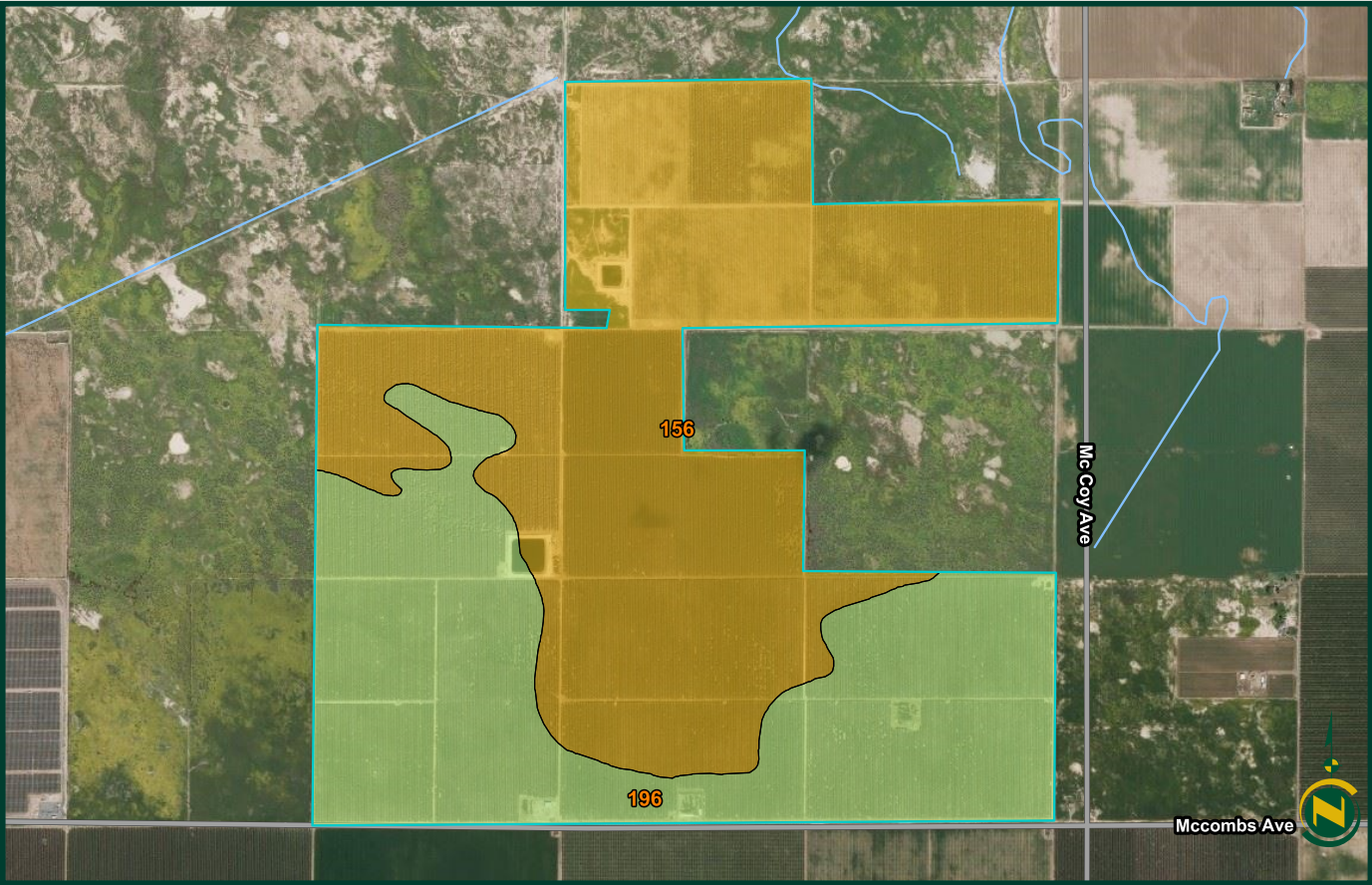
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APN MAPS



SOIL MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	58.9%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	41.1%
Totals for Area of Interest				100.0%

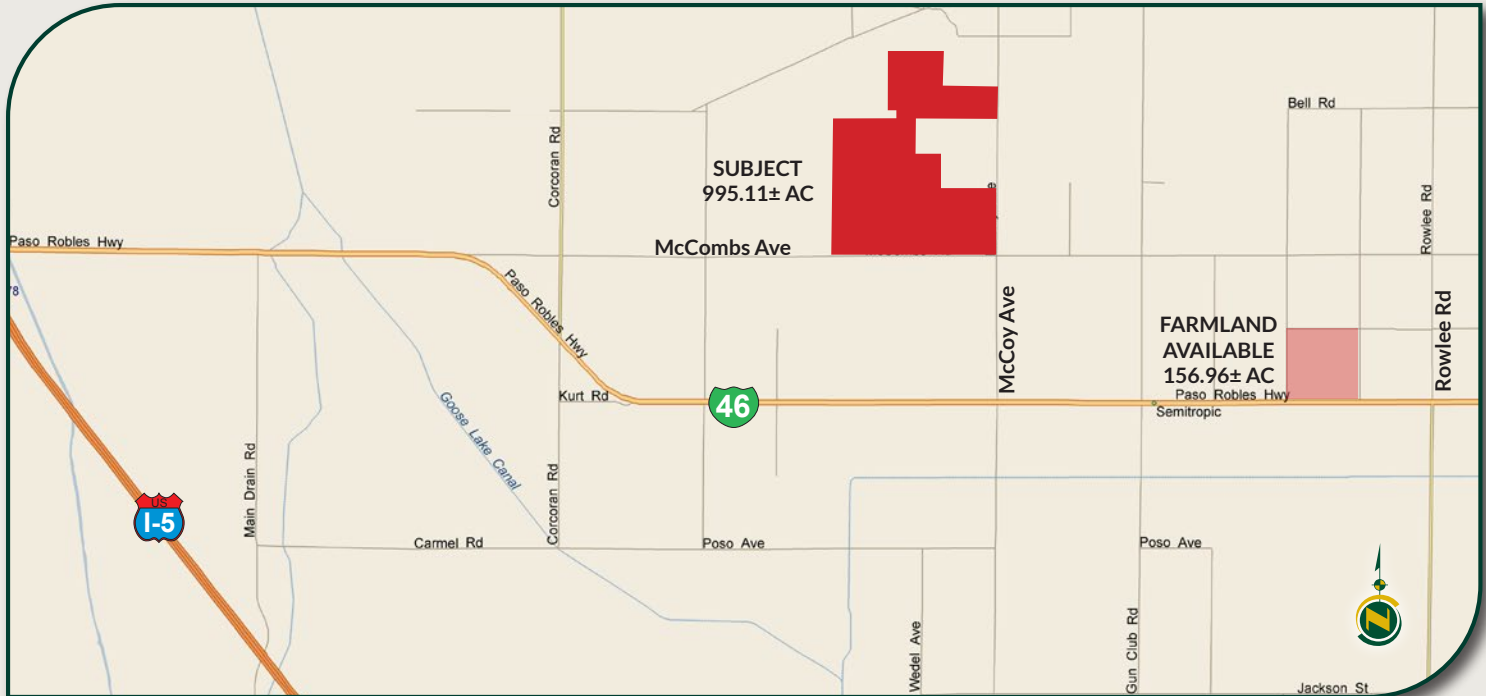


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LOCATION MAPS



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