

161.82±
ASSESSED ACRES

SSJMUD
PISTACHIOS AND ALMONDS
KERN COUNTY, CALIFORNIA

\$4,570,000
(\$28,241±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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PROPERTY
HIGHLIGHTS:

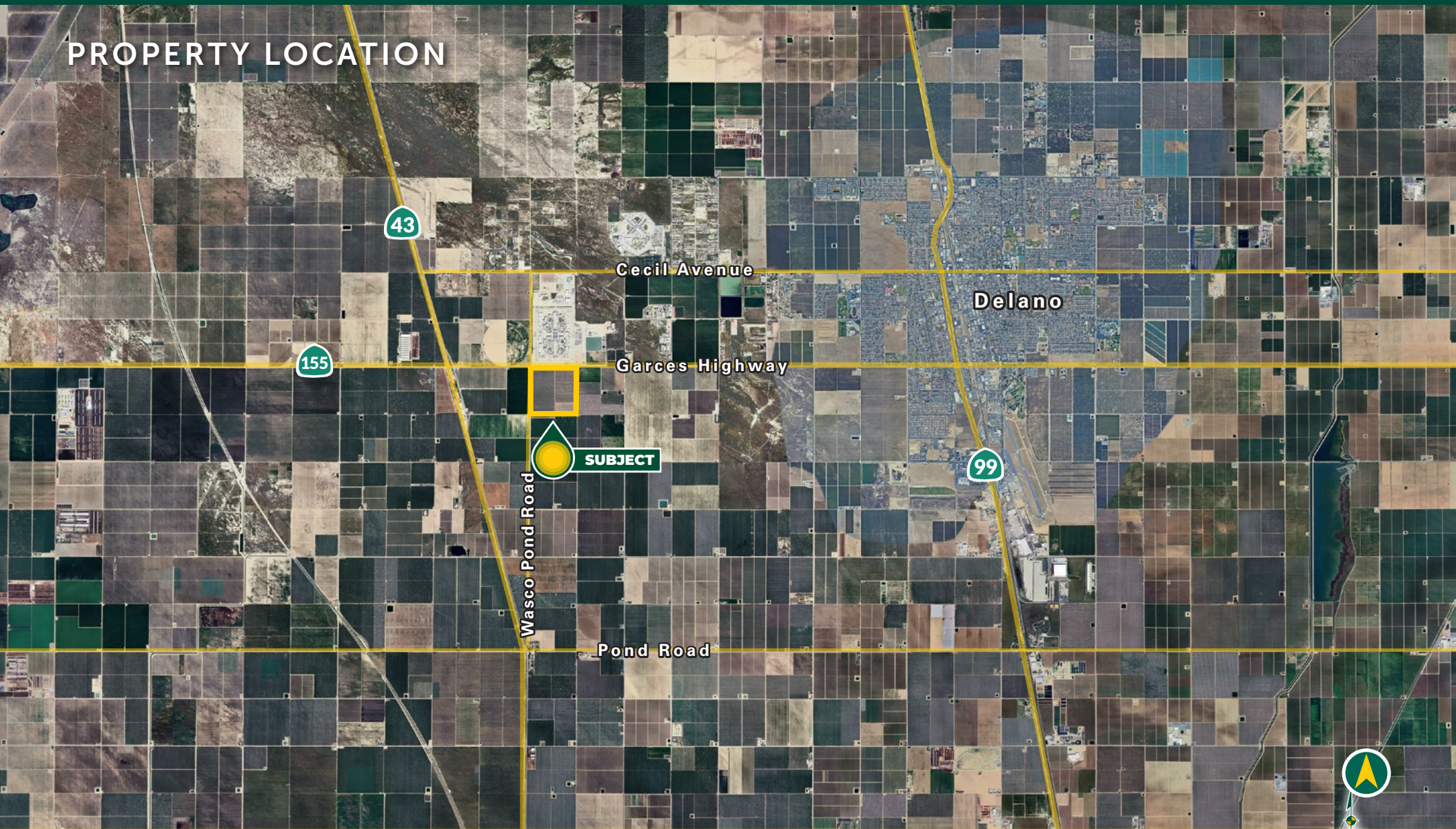
- SSJMUD DISTRICT AND WELL WATER
- GOLDEN HILLS PISTACHIOS
- FULL PRODUCTION ALMONDS
- PRODUCTIVE SOILS
- CITY OF DELANO SPHERE OF INFLUENCE
- TAX BENEFITS

SSJUMD PISTACHIOS AND ALMONDS
KERN COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The property is located on the southeast corner of Garces Highway and Wasco-Pond Road, approximately 2.5± miles west of Delano, 31± miles north of Bakersfield, 146± miles north of Los Angeles and 251± miles south of Sacramento.

DESCRIPTION

This 161.82± acre opportunity is located in the desirable farming area and within the sphere of influence of the City of Delano, CA. The land consists of 80± acres of pistachios and 80± acres of almonds. The surrounding area is farmed to almonds, pistachios, table grapes and field/row crops. This investment opportunity offers; SSJMUD district and well water, Golden Hills Pistachios, full production Almonds, productive soils, sphere of influence of City of Delano, and tax benefits.

ZONING AND LEGAL

The land is zoned A (exclusive Agriculture) and is enrolled in the Williamson Act. The property is in the sphere of influence of the City of Delano. The adjoining land to the north, south and west are zoned CF (Community Facilities). NW ¼ of Section 18 Township 25S, Range 28E, MDB&M. APN # 520-170-01.

PLANTINGS

Acres	Crop	Varieties	Spacing	Root Stock	2022 Yield	2023 Yield	2024 Yield
60±	Pistachios (2013)	Golden Hills	20x16	UCB1	2,989±	4,532±	2,940±
20±	Pistachios (2020)	Golden Hills	20x16	UCB1	-	-	-
80±	Almonds (2018)	NP/Mont/Ald	22x16	Hansen	1,887±	2,582±	2,546±
1.82±	Roads, Reservoir, Waste						
161.82±	Assessed Acres						

*Yields are represented from the Sellers summary, detailed notes are available per request

SOILS

- 63.3±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Irrigated Capability Class Rate 1
- 24.6±% (214) Calflax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17, Irrigated Capability Class Rate 2
- 12.1±% (158) Garces silt loam, hard substratum, Irrigated Capability Class Rate 3

WATER

The land is irrigated by both district and well water. The property is in Southern San Joaquin Municipal Utility District (SSJMUD) and receives contract water from meter #2-15-3. In 2025 SSJMUD collected the following: water cost of \$125/acre foot, this property is not subject to any lift charges. The wells are equipped with a 300HP and 150HP electric motors. The orchard is irrigated through a nicely appointed drip irrigation system, 50HP booster pump and 7 media filters, all pumped from the reservoir. In the 2024/25 tax year the Kern County tax assessor collects \$98.17±/assessed acre on behalf of SSJMUD with the property taxes.

PRICE/TERMS

\$4,570,000 (or \$28,241±/acre) cash at close of escrow, plus reimbursement of any 2026 farming expenses. The 2025 crop is excluded from sale.



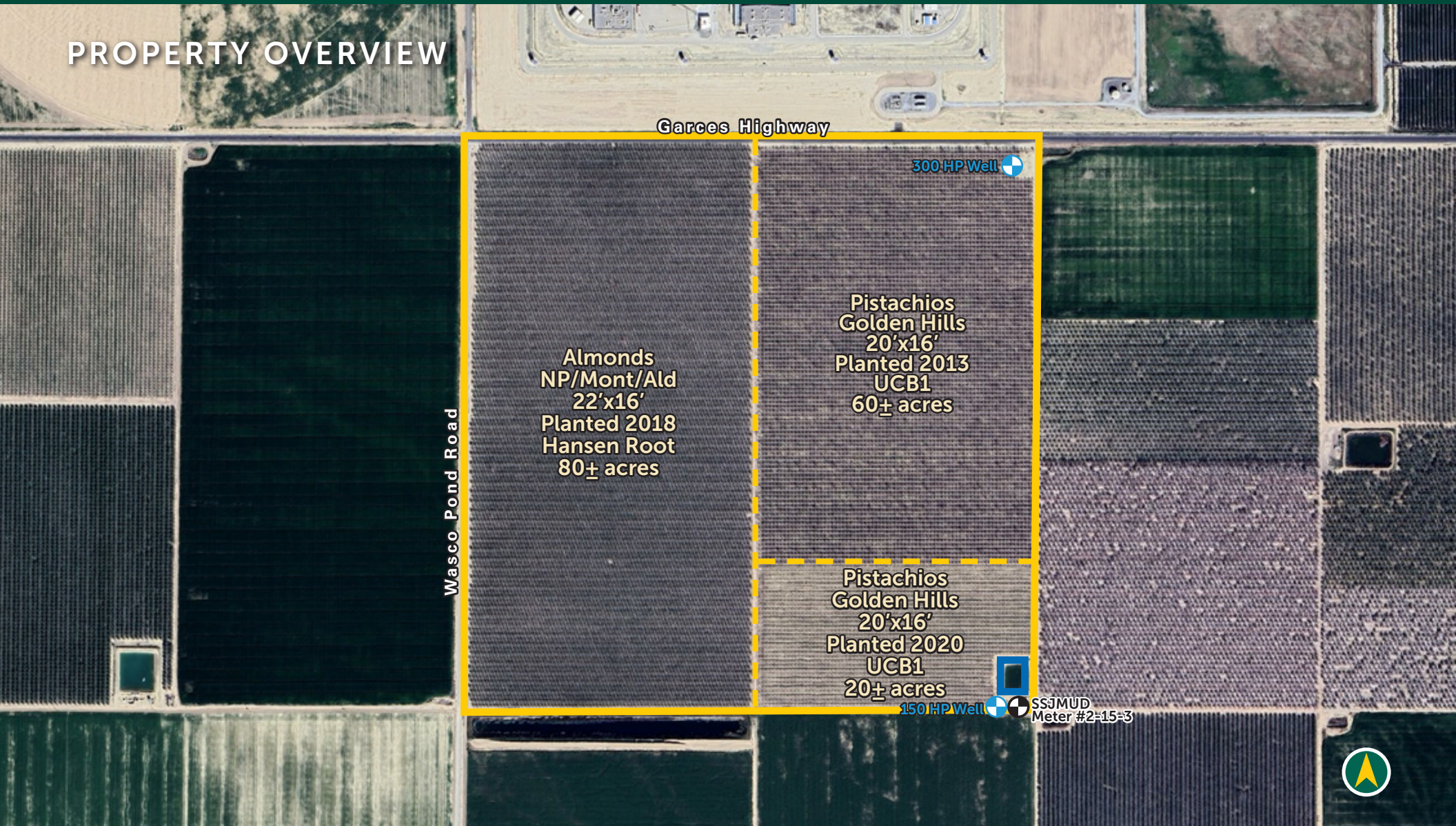
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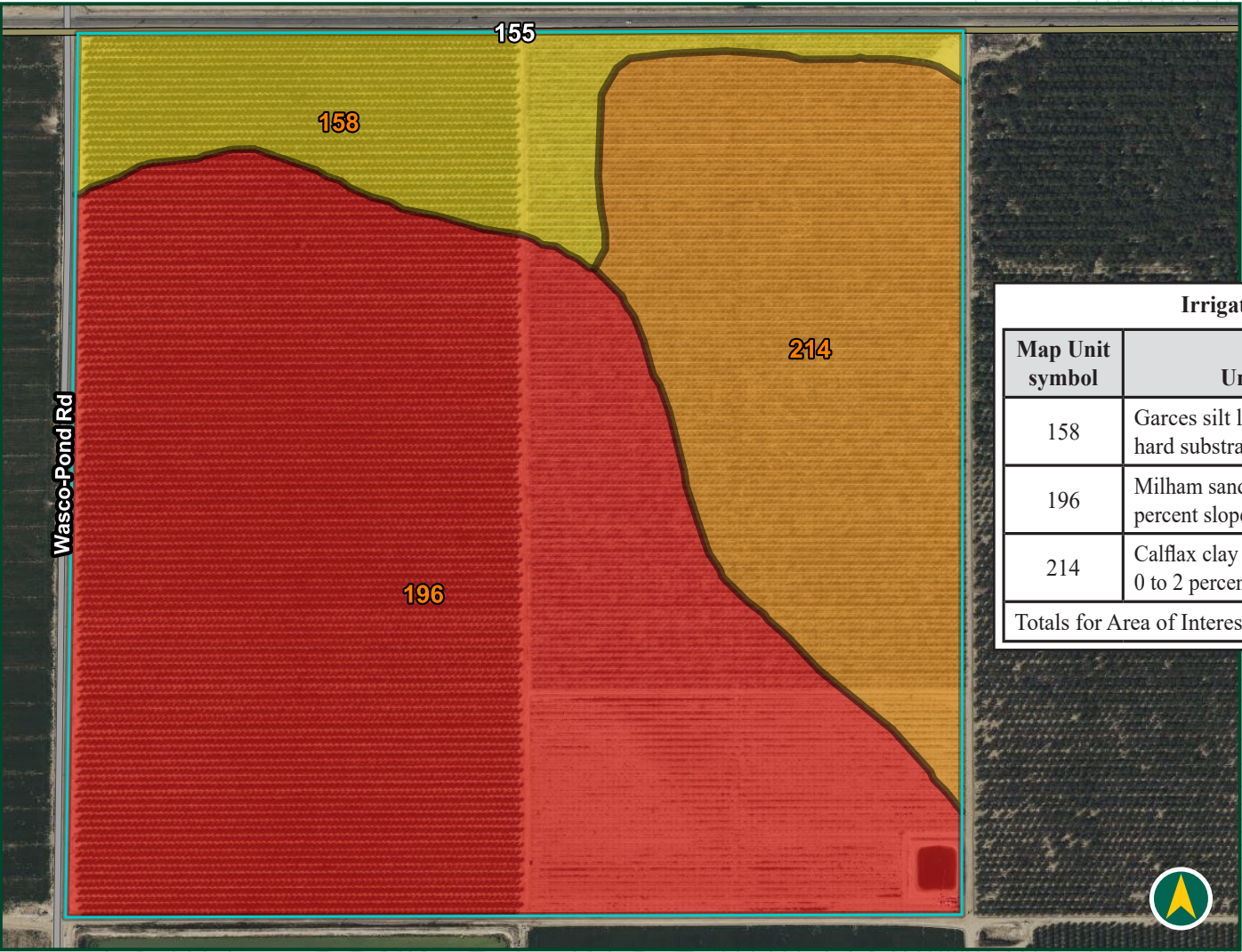
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PROPERTY OVERVIEW

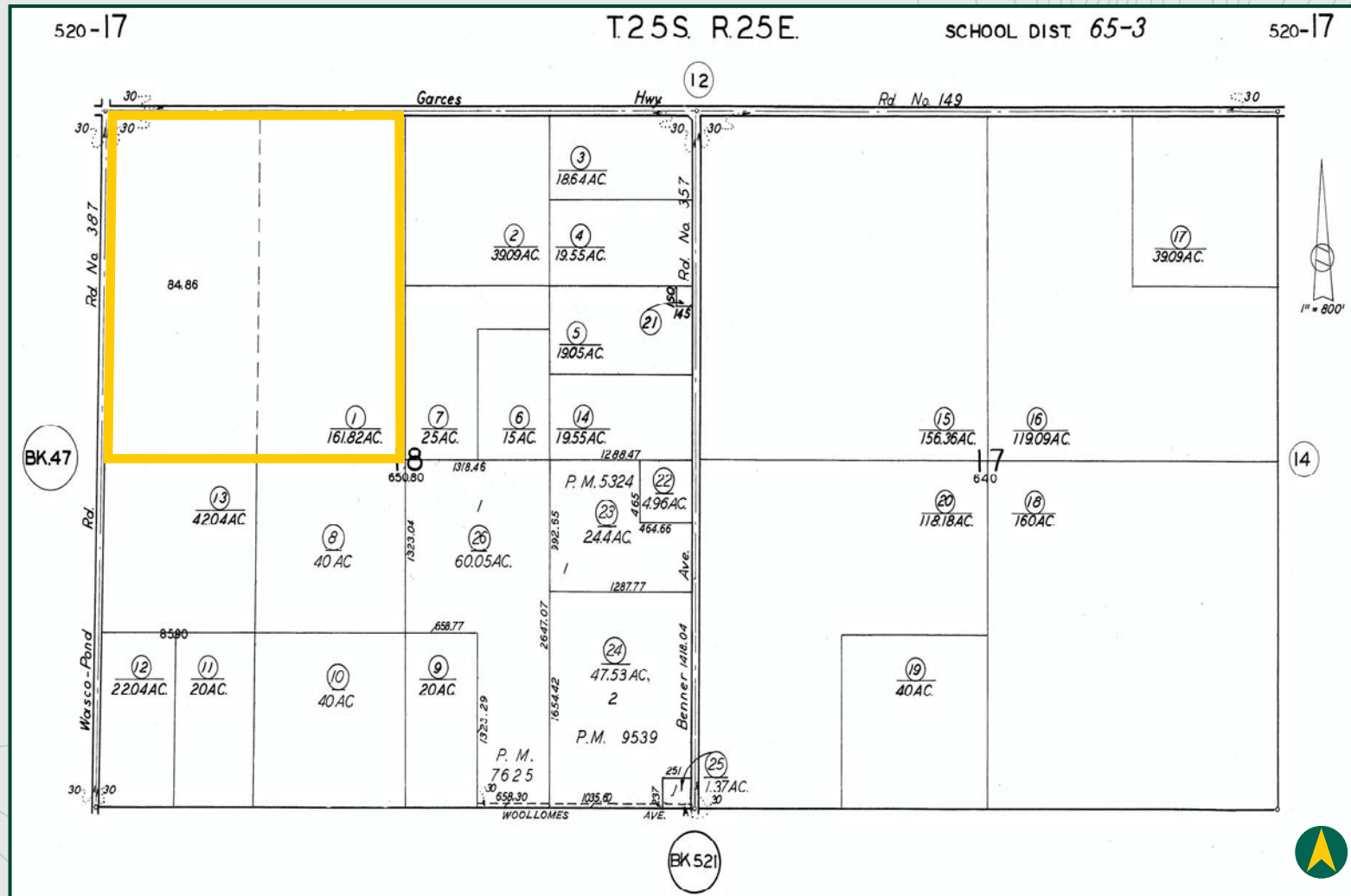


SOIL MAP



Irrigated Capability Class			
Map Unit symbol	Map Unit Name	Rating	Percent AOI
158	Garces silt loam, hard substratum	3	12.1%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	1	63.3%
214	Calflax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17	2	24.6%
Totals for Area of Interest			100.0%

PARCEL MAP



PROPERTY PHOTOS



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