



Wasco, California Almond Orchard **FOR SALE**

215.91 Acres ■ Kern County, CA



Property Highlights

- Mature Orchard
- Class I Soils
- Desirable Growing Area

Michael T. Anchordoquy, AAC ■ Principal ■ 661 616 3577 ■ manchor@asuassociates.com ■ CA RE #01380986

Scott A. Underhill, CRX, SCLS ■ Principal ■ 661 706 9312 ■ scott@asuassociates.com ■ CA RE #00785728

11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

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Property Profile

Location	The property consists of two separate ranches within ½ mile of each other. 138.64 gross acres are located along the west line of Dresser Avenue, ½ mile north of Merced Avenue. 77.27 acres are located along the west line of Leonard Avenue ¾ mile north of Merced Avenue. Both ranches are approximately 2.5 miles southwest of the City of Wasco and 5 miles northwest of the City of Shafter.			
Size	Schofield Ranch	138.64 Acres		
	Leonard Ranch	<u>77.27 Acres</u>		
	Total	215.91 Acres		
Kern County Assessor Parcel Numbers	Schofield Ranch	071-190-05	119.09	
		071-190-07	19.55	
	Leonard Ranch	071-170-02	77.27	
Legal Description	The North 1/2 of the Northeast 1/4 of Section 33 T.27S R.24E. Portion of the Northwest 1/4 of Section 32 T.27S R.24E.			
Zoning	“A” – Exclusive Agriculture. The property is enrolled in the Williamson Act.			
Plantings	Variety	Acres	Year Planted	Spacing
Schofield Ranch	Butte/Padre	75±	2006	18’ x 24’
	NP/Monterey/Fritz	55±	2006	18’ x 24’
Leonard Ranch	NP/Monterey/Fritz	75±	2005	16’ x 24’
	Total Acres	205±		
Production	Contact listing agent for production history			
Water	The property lies within the boundaries of the Semitropic Water Storage District with both ranches located in the Intermittent Surface Water Area. Each ranch has a turnout to receive water identified as L-154 for the Schofield Ranch and P-142 for the Leonard Ranch. The Leonard Ranch has a deep well equipped with a 75 hp electric motor with water distributed through a filter station and fan jet irrigation system. The Schofield Ranch has a deep well equipped with a 100 hp electric motor. A reservoir with a 60 hp electric booster pump and filter station distributes water utilizing a fan jet irrigation system.			
Sustainable Ground Water Management Act (SGMA)	SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found a the California Department of Water Resources Sustainable Groundwater Management Act Portal – https://sgma.water.ca.gov/portal .			
Soils				
Schofield Ranch	Kimberlina Fine Sandy Loam, 0-2 % Slopes, MLRA 17, Class I Milham Sandy Loam, 0-2% Slopes, MLRA 17, Class I Panoche Clay Loam, 0-2% slopes, Class I Garces Silt Loam, Class III			
Leonard Ranch	Kimberlina Fine Sandy Loam, 0-2 % Slopes, MLRA 17, Class I			
Improvements	The Schofield Ranch includes a wood frame pole barn.			
Asking Price	\$5,459,120 (\$25,284 per gross acre). All cash or terms acceptable to the Seller. 2020 almond crop is available with reimbursement of cultural costs incurred up to the close of escrow.			

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Property Photos



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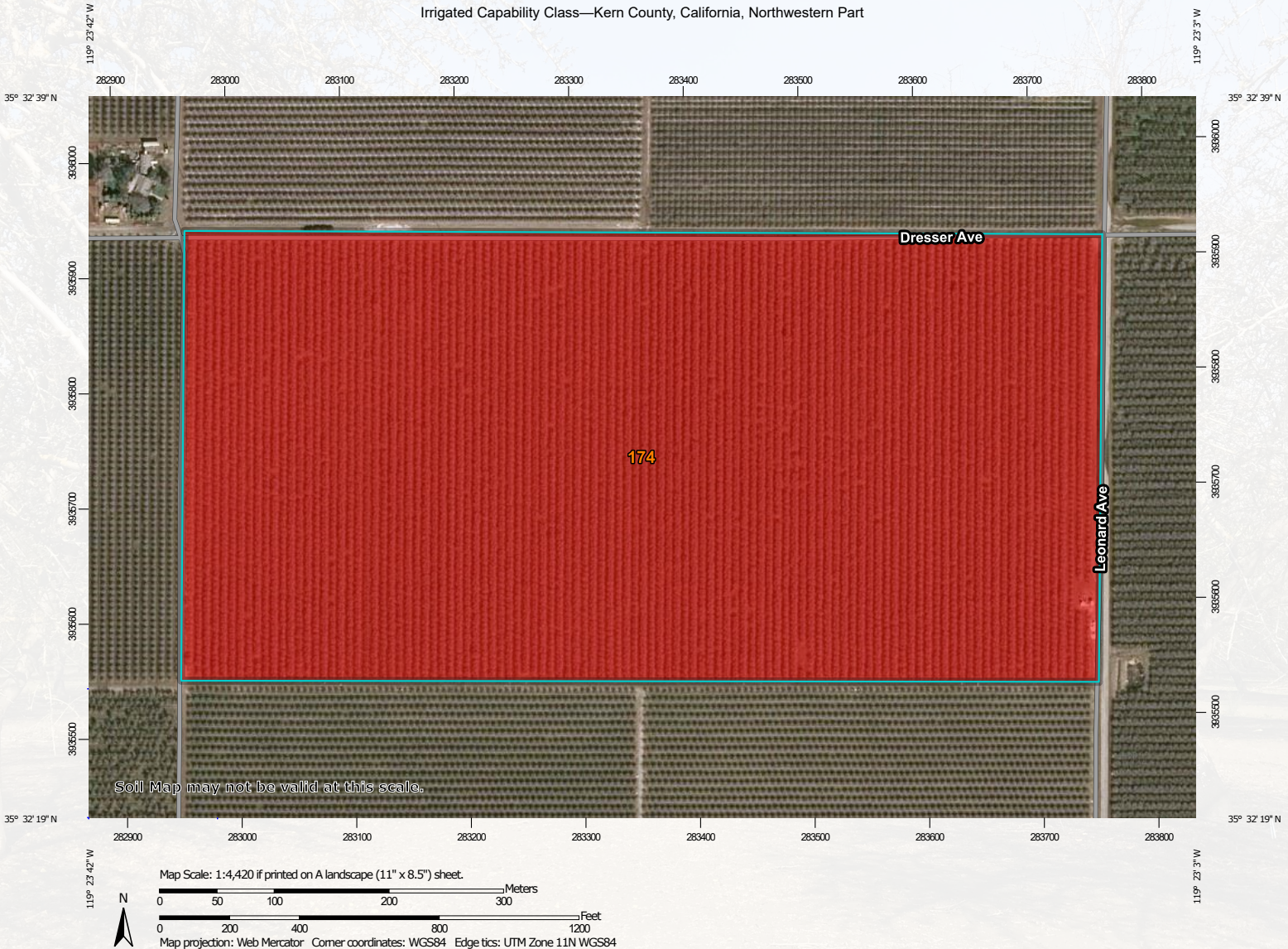
Ranch Map



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Soils Map - APN 071-170-02



USDA
Natural Resources
Conservation Service

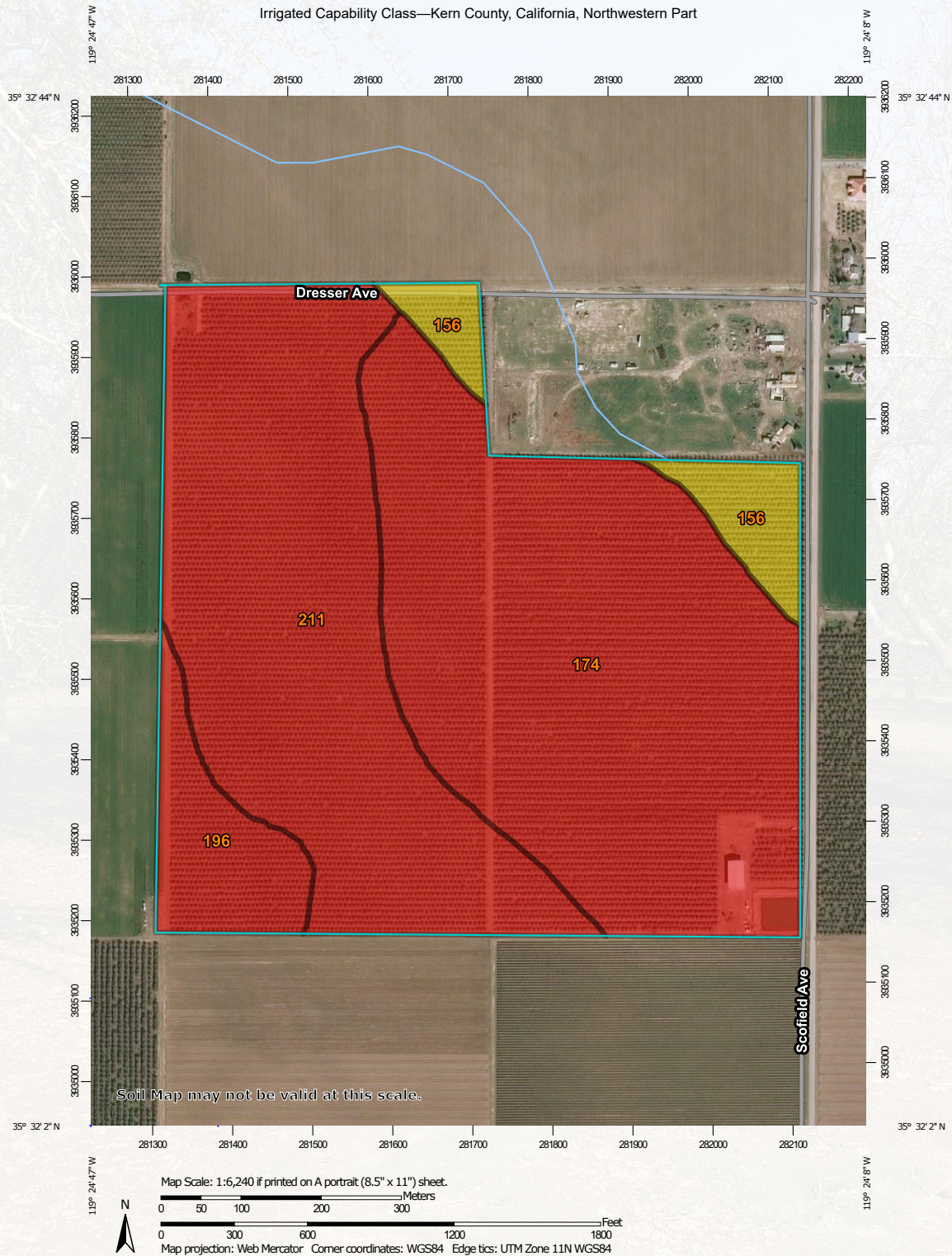
Web Soil Survey
National Cooperative Soil Survey

12/5/2019
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Soils Map - APN 071-190-05 and 07



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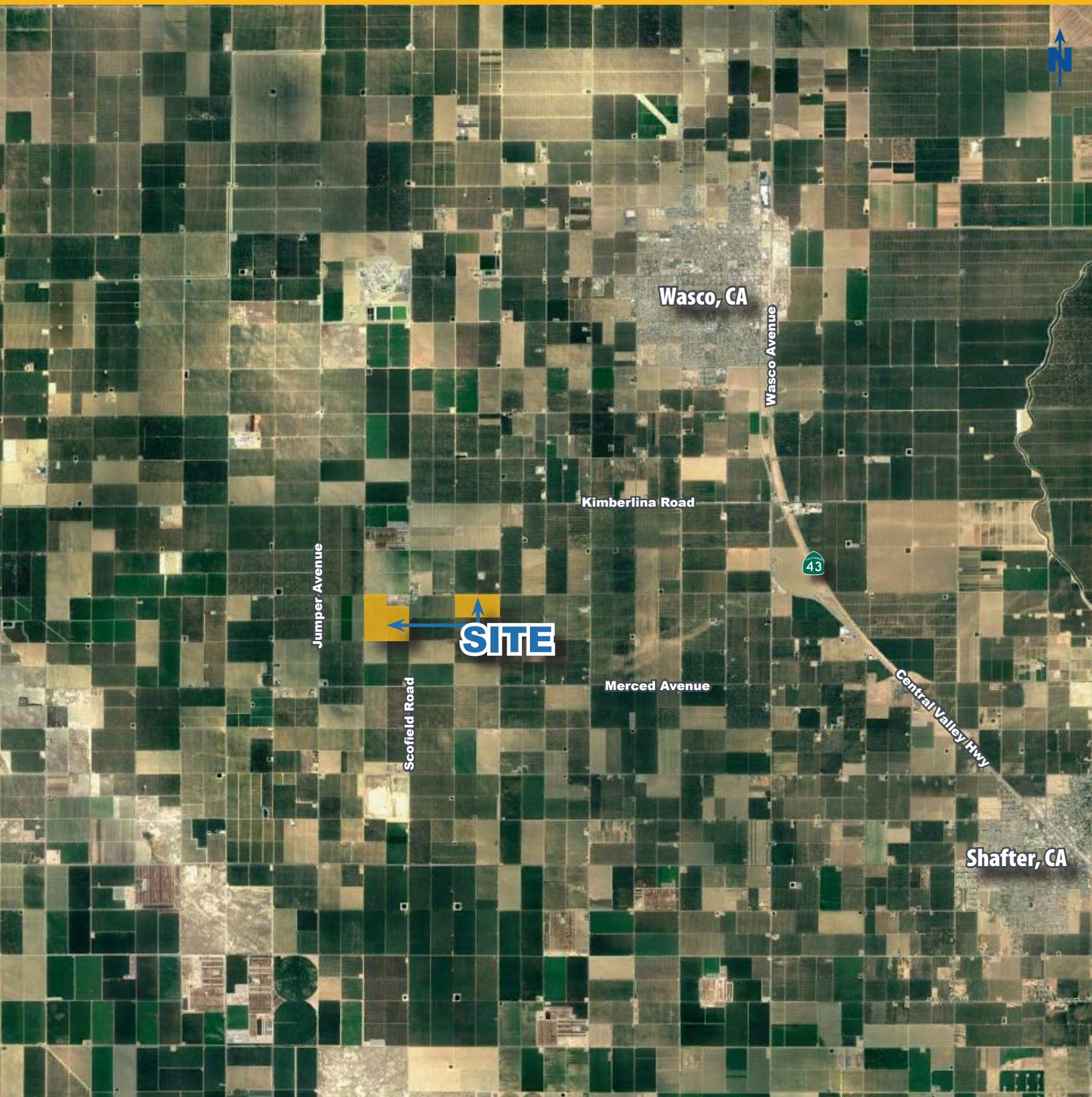
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Aerial Map



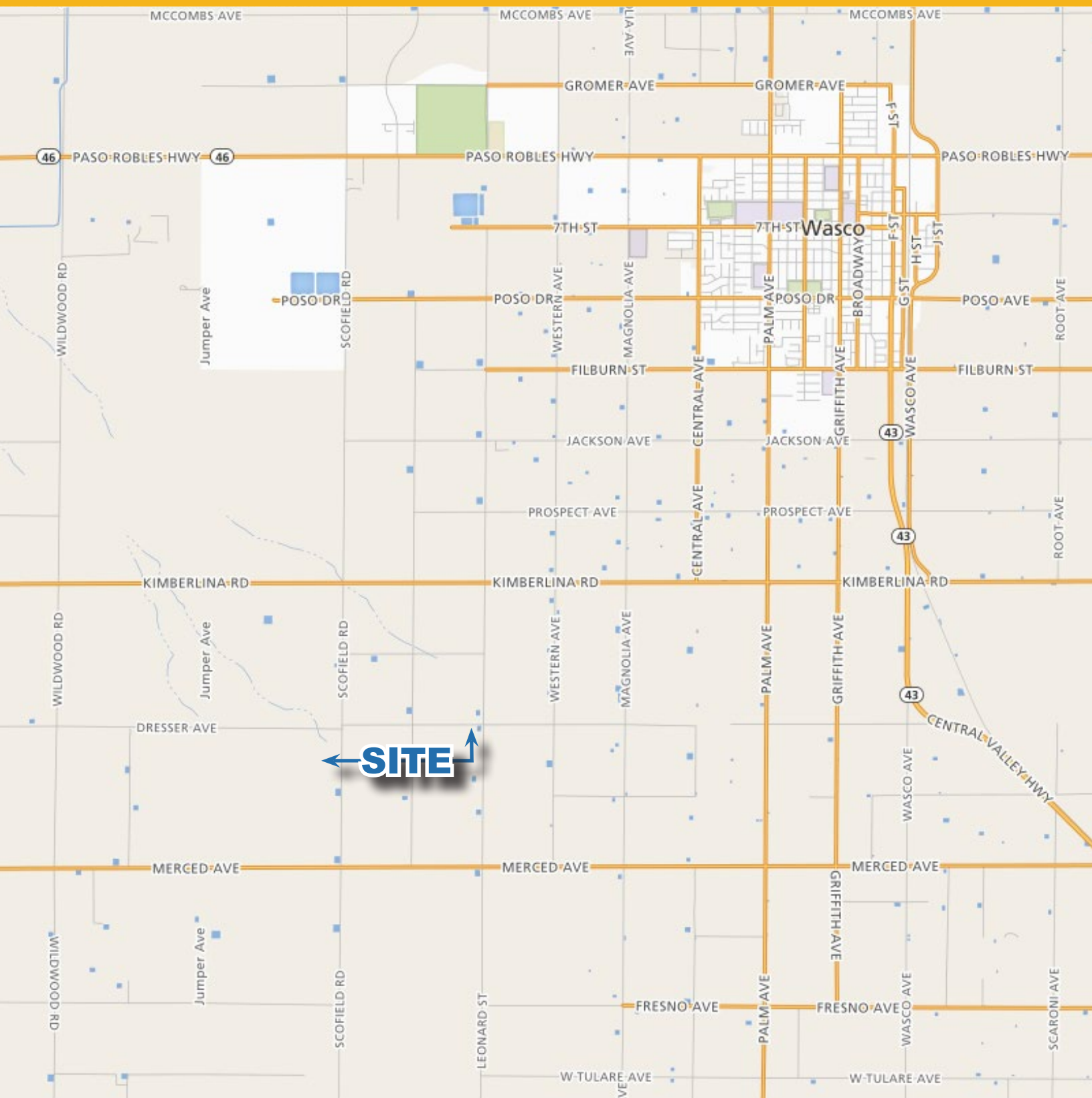
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