



Wheeler-Ridge Almond Orchard **FOR SALE**

367.5 Acres ■ Kern County, CA

Property Highlights

- Two sources of water
- Mix of young and mature plantings



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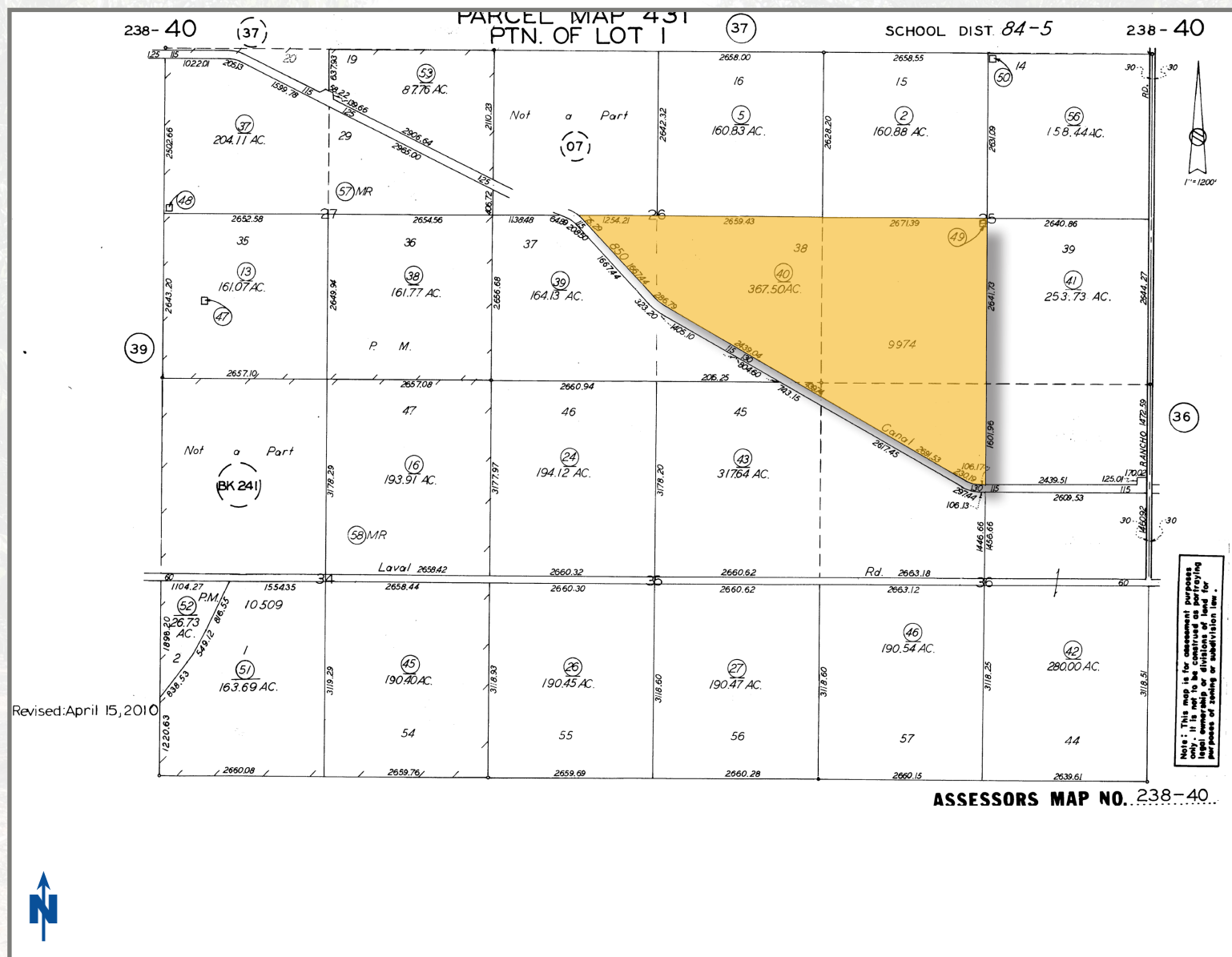
Property Profile

Location	The property is located approximately ½ mile west of Rancho Road and ½ mile north of Laval Road at the southern end of the San Joaquin Valley in Kern County, California.		
Size	367.5 Gross Acres.		
Kern County Assessor Parcel Numbers	238-400-40		
Legal Description	Lot 38 of Parcel Map 9974		
Zoning	A – Exclusive Agriculture		
Plantings	Variety	Acres	Age
	NP, Monterey, Fritz	90	3± Years
	Monterey, Sonora, Fritz	275	20± Years
Water	The properties lies within and receives water from the Wheeler Ridge – Maricopa Water Storage District via three (3) turnouts located on the property identified as B23, C13, and C9. The property has a contract to receive 1,042 acre feet of water at 100% allocation. In addition, there is one (1) deep well located on the property equipped with a 300 hp electric motor. A new reservoir and new filter system with a 100 hp electric booster pump distributes water throughout the orchard. The younger trees are irrigated utilizing a dual line drip irrigation system and the older trees utilize a solid set sprinkler system.		
White Wolf Sub Basin	The property is located in the Whitewolf Sub Basin GSA. Additional information can be found at www.whitewolfgsa.org		
Soils	Premier Sandy Loam, 0-2% Slopes, Class II Whitewolf Loamy Sand, 0-2% Slopes, Class III		
Improvements	A small fenced yard area is located in a southern portion of the property.		
Asking Price	\$9,187,500 or \$25,000 per acre. All cash or terms acceptable to the Seller. 2020 almond crop is available with reimbursement of cultural costs up through the close of escrow.		

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Assessor's Parcel Map



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Property Photos



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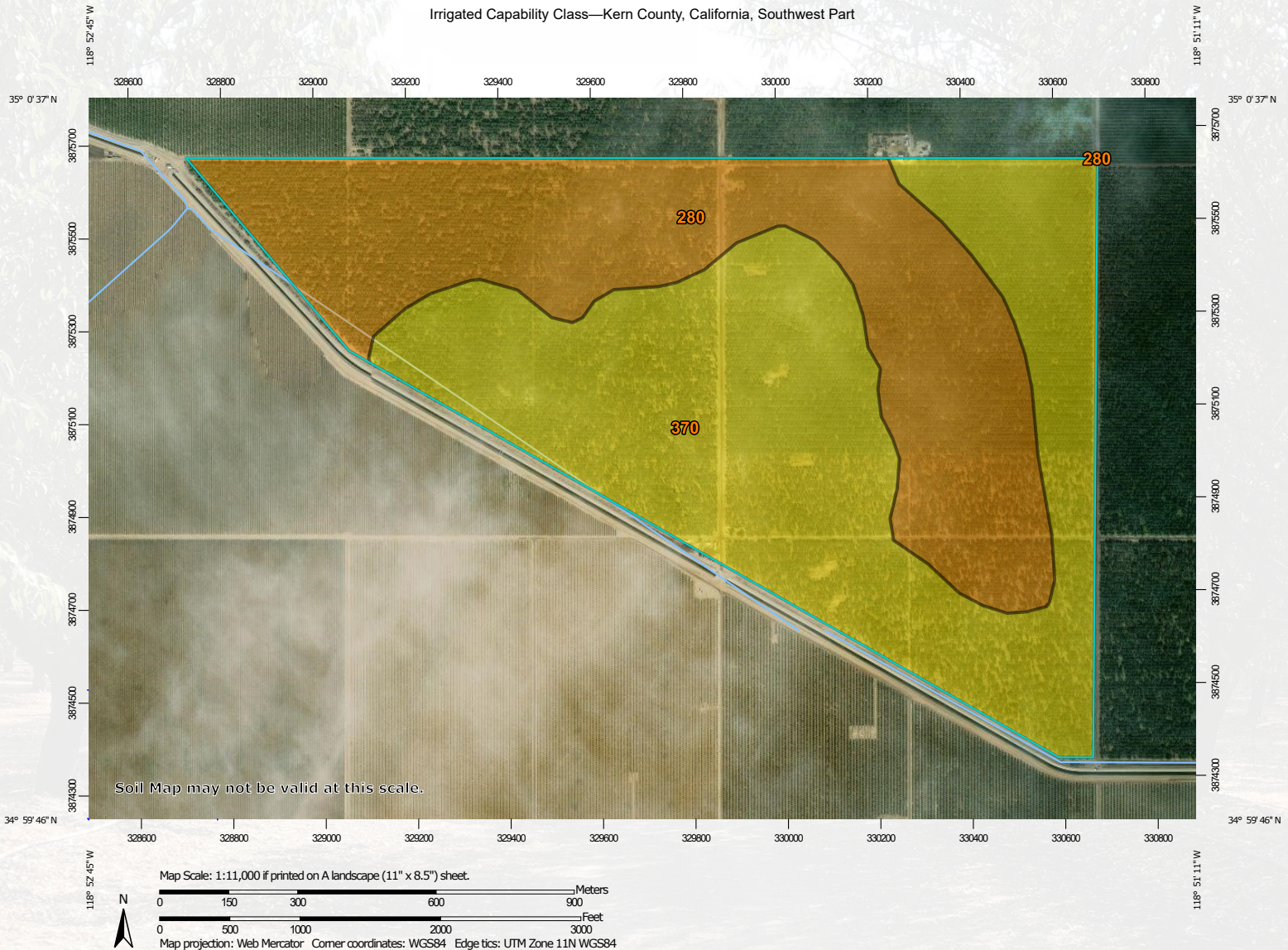
Ranch Map



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Soils Map



USDA
Natural Resources
Conservation Service

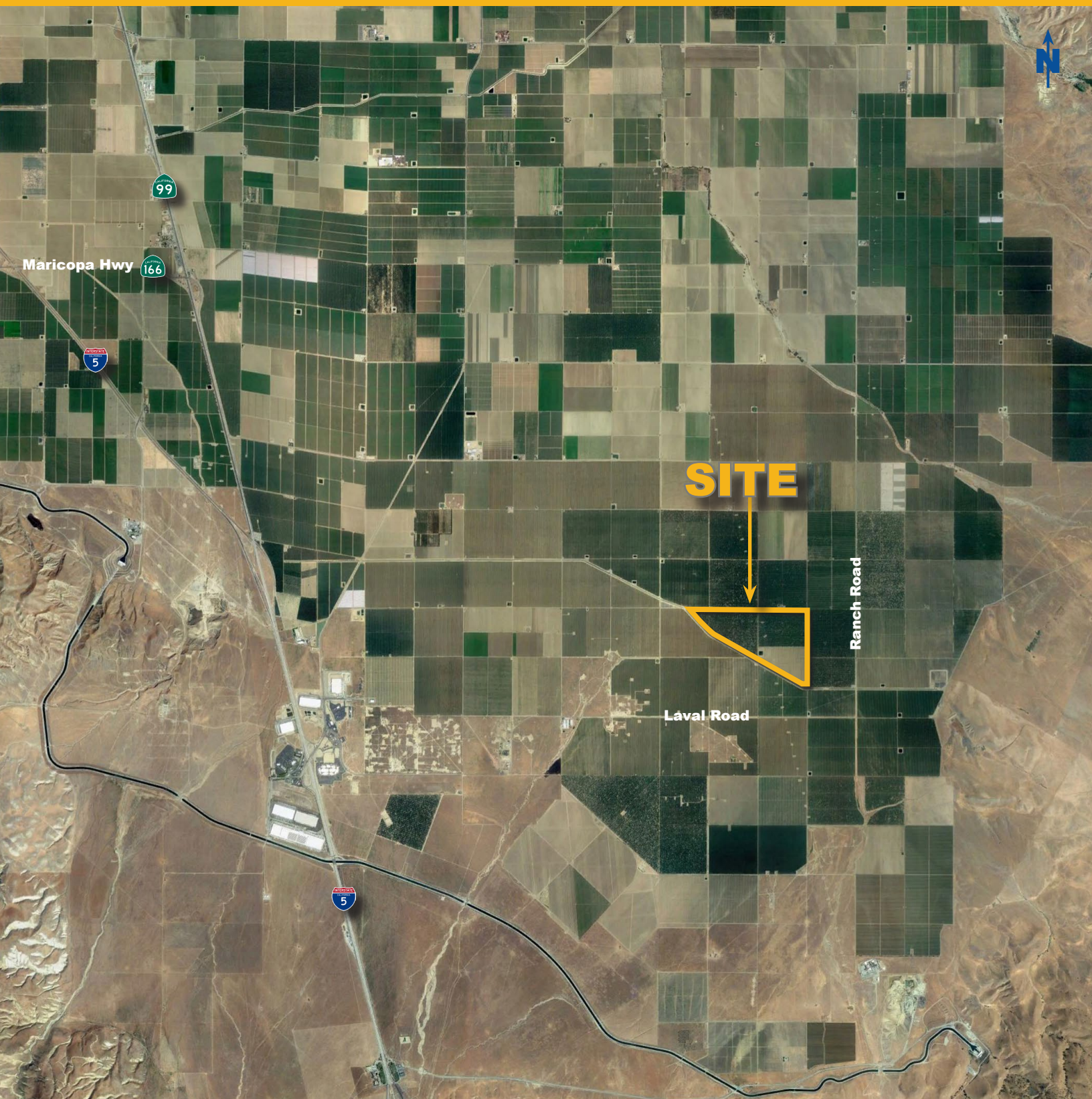
Web Soil Survey
National Cooperative Soil Survey

3/30/2020
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Aerial Map



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Location Map

