

# WASCO ALMONDS GOLDEN BEAR RANCH

959.54± acres  
Kern County, CA

**\$14,632,985**  
(\$15,250 per acre)

**PRICE REDUCED**



- Well Water & Semi-Tropic WSD Non-Contract Water
- Pump Back Meters Into Semi-Tropic WSD
- Nicely Appointed Reservoirs and Enclosed Filter Stations
- Predominately Grade 1 Soils
- Investment Offers Income & Tax Benefits
- Desirable Almond & Pistachio Growing Area

EXCLUSIVELY PRESENTED BY:



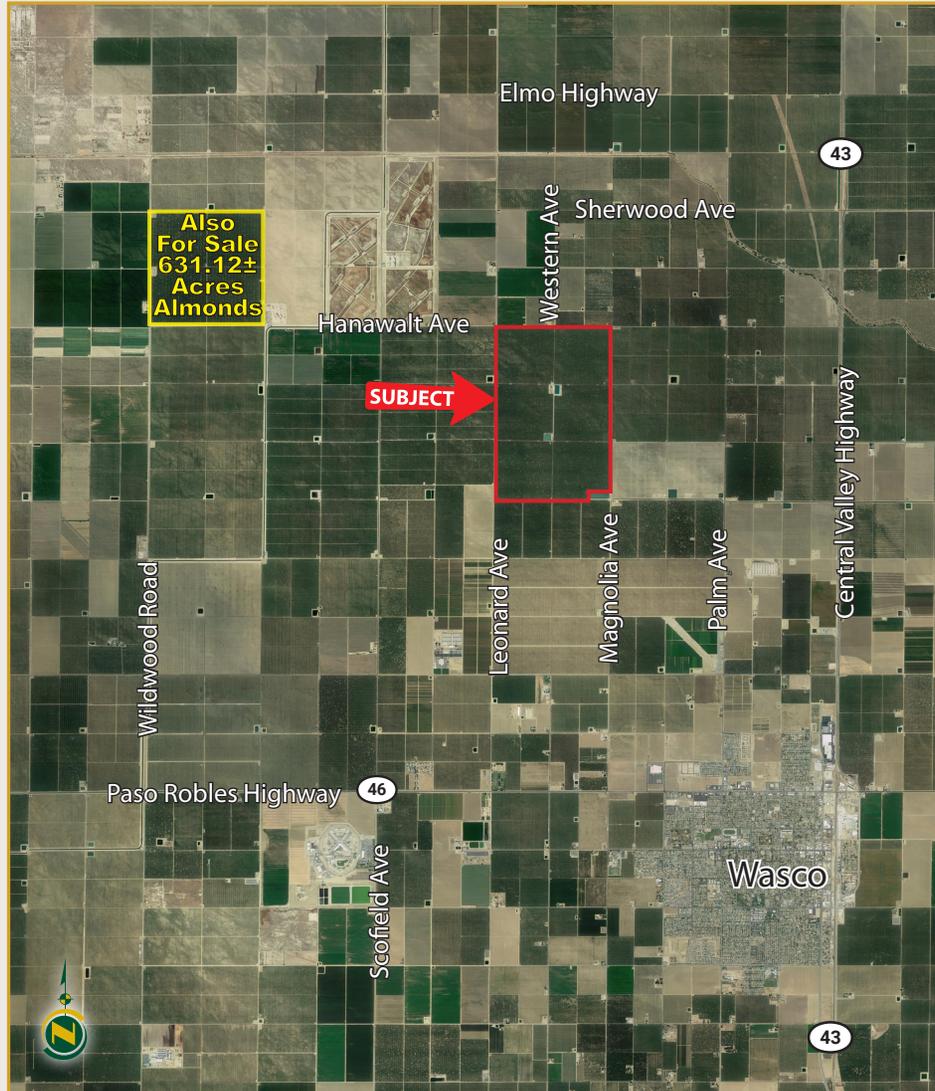
**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES

CA DRE# 00020875

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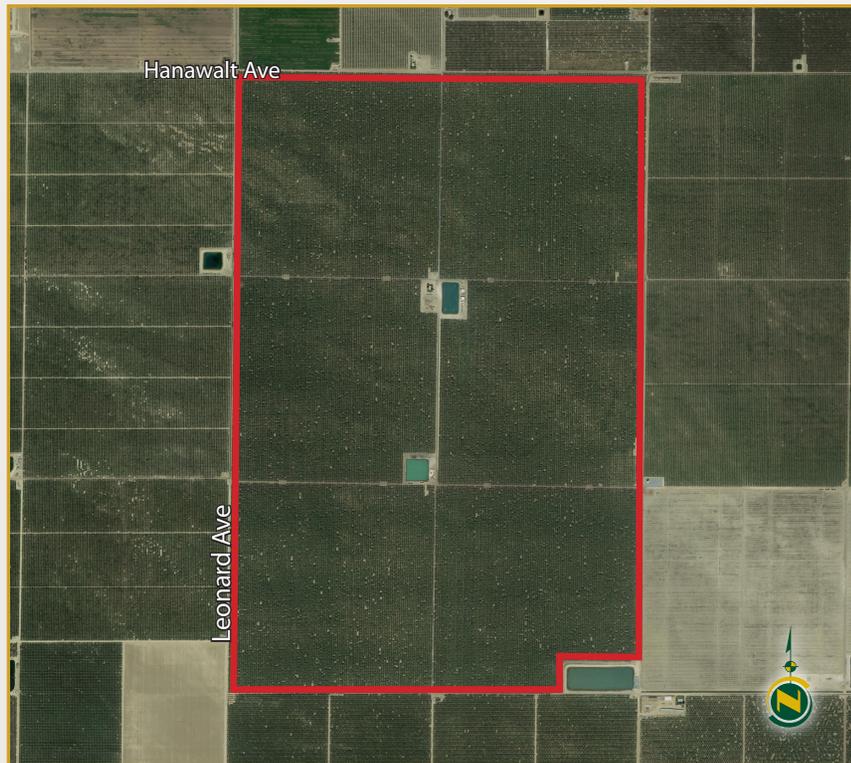
## LOCATION

The Southeast corner of Leonard and Hanawalt Avenues. Approximately 2.5± miles northwest of the City of Wasco and 33± miles northwest of the City of Bakersfield. The physical address is 13812 Western Ave, Wasco, CA 93280.



## PROPERTY DETAILS

**DESCRIPTION:** This 959.54± assessed acre opportunity is planted to 919.6± acres of almonds. There is an equipment yard, mobile home, one steel framed shop, and two filter stations enclosed with steel framed metal buildings. There are 6 irrigation wells with 2 reservoirs and filter stations. The property is located in Semi-Tropic Water Storage District and has 6 non-contract turn-outs with 4 pump-back meters. Additional irrigation water can be purchased from the water district when available, though the property does not have contract water. The offering also features predominately grade 1 soils, income, tax benefits and a desirable growing area for almonds & pistachios.



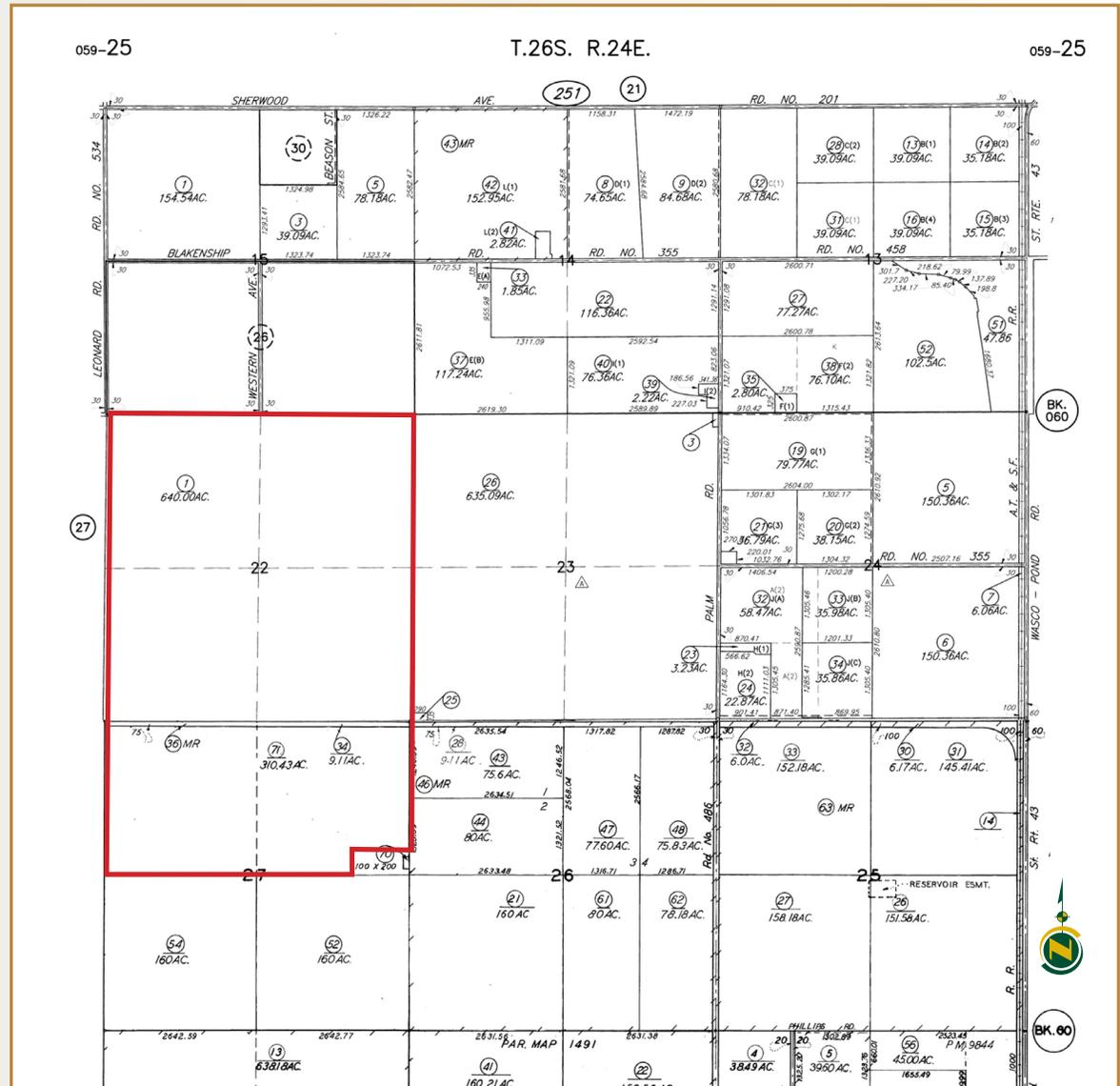
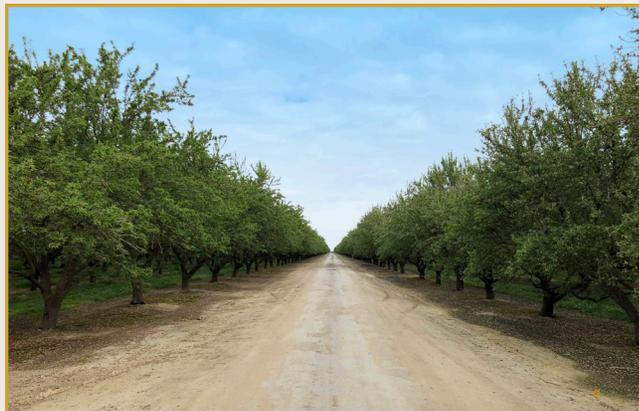
**WATER:** The property is irrigated by 6 active wells and Semi-Tropic WSD non-contract water when available. The wells are equipped with four 300HP electric motors recently converted from natural gas which is available to most well sites, and two natural gas engines indicating 150HP & 200HP on the gear heads. There are 2 out of service wells of unknown condition. The land is located in the Semi-Tropic Water Storage District (STWSD) and has 4 intermittent service non-contract meters (U86, U92, U104 & U116) and 2 Temporary service non-contract meters (26BT & 42BT). The intermittent service meters are set up to pump water back into the district as needed (through U86GW, U92GW, U104GW & U116GW). 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 3,480AF (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 2 reservoirs, sand media filters inside 2 steel framed shops, acid injection system, gypsum silos, and electric booster pumps recently converted from natural gas which is available to each pump station. Additionally, there is a domestic system with a submersible pump for the shop & mobile home area.

**PRICE/TERMS:** \$14,632,985(\$15,250±/acre) cash at the close of escrow. The 2021 almond crop may be available upon reimbursement of farming expenses through the close of escrow.

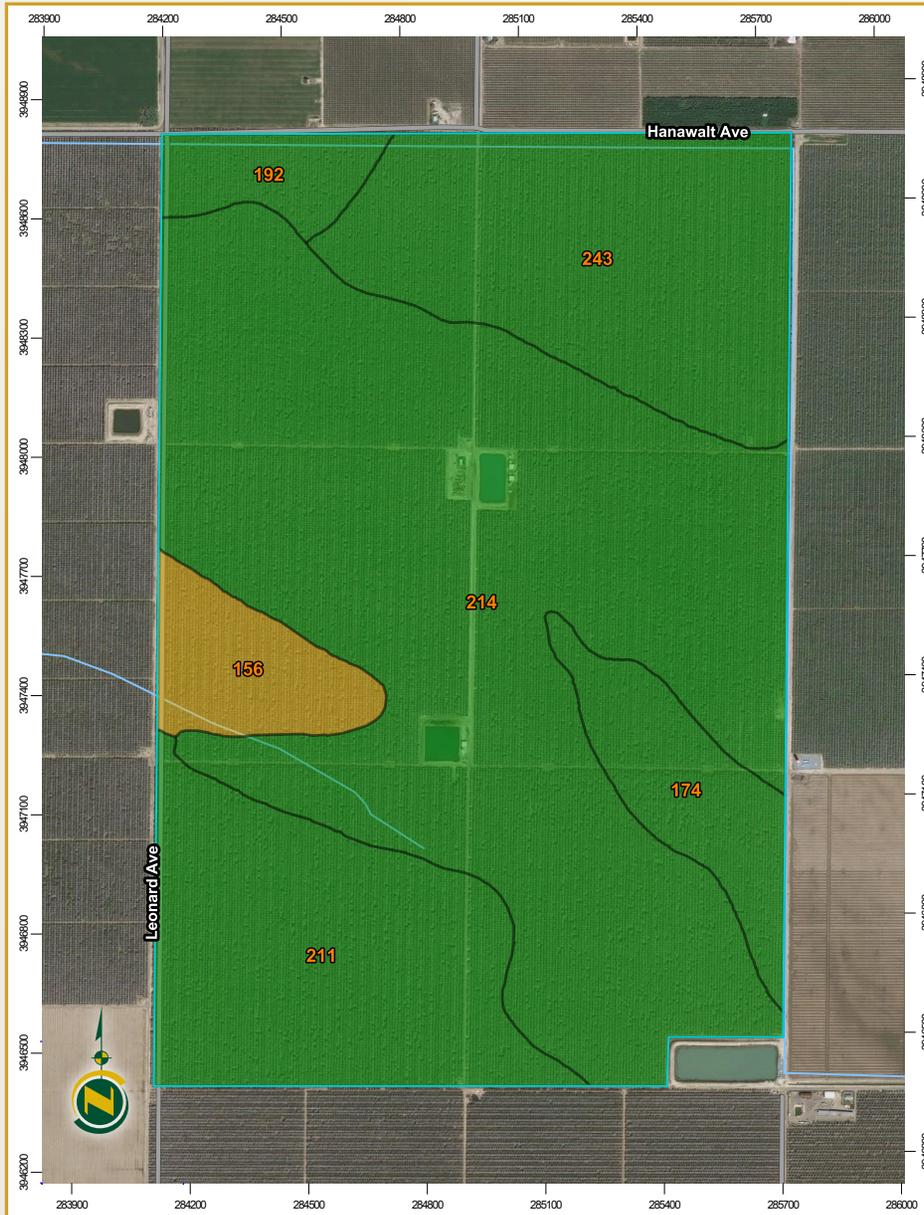
## LEGAL

The land is zoned A (Exclusive Agricultural), and all but 059-280-34 are enrolled in the Williamson Act. Section 22 and a portion of Section 27, Township 26S, Range 24E, MDB&M. Kern County APN: 059-252-01 and 059-280-34 & 71.

APN	Acre±	Zoning
059-252-01	640.00	A
059-280-34	9.11	A
059-280-71	310.43	A



SOILS



**California Revised Storie Index (CA)**

Map unit symbol	Map unit name	Rating	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	4.4%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	5.5%
192	McFarland loam	Grade 1 - Excellent	2.9%
211	Panoche clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	16.0%
214	Calflax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	53.8%
243	Wasco sandy loam	Grade 1 - Excellent	17.5%



**PLANTINGS / WELLS**

**PLANTINGS:** The farm was planted in 1998 to 919.6± acres of almonds with the following varieties: 458.9± acres (50±%) are Nonpareil, 232.4± acres (25±%) are Fritz, and 228.3± acres (25±%) are Sonora. The rootstock is Bright's Hybrid with each block on a 20'x24' spacing.

**PRODUCTION:** The 2020 yield is reported to be 2,854± lbs. per acre average on all varieties. Detailed historical production records are available upon request.

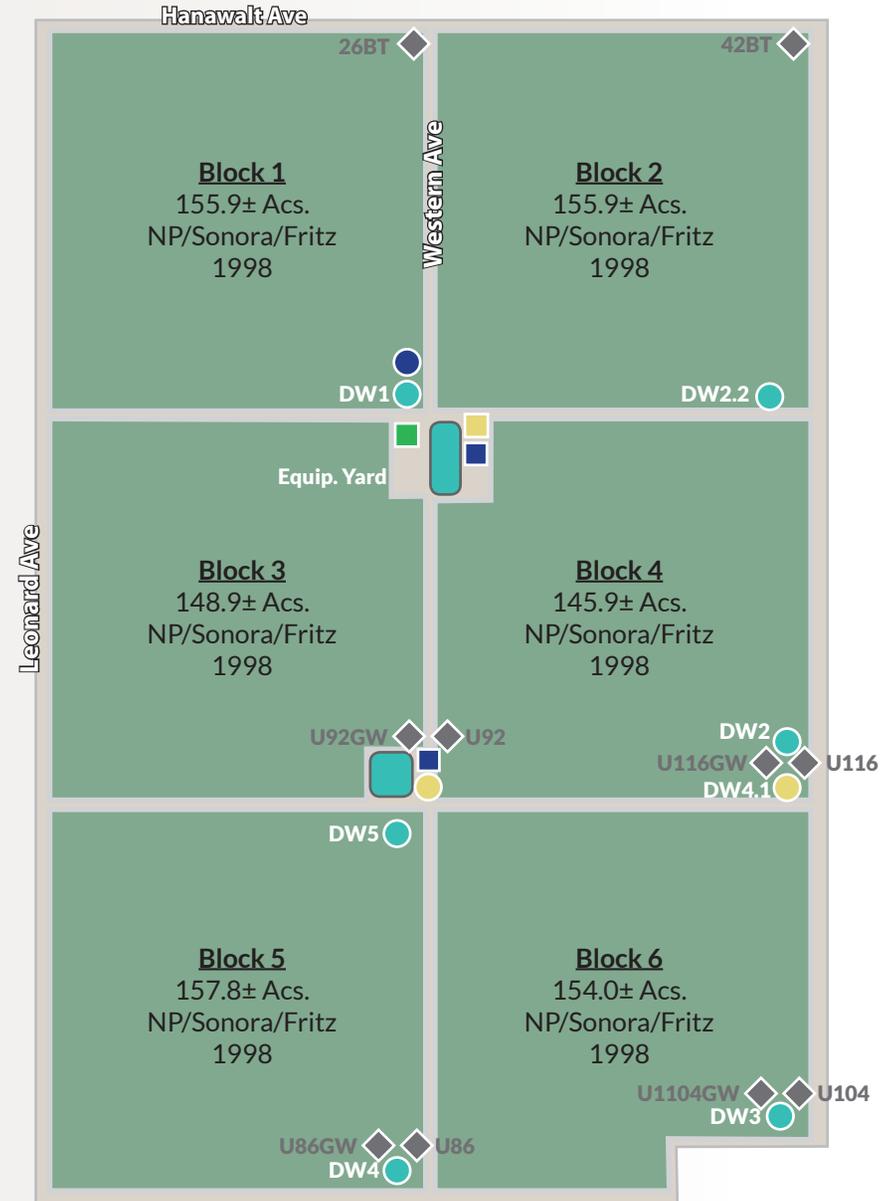
Well	HP	Natural Gas/Elec.	GPM*
DW1	300	Electric	2,250±*
DW2	300	Electric	2,285±*
DW2.2	300	Electric	2,250±*
DW3	150	Natural Gas	1,559±*
DW4	200	Natural Gas	1,526±*
DW4.1	Out of Service	N/A	N/A
DW5	300	Electric	2,250±*
NOF DW5	Out of Service	N/A	N/A
<b>TOTAL:</b>			12,120 ±

\*Per pump tests dated May 19th, 2020



**LEGEND**

- Deep Well
- Out of Service Well
- Domestic Well w/ Pressure Tank
- ◆ District Meter
- Mobile Home
- Shop with Filters
- Shop
- Reservoir/Pond



PROPERTY PHOTOS





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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.*