

# FOR SALE

Beautiful Wasco Country Home on Acreage  
15075 Magnolia Ave. Wasco, CA 93280



**Morgan Houchin**

**Tech Ag Financial Group, Inc.**

Broker DRE No. 01865336

mhouchin@techag.com

3430 Unicorn Road

Bakersfield, CA 93308

**661-477-3669** mobile

**661-695-6500** office

**661-384-6168** fax



Neither the Seller, nor Tech Ag Financial Group, Inc. makes any representations or warranties, either expressed or implied as to the accuracy or completeness of the enclosed. Buyers should conduct their own due diligence.



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## LOCATION

Property is located on the west side of Magnolia Ave to the north of Highway 46 adjacent to the City limits of Wasco in the County of Kern. The property is nicely situated away from the traffic of Highway 46, but one field away from the Walmart Super Center and pathway for future development in the City of Wasco.

## LEGAL/ZONING

Kern County Assessor Parcel Number: 487-050-13; Portion(s) of Southeast ¼ of Section 3; T 26S; R 24E; MDB&M. The property is zoned (A) - Exclusive Agriculture, and is enrolled in the Williamson Act.

## DESCRIPTION

19.55 +/- acres of prime farmland with 100% Class I soil and multiple sources of water provided via Shafter Wasco Irrigation District (SWID) and a shared irrigation well. This gentlemen's ranch has the added value of a beautiful 4,000 +/- sf residence, and large open land area for equipment storage or more plantable acreage... This property can be a working ranch, gentlemen's pasture, or rural estate to relax & enjoy the country!

## WALNUTS

12.50 +/- acres planted in 1993 (Sunland variety, Paradox rootstock, 28' x 26' spacing).

## HISTORICAL PRODUCTION

5 year production history average is 3,409 lbs per net acre.

## 15075 MAGNOLIA AVENUE

4,000 +/- sf residence with 4 bedrooms, 3 bathrooms, walk-in closets, great room with built-in bar & gas grill, kitchen w/ island bar, swimming pool, pool house, jacuzzi, basement, and much more... The property receives its water from a private well, but is adjacent to a connection for municipal water service. Septic, natural gas, electricity, and telephone services all provided to the property.

## IRRIGATION

Property is located within the boundaries of Shafter Wasco Irrigation District (SWID) and receives surface water delivery via district turnout 9.3-1.0-4. The property is subject to a \$20 per acre standby charge, and a 2020 – 2021 District assessment equivalent to \$70.15 per acre which is collected via property taxes. The cost of SWID surface water delivered to the property is \$95 per acre foot, and supplemental water is also available through the District at a cost equivalent to \$190 per acre foot. For supplemental water deliver, the property also has an ownership interest in a 60 HP electric irrigation well with an estimated flow of 264 GPM, 356' SWL, and 364'PWL as provided via a pump test reported dated 11/24/20. The walnuts are irrigated via a single line fan jet irrigation system interconnected to a centralized reservoir with an electric booster pump, and a series of 3 filtration stations.

## SGMA

The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSP(s) may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

## SOILS

100 +/- % (243) Wasco sandy loam, Class I

## PRICE/TERMS

\$950,000.00

*(with all cash to be paid at the close of escrow)*

## CONTACT

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## SITE PHOTOS



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## SITE PHOTOS (CONT.)





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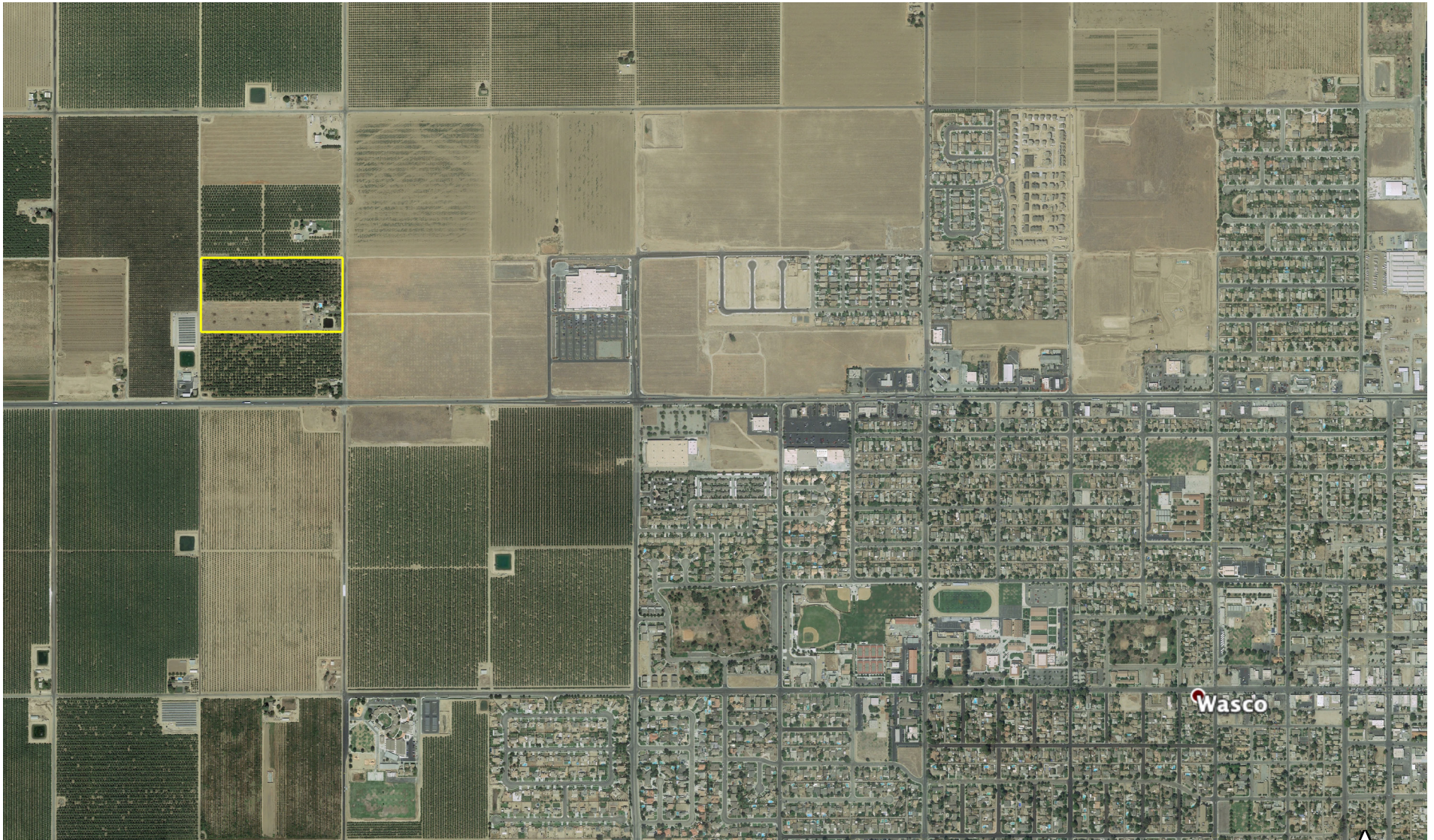
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## LOCATION MAP



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## AERIAL MAP



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## SOIL MAP



The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. On-site investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percents in AOI
243	Wasco Sandy Loam	Grade 1 - Excellent	Wasco (85%)	20.9	100.0%
Totals for Area of Interest				20.9	100.0%



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# FOR EVERYTHING UNDER THE SUN

- Row Crops
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**Call Morgan Houchin 661-477-3669**

## **TECH AG FINANCIAL GROUP, INC.**

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

Contact us and take advantage of our services today!