

# ALMOND ORCHARD

Bakersfield, CA

**58.77 Acres**

**AVAILABLE  
FOR SALE**



**Michael T. Anchordoquy, AAC** ■ Principal ■ 661 616 3577 ■ [manchor@asuassociates.com](mailto:manchor@asuassociates.com) ■ CA RE #01380986  
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

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## Property Profile

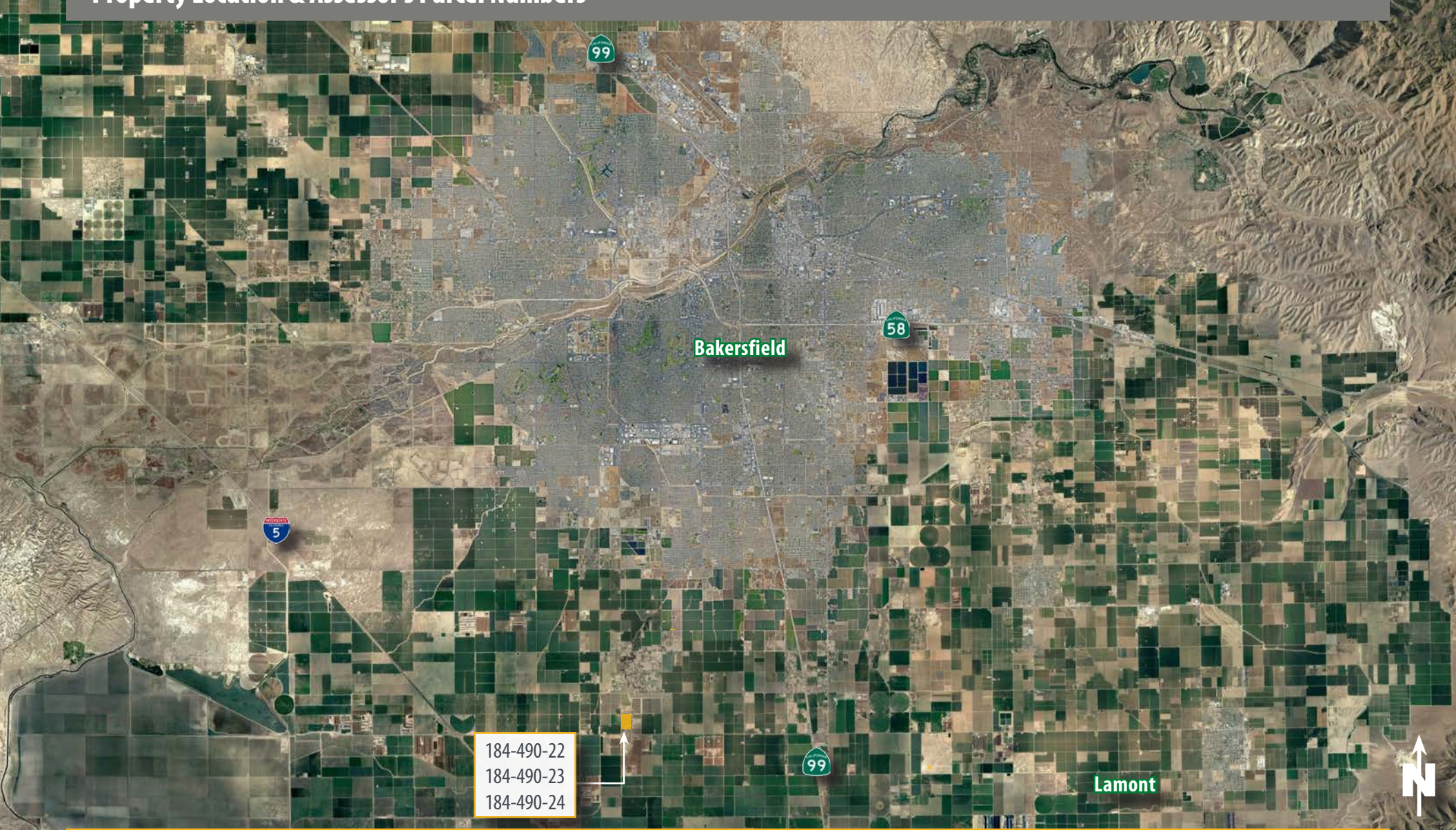
<b>Location</b>	The property is located along the east line of Gosford Road approximately 1/8 mile north of Bear Mountain Boulevard (Highway 223) and 1/2 mile south of Shafter Road. The City of Bakersfield is located approximately 5 miles to the north.
<b>Gross Acres</b>	58.77 Acres
<b>Kern County Assessor Parcel Numbers</b>	184-490-22, 23 & 24
<b>Legal Description</b>	Parcel Numbers 1, 2 and 3 of Parcel Map No. 11215 recorded in Kern County.
<b>Zoning</b>	According to the Kern County Planning Department, the property is zoned "A", Exclusive Agriculture. The property is not enrolled in the Williamson Act.
<b>Plantings</b>	The property is planted to almonds in 2013 to 50% Monterey and 50% Nonpareil varieties. The trees are planted on Nemaguard rootstock with 21' x 17' spacing. Production history is available upon request.
<b>Soils</b>	Vineland Loamy Sand, 0-1% Slopes, Class III
<b>Water</b>	The property is located within the Kern Delta Water District and receives water from the Stine Canal. A deep well is located on the property equipped with a 125 horsepower electric motor. Water is distributed throughout the orchard utilizing a filter station and a fan jet irrigation system.
<b>Sustainable Ground Water Management Act (SGMA)</b>	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 at the California Department of Water Resources Sustainable Groundwater Management Act Portal – <a href="https://sgma.water.ca.gov/portal">https://sgma.water.ca.gov/portal</a> .
<b>Improvements</b>	There are no structures located on the property.
<b>Asking Price</b>	\$2,200,000. All cash to the Seller plus reimbursement of cultural costs incurred toward the 2023 almond crop up until the close of escrow.



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## Property Location & Assessor's Parcel Numbers





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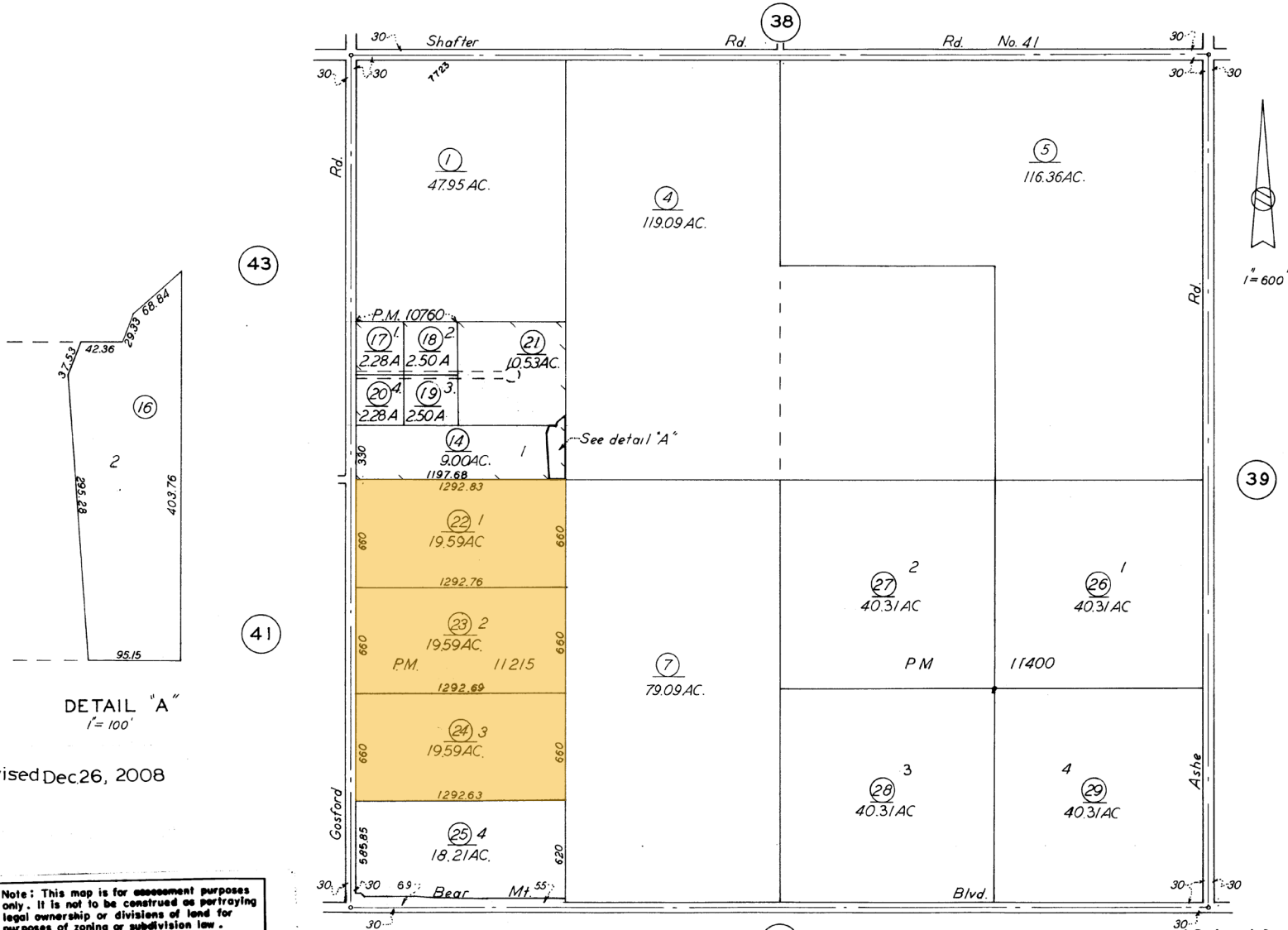
## Assessor's Parcel Map

184 - 49

SEC. 21 T.31 S.R.27 E.

SCHOOL DIST. 135-12

184-49



map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

184-490-22  
184-490-23  
184-490-24

**Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.**



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## Property Photos

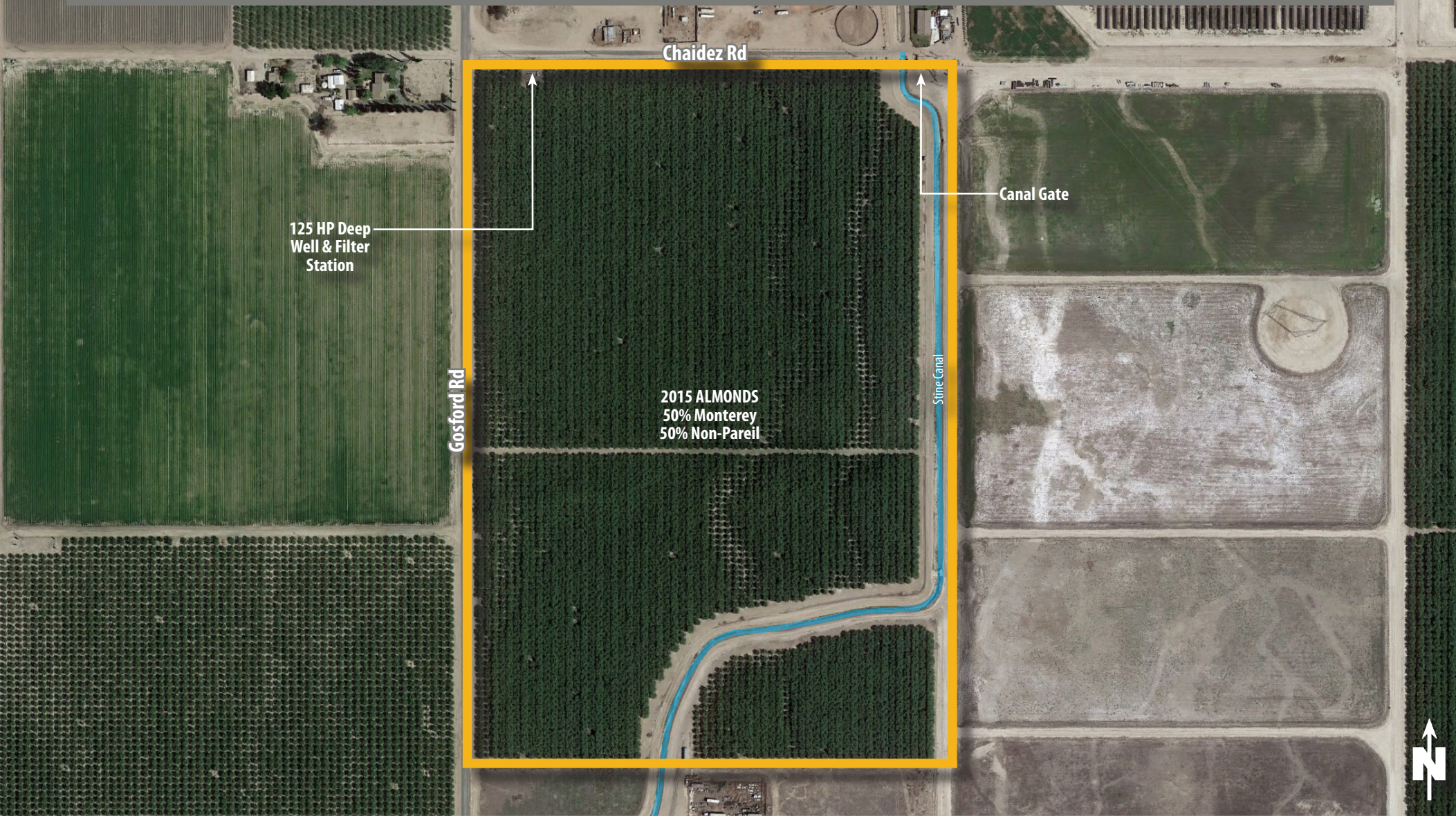




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## Ranch Aerial

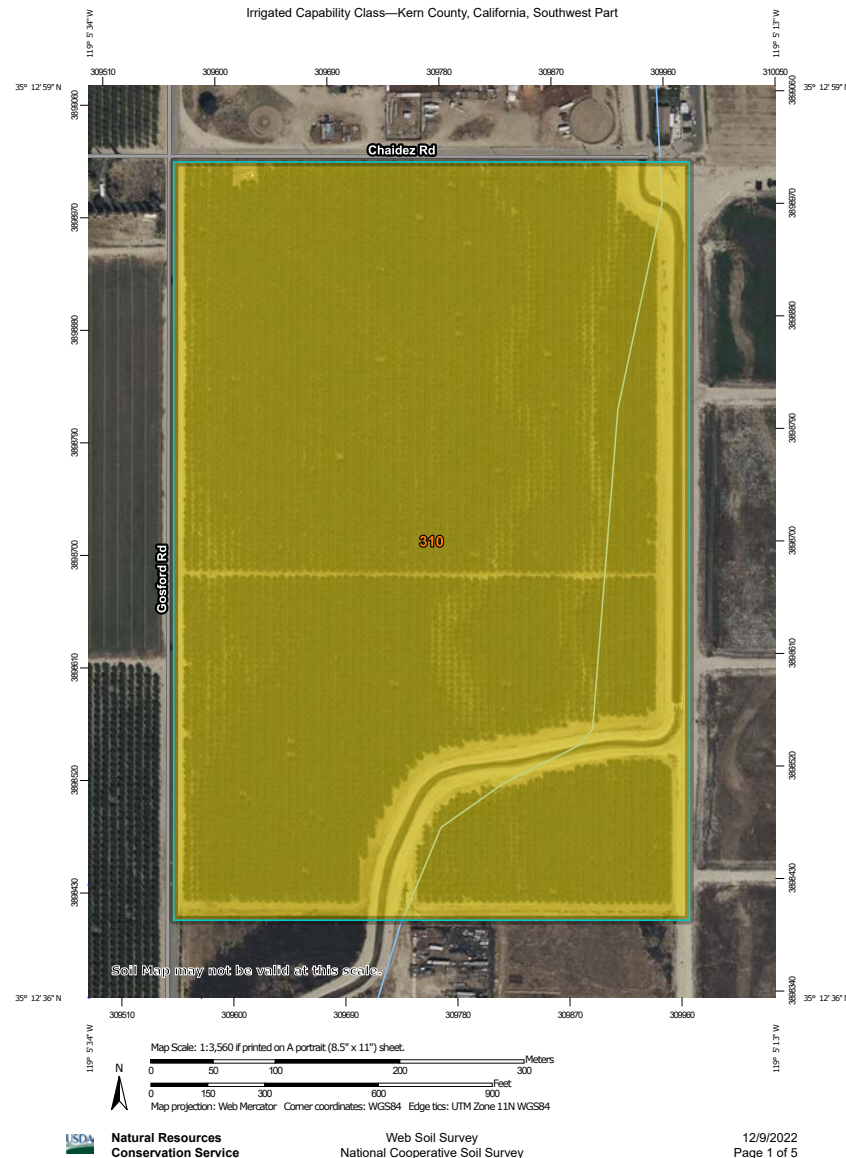




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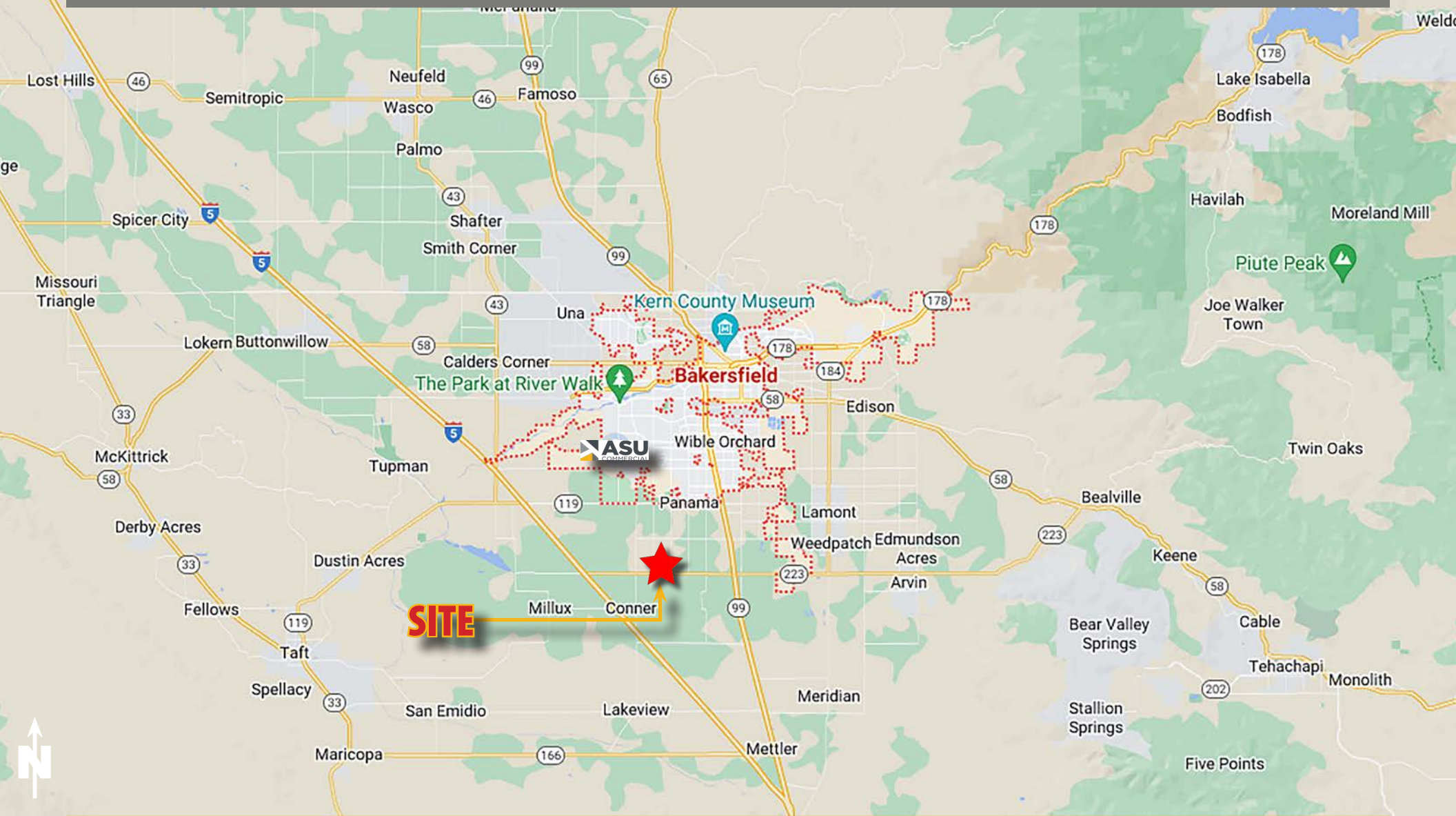
### Soils Map



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### Location Map



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