

COUNTY LINE PISTACHIOS

Kern County, CA



603.8 Acres

**AVAILABLE
FOR SALE**



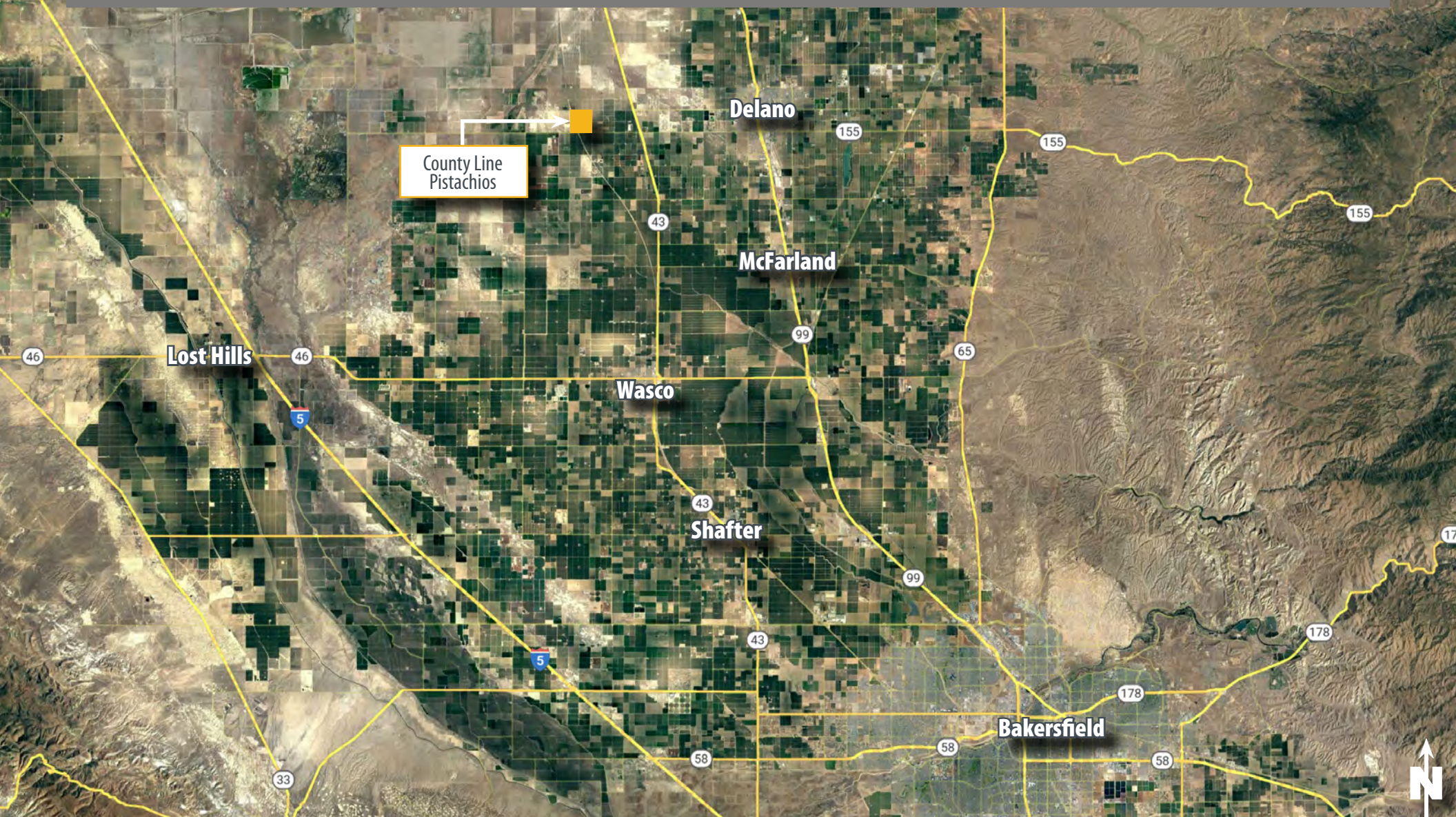
Michael T. Anchordoquy, AAC ■ Principal ■ 661 616 3577 ■ manchor@asuassociates.com ■ CA RE #01380986
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

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COUNTY LINE PISTACHIOS

603.8 Acres ■ Bakersfield, CA

Location Map



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Property Profile

Location	The property is located at the northeast corner of Scofield Avenue and Garces Highway in northwest Kern County.				
Gross Acres	603.8 Acres				
Kern County Assessor Parcel Numbers	047-110-04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 24, 25, 27, 32, 33, 34, 45, 47, 49 047-120-01, 07, 08, 09, 11, 12, 14, 20, 22, 24 047-130-01, 02, 05, 06, 12, 13, 14, 15, 22, 29, 31, 33, 35, 37				
Legal Description	Portion of Section 9 T.25S R.24E				
Zoning	According to the Kern County Planning Department, the property is zoned “A”, Exclusive Agriculture. The property is enrolled in the Williamson Act.				
Plantings		Acres	Year Planted	Variety	Rootstock
	Block 1	71.66	2017	Golden Hills	UCB-1
	Block 2	78.4	2017	Kerman	UCB-1
	Block 3	71.59	2017	Golden Hills	UCB-1
	Block 4	78.27	2017	Kerman	UCB-1
	Block 5	65.05	2017	Golden Hills	UCB-1
	Block 6	73.71	2017	Kerman	UCB-1
	Block 7	50.12	2017	Golden Hills	UCB-1
	Block 8	77.3	2017	Kerman	UCB-1
Soils	Garces Silt Loam, Hard Sutstratum, Class III Kimberlina Fine Sandy Loam, 0-2% Slopes, MCRA 17, Class I				
Water	Semitropic Water Storage District (Non-Contract) and four deep wells. Each well is equipped with a 250 hp electric motor. Each well delivers water to a central reservoir. A filter station and booster pumps deliver water throughout the orchard utilizing a dual line drip irrigation system.				
Improvements	Metal shop building				
Production	Available upon request				
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 .				

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Recharge	A 16± acres recharge basin is located at the southwest corner of the property allowing the property to receive in-lieu surface water from Semitopic Water District via turnout G95.
Asking Price	\$10,750,000 (\$17,803/Acre)

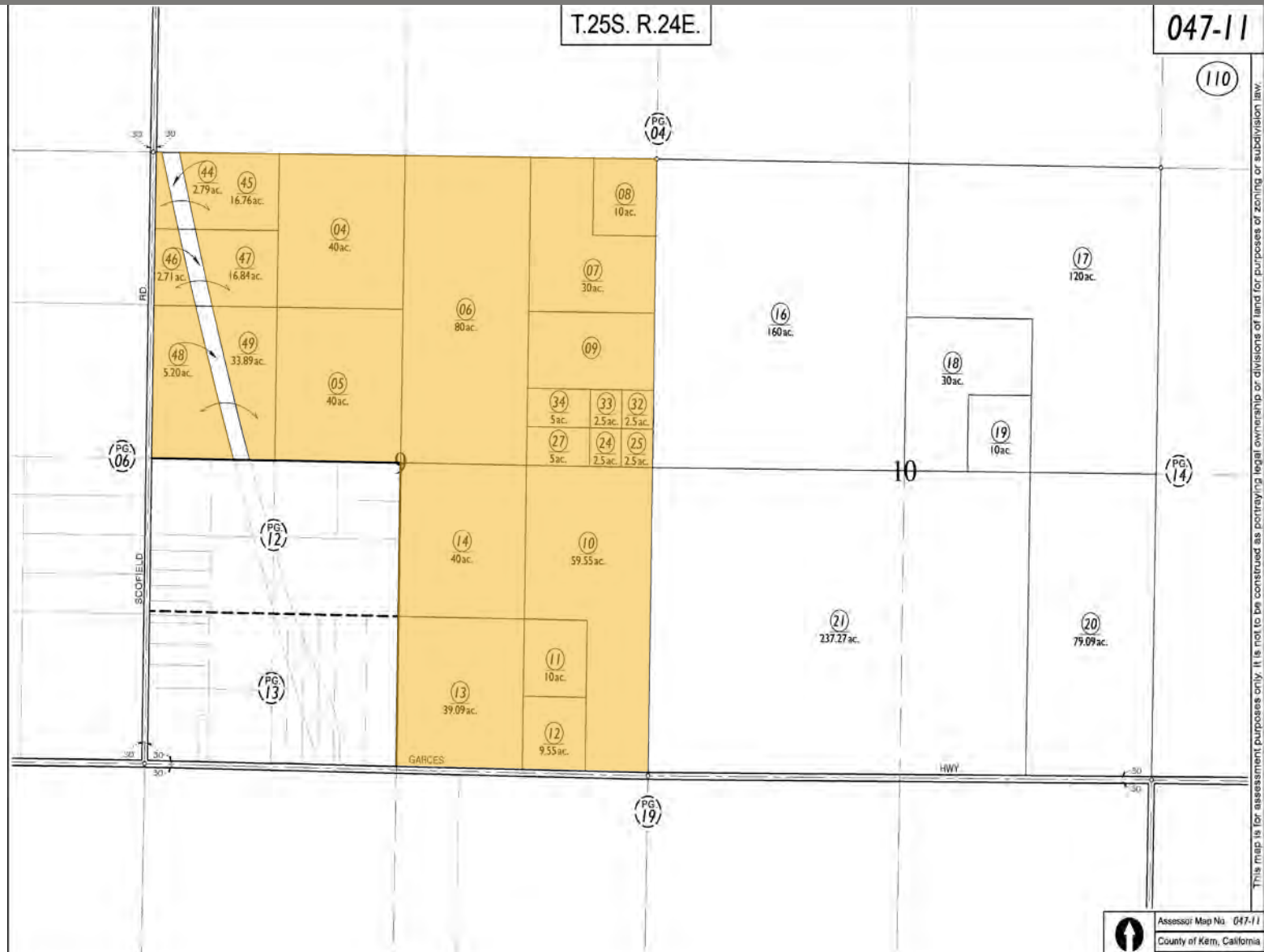
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Assessor's Parcel Map

Kern County APNs

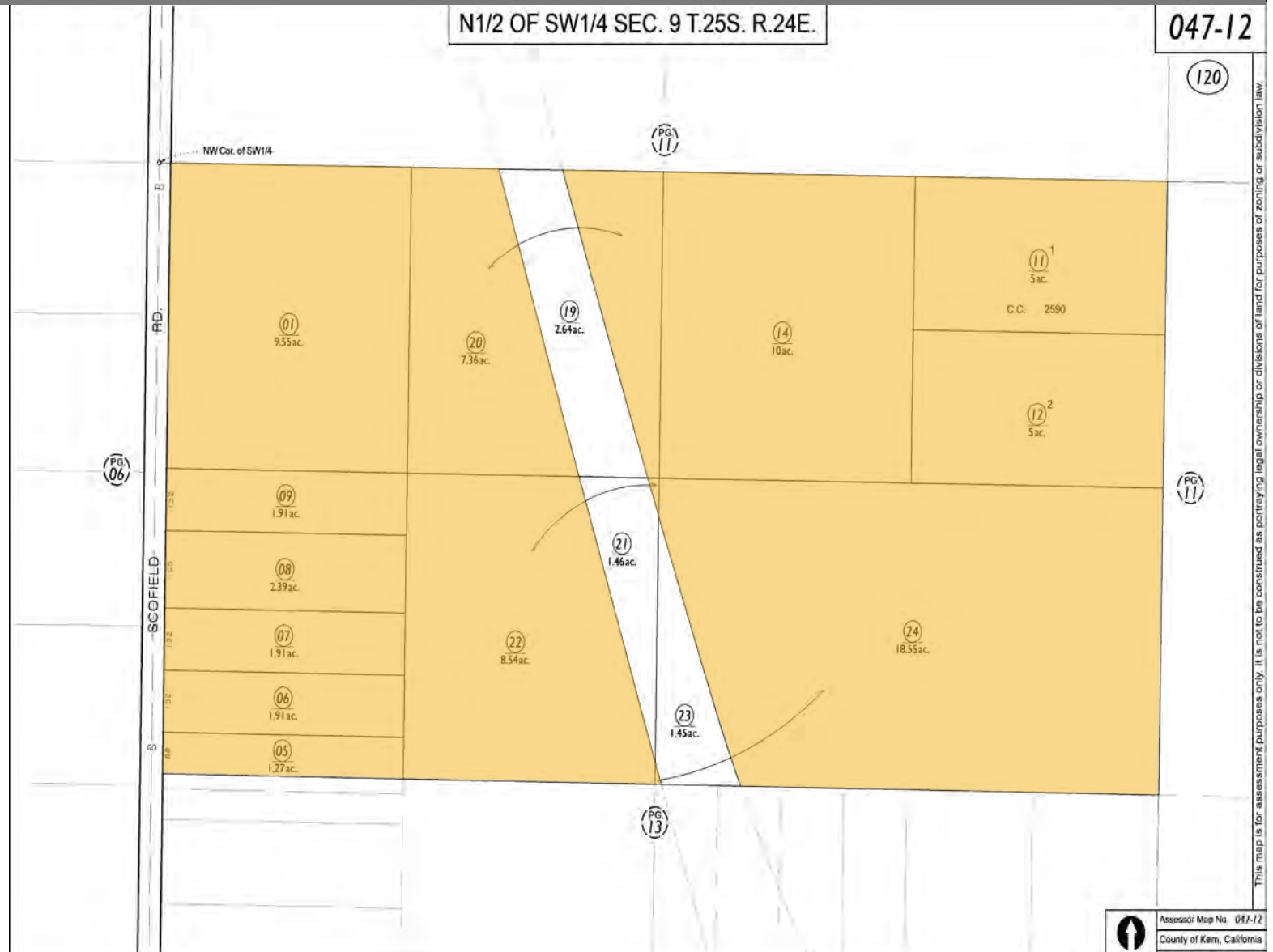
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Assessor's Parcel Map



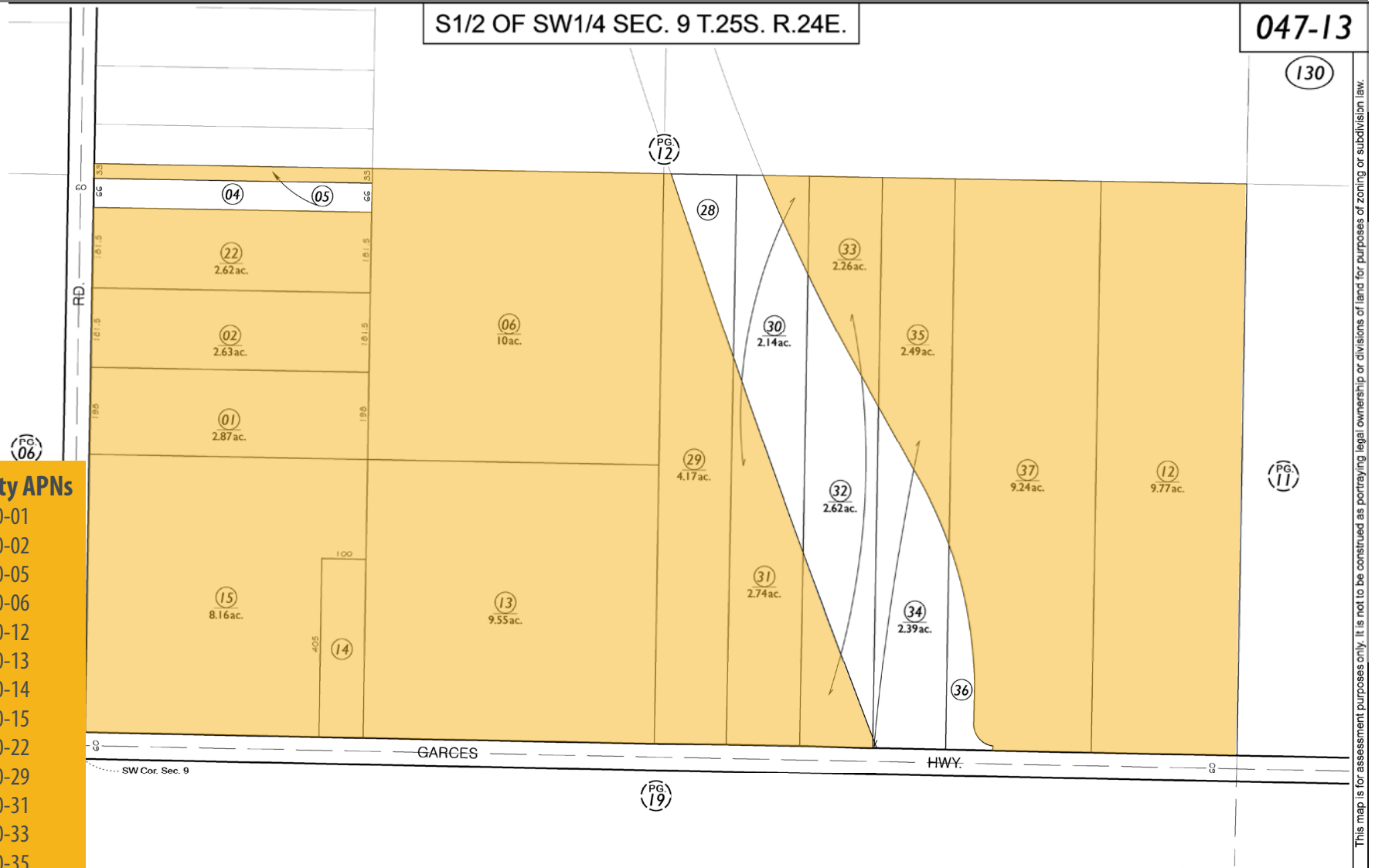
Kern County APNs

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047-120-20
047-120-22
047-120-24

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Assessor's Parcel Map



Kern County APNs

047-130-01
047-130-02
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Assessor Map No. 047-13
County of Kern, California

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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Soils Map



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Ranch Aerial

