

WASCO ALMOND ORCHARD

Kern County, CA



310.3 Acres

**AVAILABLE
FOR SALE**



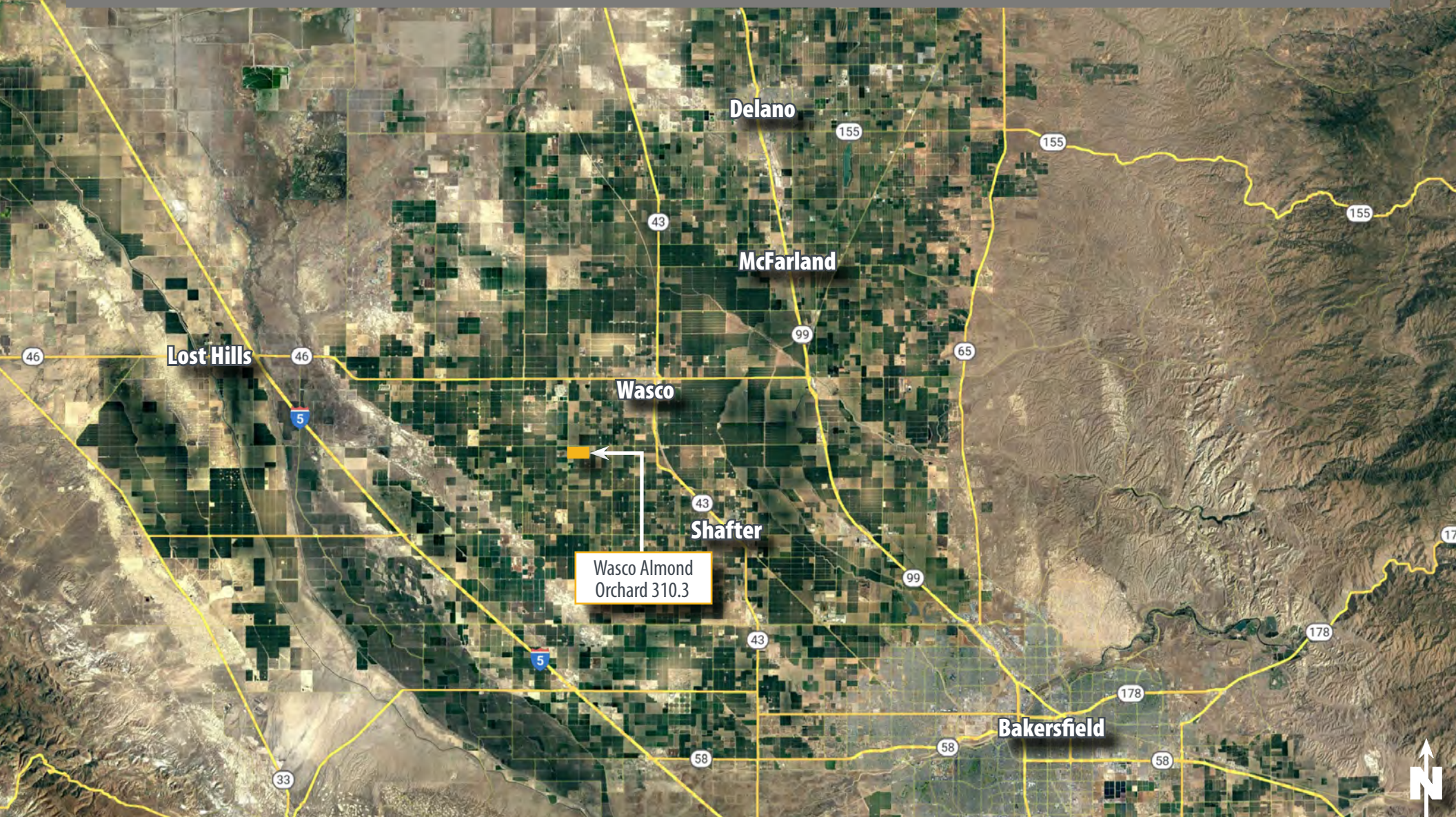
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11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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Location Map



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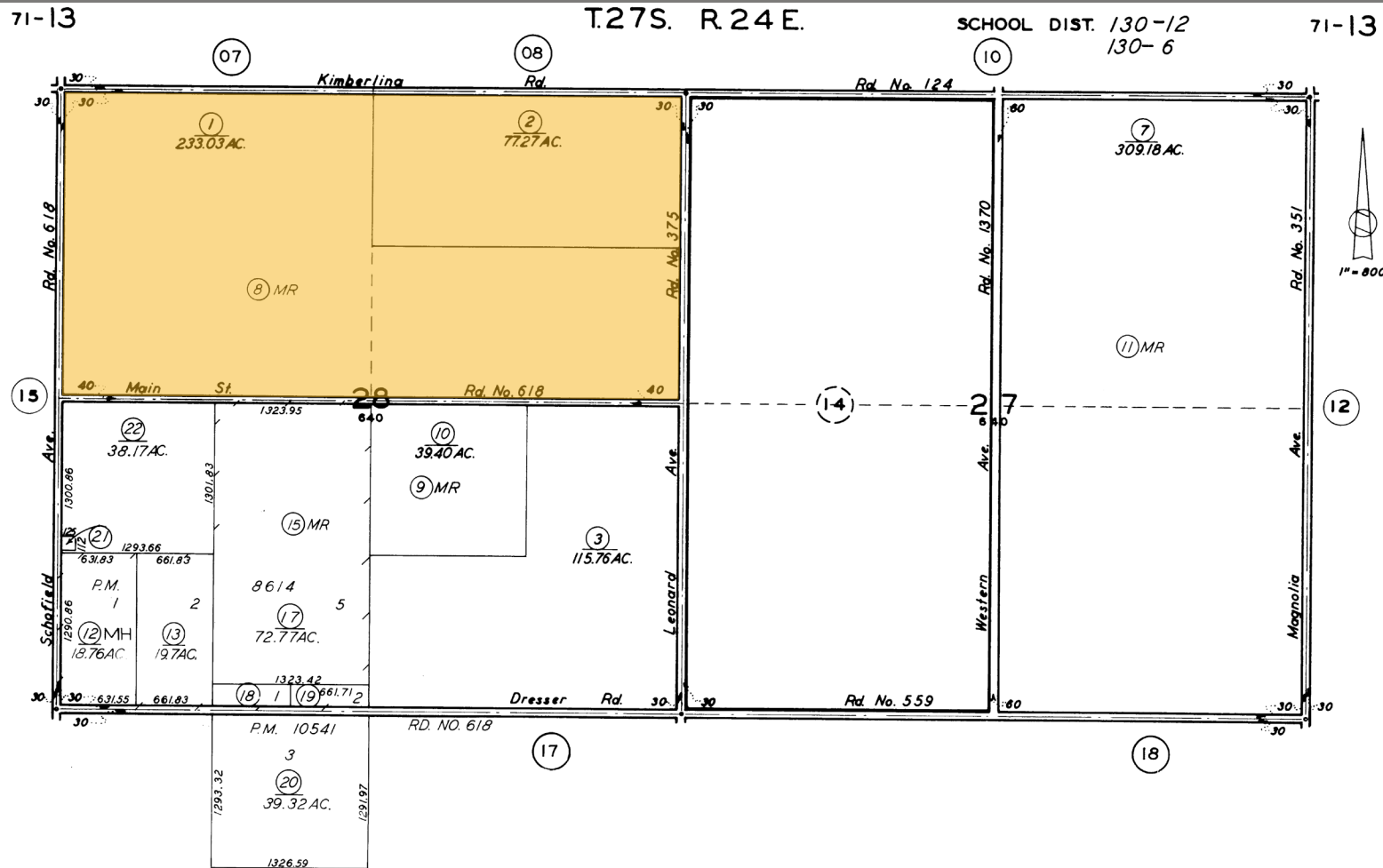
Property Profile

Location	The property is located along the south line of Kimberlina Road between Scofield Avenue and Leonard Road southwest of the City of Wasco, CA.				
Gross Acres	310.3 Acres				
Kern County Assessor Parcel Numbers	071-130-01 and 02				
Legal Description	The north 1/2 of Section 28 T.27S 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	Spacing
	Block 1N	35.2	2019	NP, Monterey	22’ x 15’
	Block 2N	35.82	2019	NP, Monterey	22’ x 15’
	Block 3N	36.77	2019	NP, Monterey	22’ x 15’
	Block 4N	36.9	2019	NP, Monterey	22’ x 15’
	Block 1S	38.43	2019	NP, Monterey	22’ x 15’
	Block 2S	39.1	2019	NP, Monterey	22’ x 15’
	Block 3S	33.33	2019	NP, Monterey	22’ x 15’
	Block 4S	37.78	2019	NP, Monterey	22’ x 15’
Soils	Garces Silt Loam, Class III Kimberlina Fine Sandy Loam, 0-2% Slopes, MLRA 17, Class I				
Water	Semitropic Water Storage District (Non-Contract) and two deep wells. Each well is equipped with an electric motor.				
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 .				
Asking Price	\$5,600,000 (\$18,047/Acre)				

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Assessor's Parcel Map



MH=For mobilhomes see page 21

Revised: Jan. 22, 2009

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.

ASSESSORS MAP NO. 71-13
COUNTY OF KERN

Kern County APNs

071-130-01

071-130-02



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This map/plat 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 title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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Property Photos



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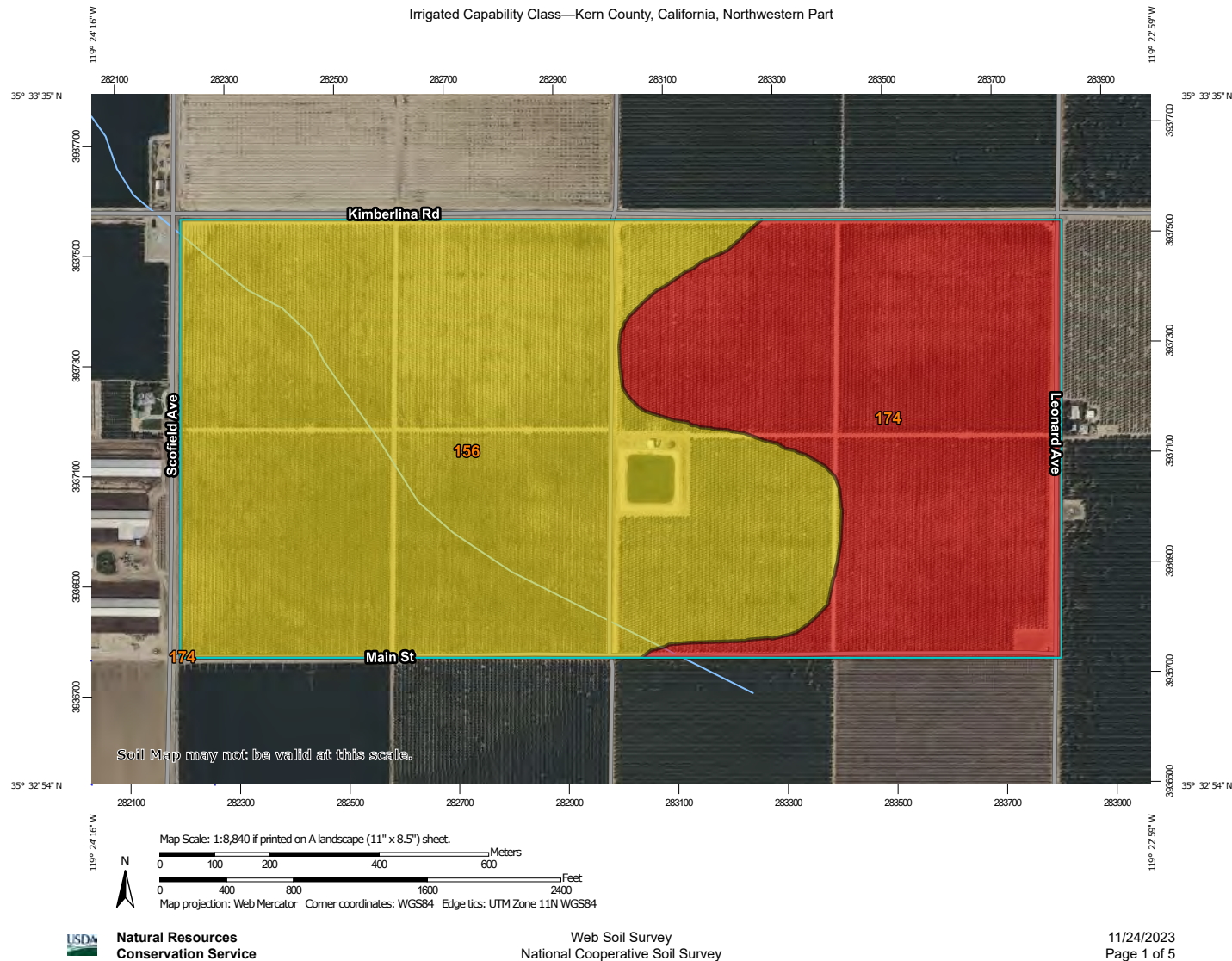
Property Photos



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Soils Map



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Ranch Aerial

