

# WASCO ALMOND ORCHARD

Kern County, CA



**219.3 Acres**

**AVAILABLE  
FOR SALE**



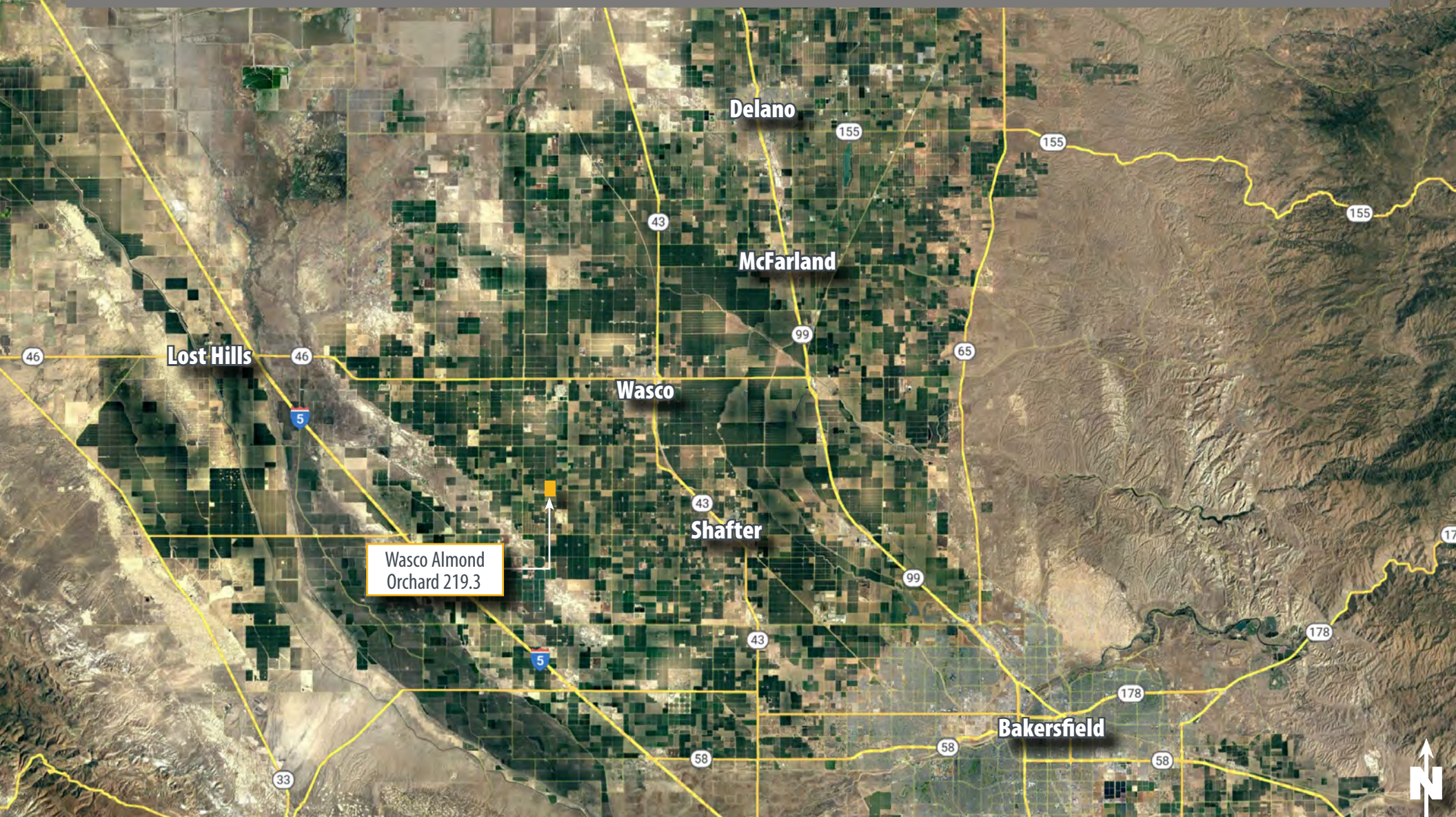
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219.3 Acres ■ Bakersfield, CA

## Location Map



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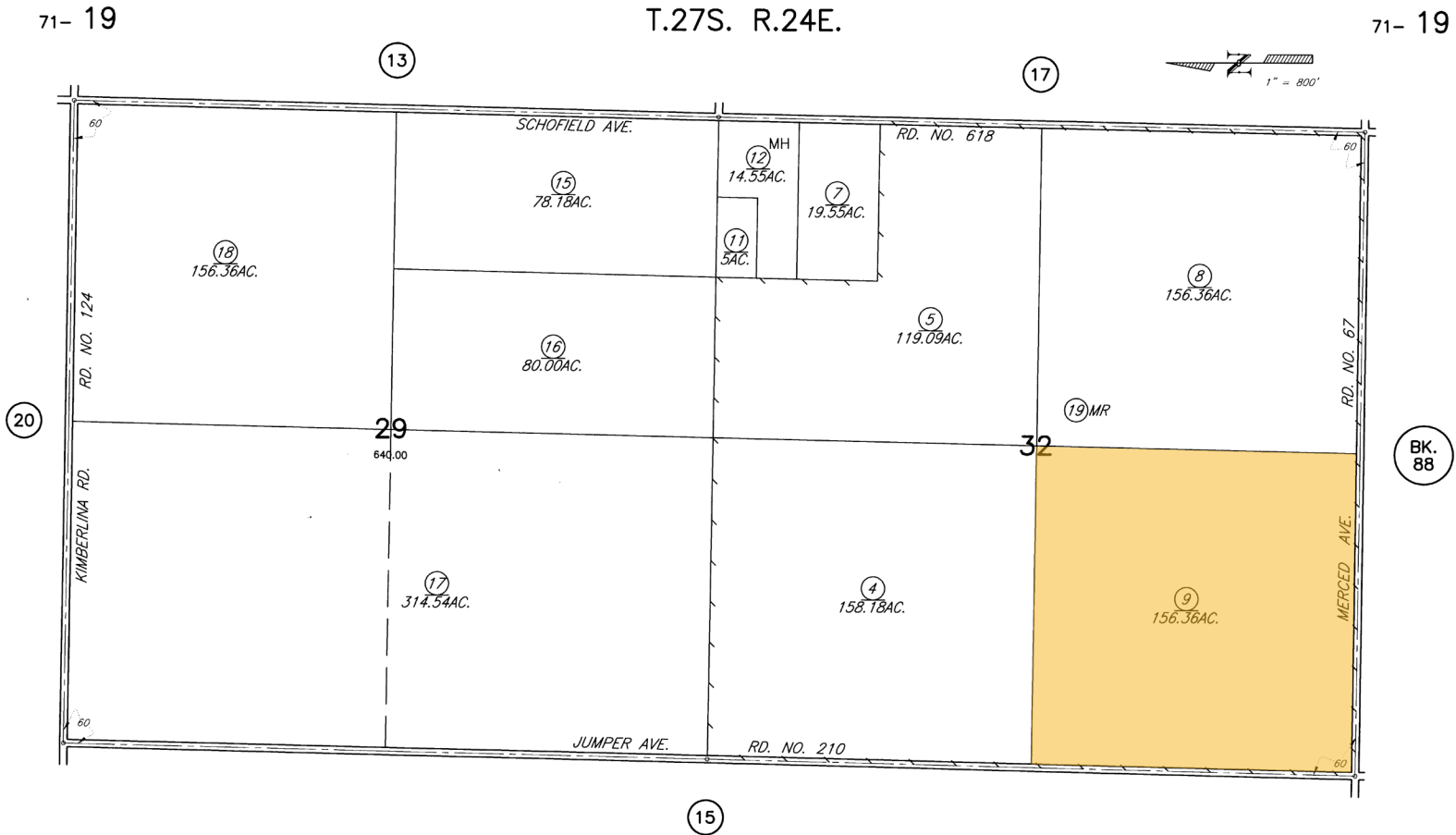
### Property Profile

<b>Location</b>	The property is located at both the northeast and southeast corner of Merced Avenue and Scofield Avenue in northwest Kern County.			
<b>Gross Acres</b>	219.3 Acres			
<b>Kern County Assessor Parcel Numbers</b>	071-190-09 and 088-030-12			
<b>Legal Description</b>	The SE 1/4 of Section 32 and a portion of the NW 1/4 of Section 5 T.28W R.24E			
<b>Zoning</b>	According to the Kern County Planning Department, the property is zoned "A", Exclusive Agriculture. The property is enrolled in the Williamson Act.			
<b>Plantings</b>		<b>Acres</b>	<b>Year Planted</b>	<b>Variety</b>
	<b>Block A</b>	149.58	1998	NP, Sonora, Fritz
	<b>Block B</b>	58.92	1998	NP, Sonora, Fritz
<b>Production</b>	Available upon request			
<b>Soils</b>	Milham Sandy Loam, 0-2% Slopes, MLRA 17, Class I Panoche Clay Loam, 0-2% Slopes, Class I			
<b>Water</b>	Semitropic Water Storage District (Non-Contract) and two deep wells equipped with electric motors. The property can receive surplus water from the district via turnout L-142 located on the property. A metal shop building houses the filter station and booster pumps adjacent to the reservoir. Water is distributed throughout the orchard utilizing 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>Asking Price</b>	<b>\$1,650,000 (\$7,523/Acre)</b>			

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### Assessor's Parcel Map



LEGEND	NOTES	DISCLAIMER
REVISED December 3, 2008	MH= For Mobilehome A.P.N. see page 21	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.
JURISDICTION COUNTY		

**Kern County APN**  
071-190-09

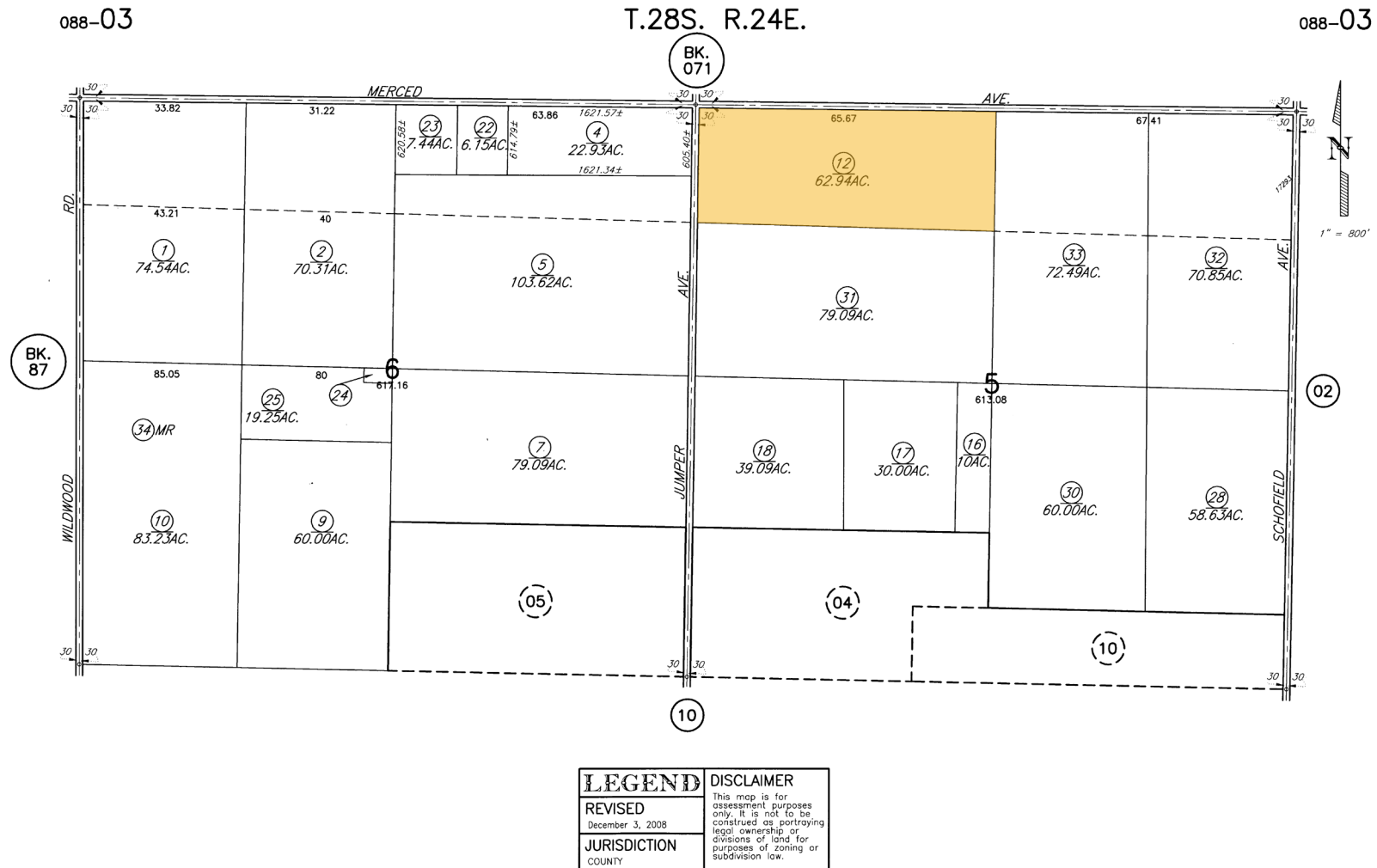
ASSESSORS MAP NO. 71-19  
COUNTY OF KERN

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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**Kern County APN**  
088-030-12

ASSESSORS MAP NO. 088-03  
COUNTY OF KERN

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## Property Photos



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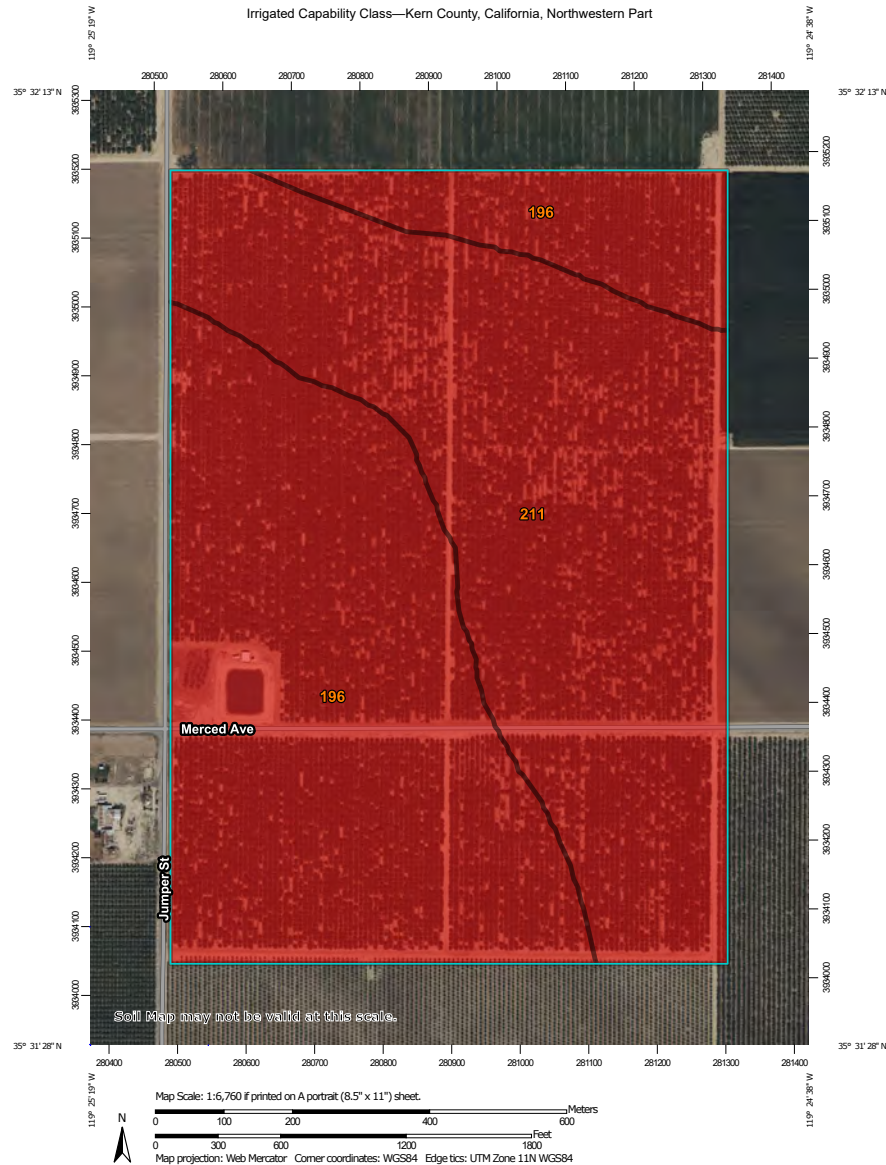
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## Soils Map



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## Ranch Aerial

