

WASCO ALMOND ORCHARD

Kern County, CA



152.45 Acres
AVAILABLE
FOR SALE



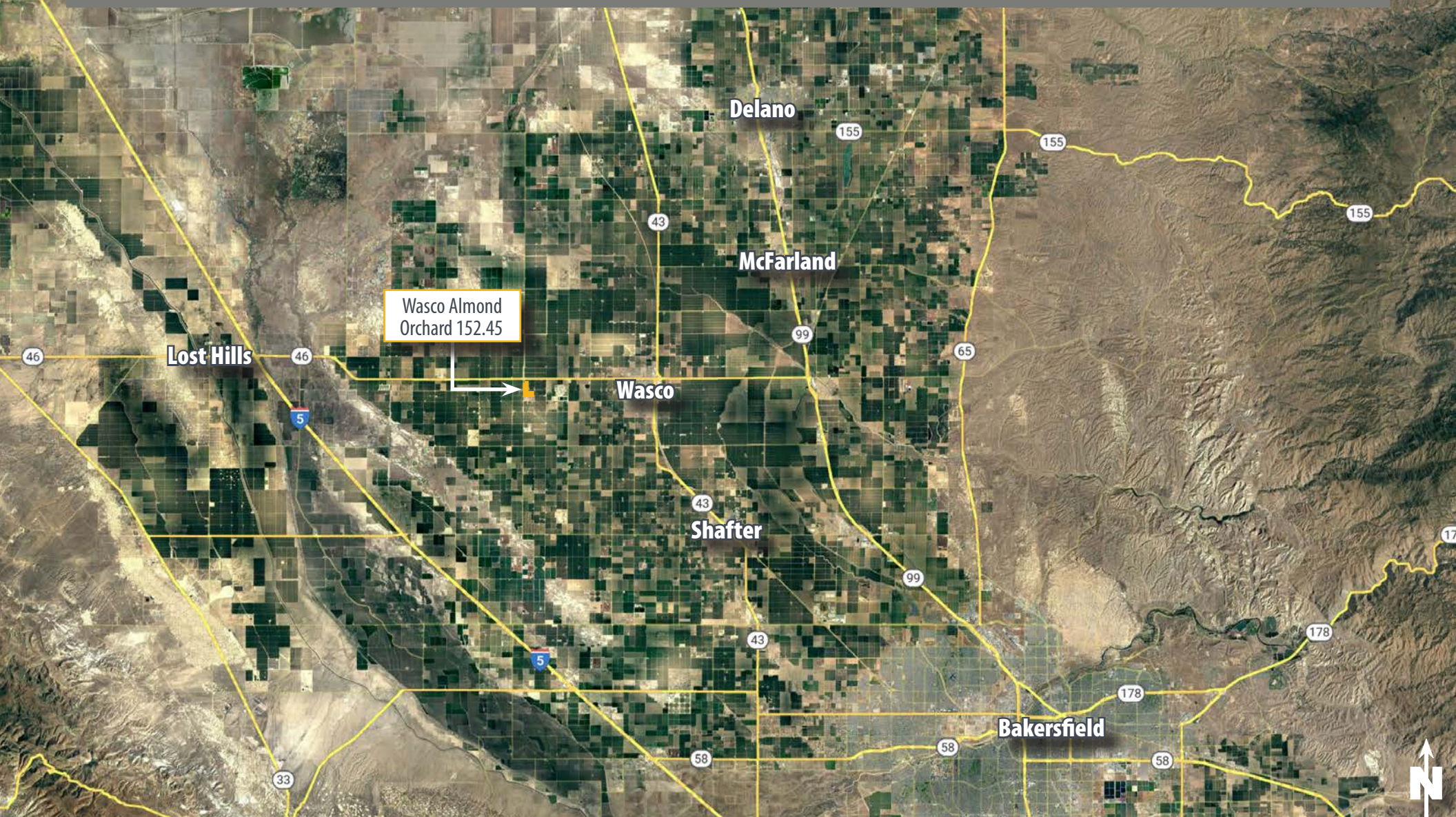
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152.45 Acres ■ Bakersfield, CA

Location Map



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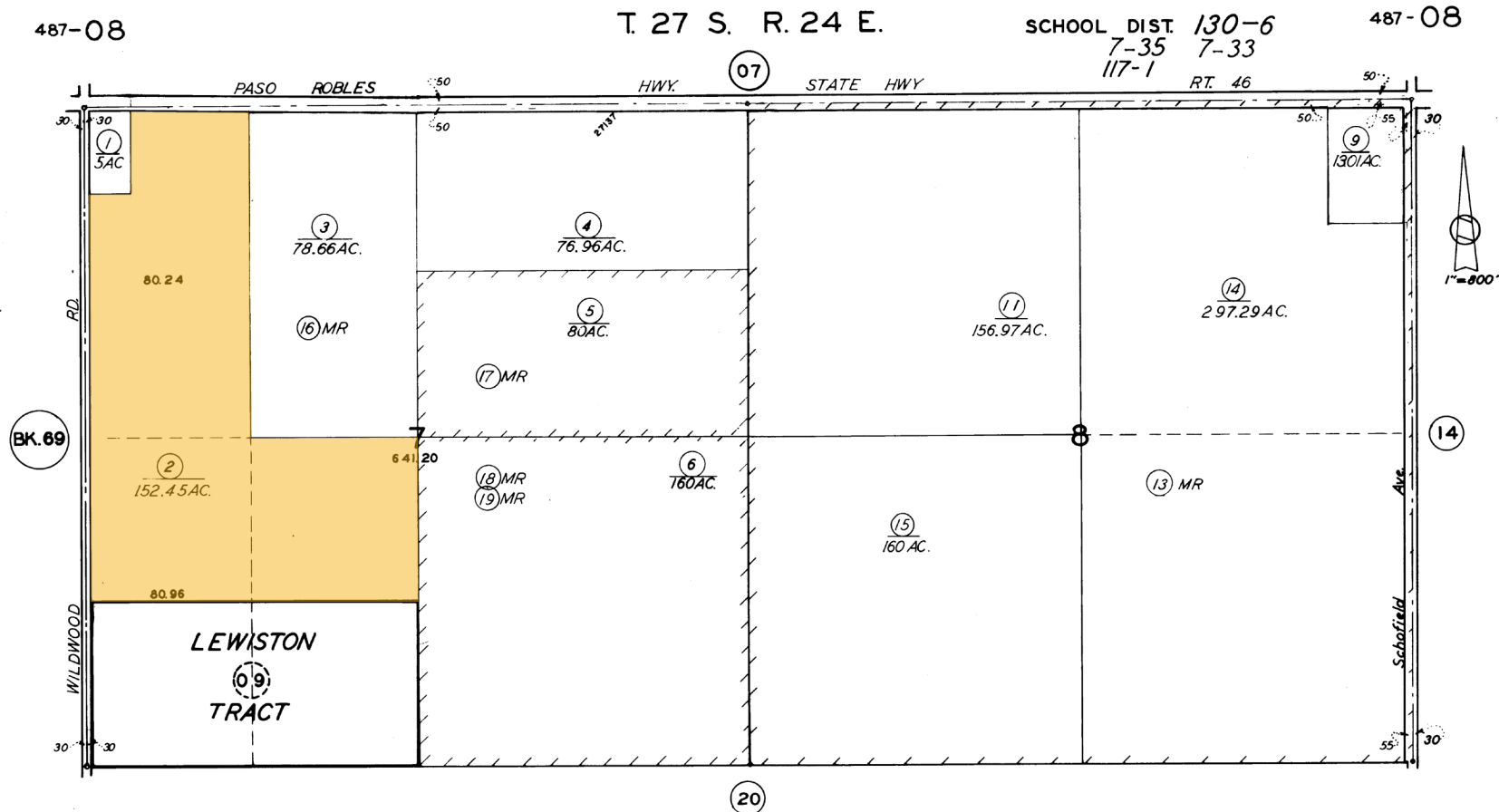
Property Profile

Location	The property is located at the southeast corner of Highway 46 and Wildwood Road west of the City of Wasco, CA.				
Gross Acres	152.45 Acres				
Kern County Assessor Parcel Numbers	487-080-02				
Legal Description	Portion of the west 1/2 of Section 7 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 A	60.9	1999	NP, Sonora, Fritz	20' x 24'
	Block 1 & 2	43.9	1999	NP, Sonora, Fritz	20' x 24'
	Block 3 & 4	38.9	1999	NP, Sonora, Fritz	20' x 24'
Soils	Kimberlina Fine Sandy Loam, 0-2% Slopes, MLRA 17, Class I Wasco Sandy Loam, Class III				
Water	Semitropic Water Storage District (Non-Contract) and two deep wells. Each well is equipped with a 300 hp electric motor. A reservoir with filter station and booster pump housed by a metal building distributes water throughout the orchard utilizing a fan jet irrigation system.				
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 at the California Department of Water Resources Sustainable Groundwater Management Act Portal – https://sgma.water.ca.gov/portal .				
Asking Price	\$1,150,000 (\$7,543/Acre)				

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Assessor's Parcel Map



Revised: Dec. 30, 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.

Kern County APN
487-080-02

ASSESSORS MAP NO. 487-08
COUNTY OF KERN

This 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 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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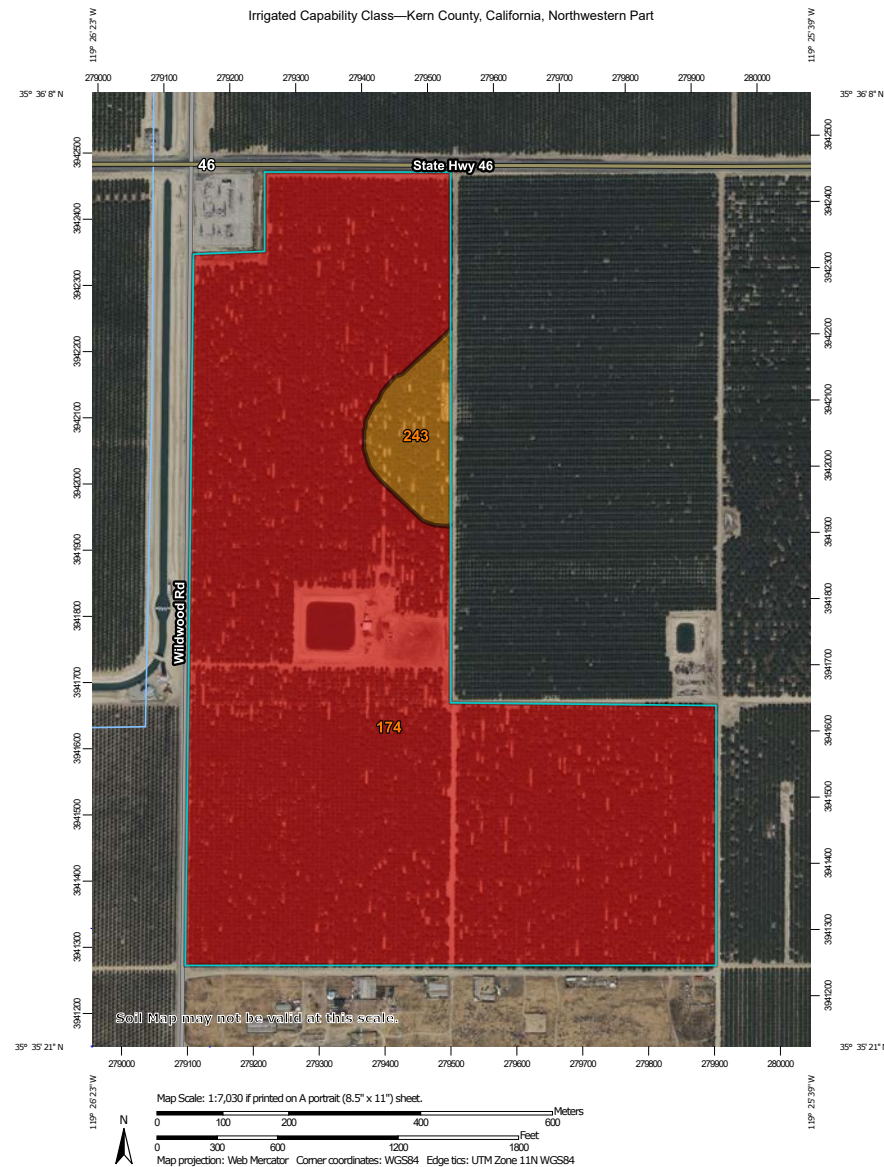
Property Photos



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Soils Map



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Ranch Aerial

