

POND ROAD ALMONDS & OPEN LAND

Kern County, CA

106.05 Acres
AVAILABLE
FOR SALE



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Principal

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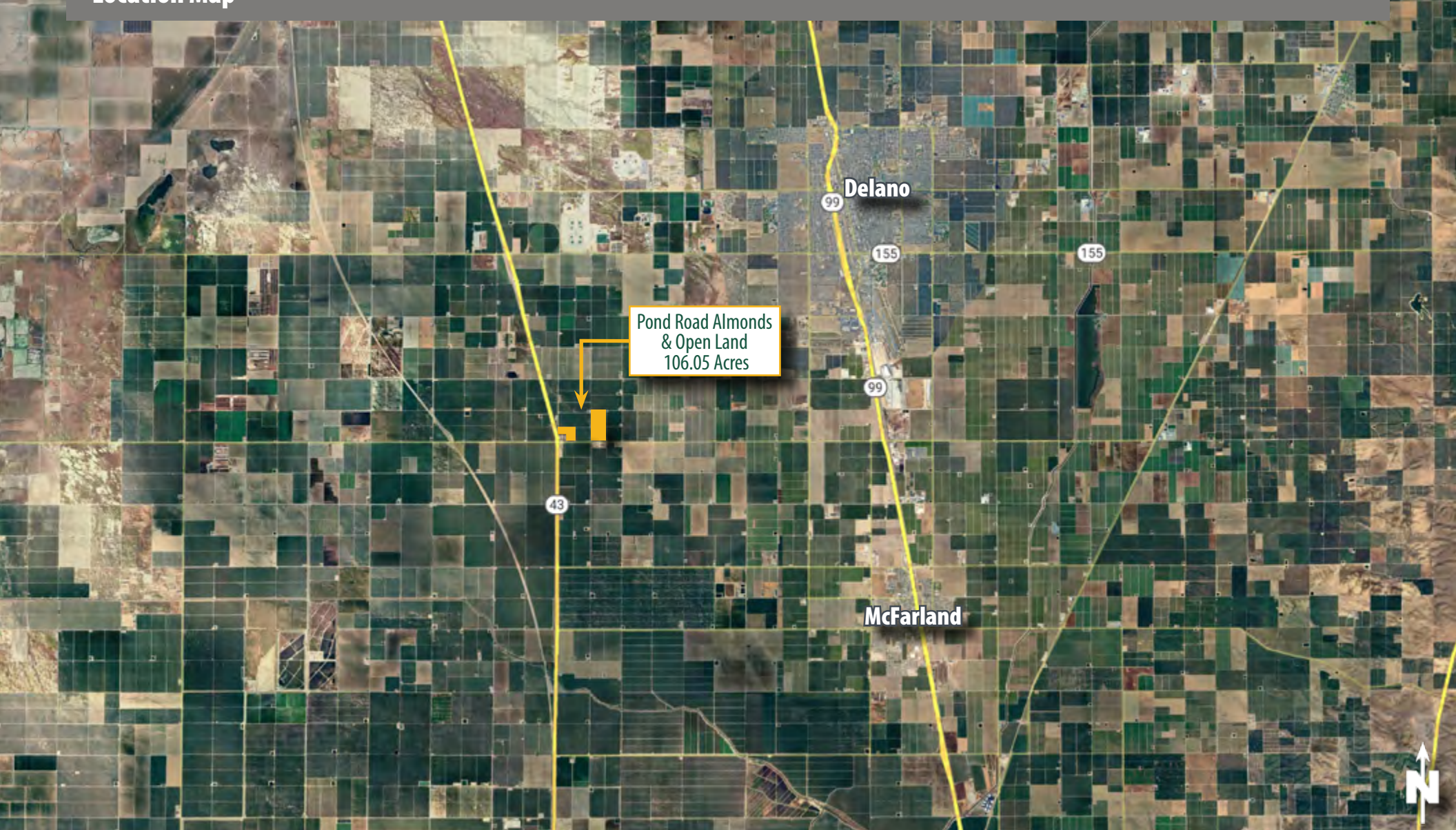
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Location Map



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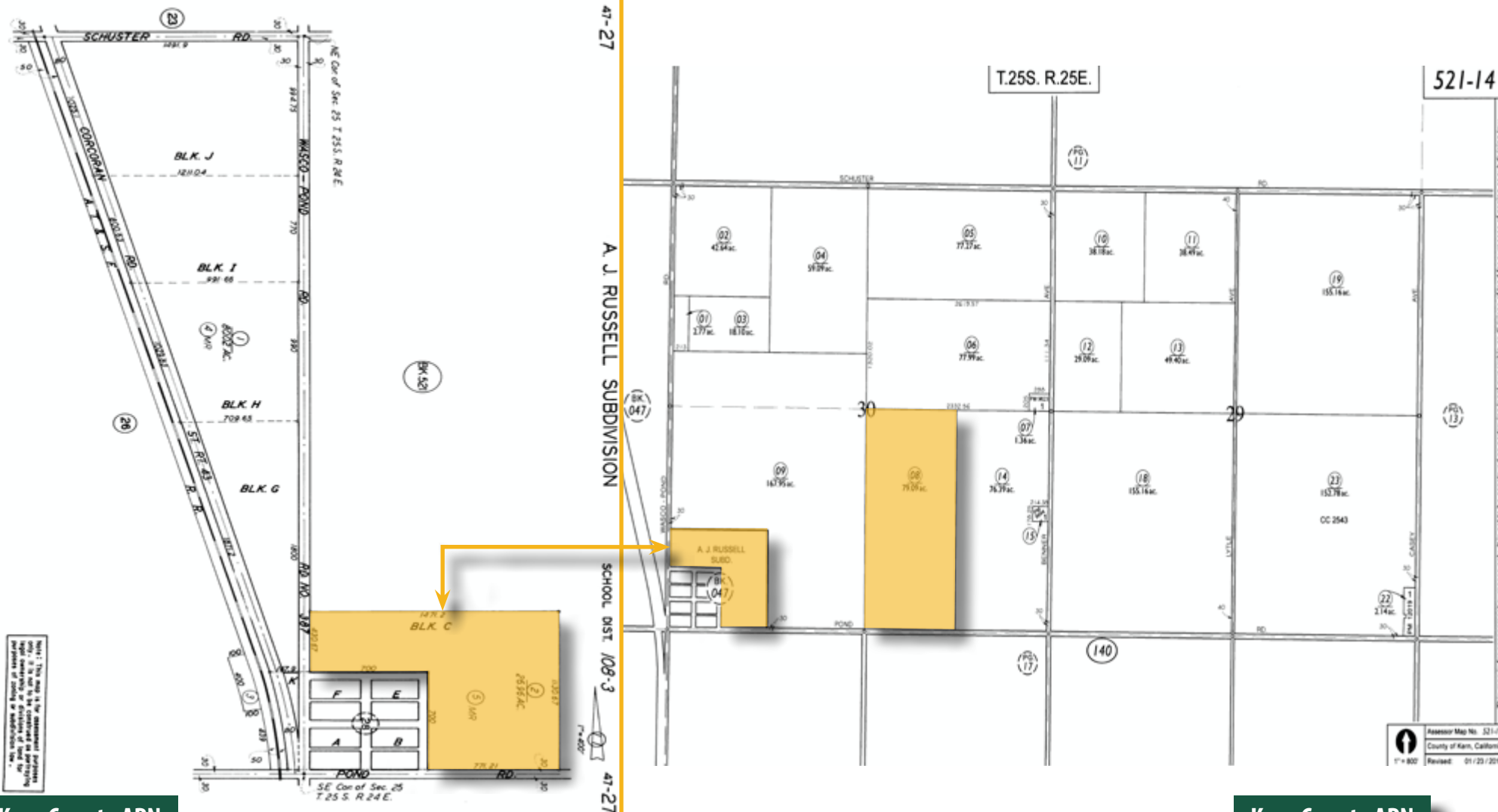
Property Profile

Location	The property consists of two non-contiguous parcels both located on the north side of Pond Road between Wasco – Pond Road and Benner Avenue. The City of Bakersfield is located approximately 33 miles to the southeast and the City of Delano is located approximately 9 miles to the northeast.	
Gross Acres	106.05 Acres	
Kern County Assessor Parcel Numbers	047-270-02	26.96 Acres
	521-140-08	79.09 Acres
Legal Description	The West ½ of the Southeast ¼ of Section 30 T.25S R.25E and Block C of the A.J. Russell Subdivision, County of Kern, State of California.	
Zoning	APN 521-140-08 is zoned “A”, Exclusive Agriculture and is enrolled in the Williamson Act. APN 047-270-02 is zoned R-1, Low Density Residential, and E(20), Estate 20 Acres. This parcel is not enrolled in the Williamson Act.	
Plantings	APN 521-140-08 consists of 75.81 acres is planted to almonds while APN 521-140-08 consisting of 26.96 acres is currently fallow and has not been farmed. The almonds were planted in 2004 to Nonpareil, Monterey, and Fritz varieties on 22’ x 15’ spacing.	
Soils	Wasco Sandy Loam, Class II McFarland Loam, Class I	
Water	Both parcels lie within the boundaries of the Southern San Joaquin Municipal Utility District (S.S.J.M.U.D). Only the 79.09 acres has a turnout to receive water (3-17-1). The 26.96 acres does not have a turnout but does have an allocation from the water district. A deep well equipped with a 300 hp natural gas engine is also located on the 79.09 acres. A booster pump and filter station distribute water throughout the orchard utilizing a fan jet irrigation system.	
Production	Available upon request.	
Improvements	No building improvements are located on the property. A cell phone tower is located on the 26.96 acres generating additional monthly income. Please contact agent for more information.	
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	\$2,307,000 (\$21,753 per acre)	

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Assessor's Parcel Maps



Kern County APN
West Parcel
047-270-02

Kern County APN
East Parcel
521-140-08

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Property Photos



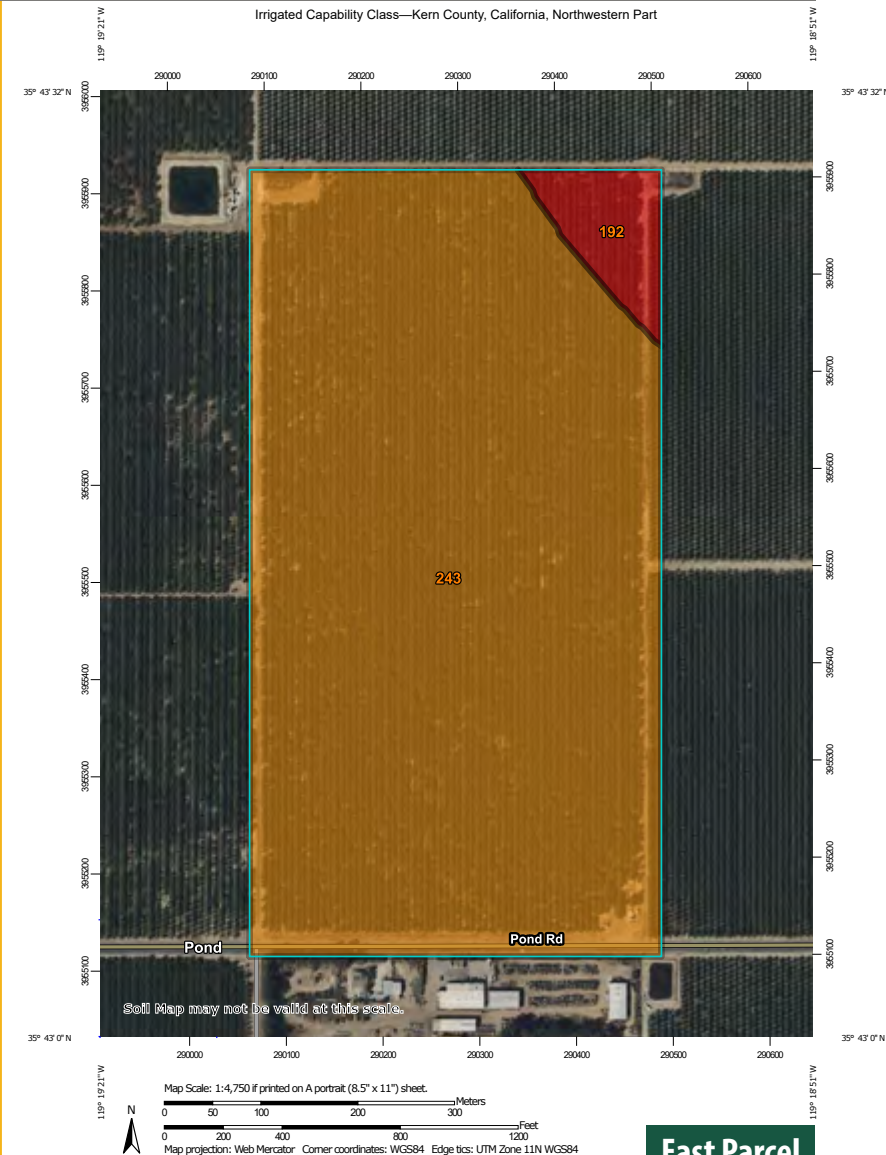
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Soils Maps



West Parcel



East Parcel

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Ranch Aerial

