

# SHAFTER WASCO ID

PISTACHIOS, ALMONDS AND FUTURE DEVELOPMENT LAND (\$31,773±/Acre)

\$3,000,000

PRICE REDUCED

out  
in

94.42± Acres

Kern County, California

- Adjoining Existing Residential and Costruction
- Residential Zoning
- Future Residential Development
- SWID Water and Well Water
- Producing Pistachios and Almonds
- Productive Soils
- Tax Benefits

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CA DRE #00020875

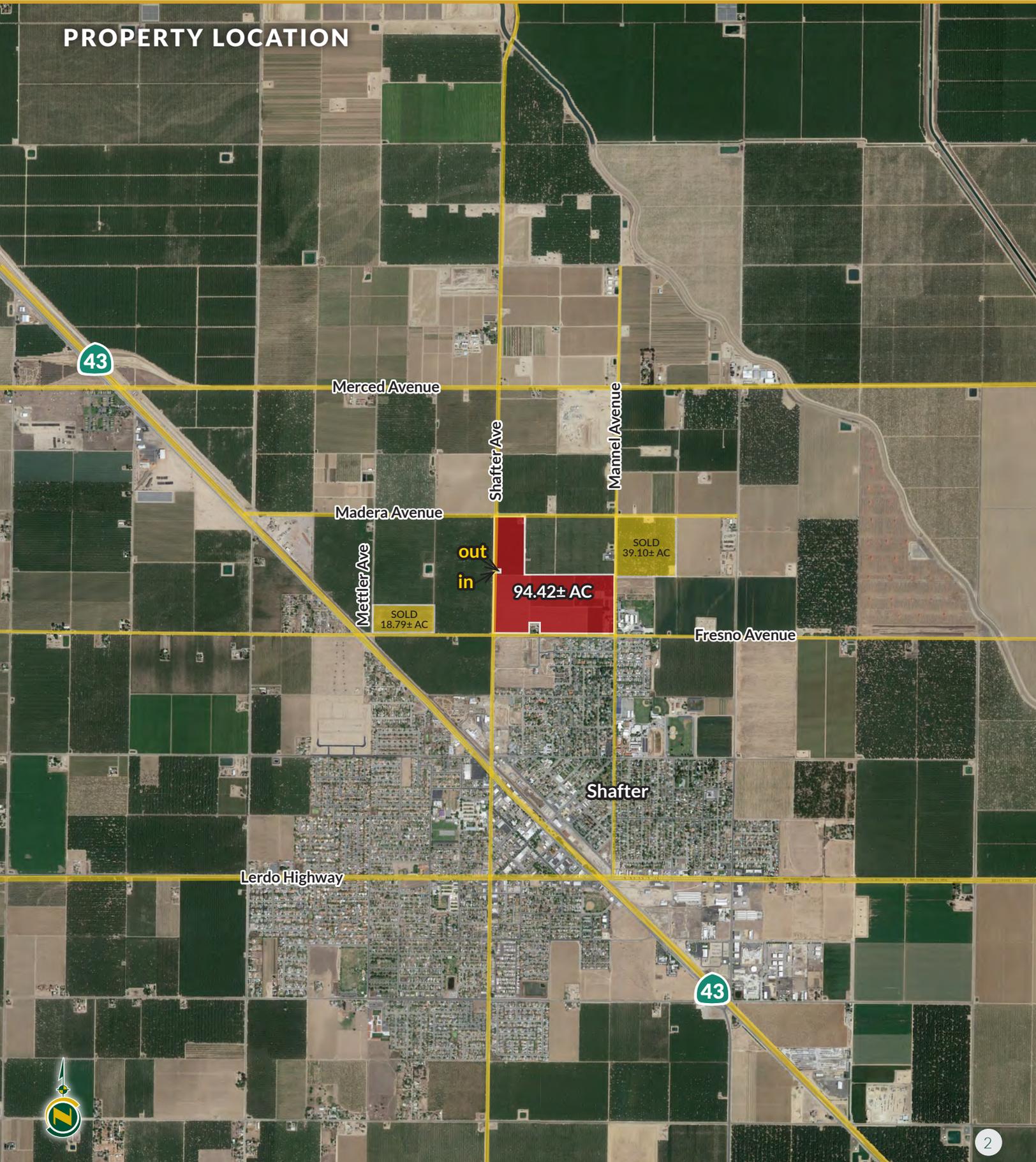
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94.42± Acres  
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## PROPERTY LOCATION



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### PROPERTY INFORMATION

#### LOCATION

The land opportunity is conveniently located at the northwest corner of Fresno Avenue and Mannel Avenue in the city limits of Shafter, CA. Approximately 19± miles north of Bakersfield, 126± miles north of Los Angeles and 267± miles south of Sacramento. The physical address of one the residences is 30519 Madera Avenue Shafter, CA 93263.

#### DESCRIPTION

This 94.42± acre opportunity is located in the city limits of Shafter, CA and is zoned E (Estate). The land is within a transitional area whereas the area south of Fresno Avenue is dedicated to existing and under development residential subdivisions while the areas north of Fresno Avenue are primarily dedicated to agricultural, except for Sequoia Elementary School which opened in 2007. Pending future development, the land is producing income from established Pistachios, Almonds and Farmland. The site has agricultural contract district water from Shafter Wasco Irrigation District (SWID) and well water. Additionally, the property is improved with two residences, detached garage, and numerous sheds/outbuildings. An investment in this opportunity offers; adjoining existing residential and construction, residential zoning, future residential development, SWID water and well water, producing pistachios and almonds, productive soils, and tax benefits.

#### LEGAL

Kern County APN: 089-020-36 and 71. Described as portions of the SW ¼ of Sec. 3 Township 28S, Range 25E, MDB&M.

#### PLANTINGS DETAILS

Acres	Planted	Varieties	Rootstock	Spacing
38.00±	2020	Almonds/Shasta		16'x24'
21.30±	1990	Pistachios/Kerman	Pioneer Gold	15'x22'
11.50±	1981	Pistachios/Kerman	Atlantica	20'x25'
14.50±		Farmland/prior vineyard		
1.00±		Farmland/prior tree fruit		
86.30± acres				
5.50± acres area of building improvements				
2.62± Roads, Reservoir, Waste				
94.42± Assessed Acres				

#### ZONING

The land is zoned E (Estate) by the City of Shafter and is not enrolled in the Williamson Act. The primary purpose of the Estate zone district is to provide for and protect a rural atmosphere and lifestyle. This zoning is intended as an area for development of low density, large lot, single family detached residential dwelling units at a maximum allowable density of three and one-half (3 ½) dwelling units per gross acre.

#### SOILS

100% (243) Wasco sandy loam, California Revised Story Index, Grade 1 – Excellent

#### WATER

The land is irrigated by both district and well water. The property is in Shafter Wasco Irrigation District (SWID) and receives contract water from meter #2.6-1. In 2025 SWID is collecting the following: water cost of \$130/acre foot and standby of \$20/acre foot. The well is equipped with a 75HP electric motor. The orchards are irrigated with drip irrigation, booster pump, 5 sand median filters, and a reservoir. In the 2024/25 tax year the Kern County tax assessor collects \$123.66±/acre on behalf of SWID with the property taxes. The residence on Madera Ave is served by a domestic well with submersible pump. The residence on Mannel Ave is connected to city water.

#### PRICE/TERMS

\$3,000,000 (or \$31,773±/acre) cash at close of escrow, plus reimbursement of costs toward growing crop. Seller to retain any and all remaining mineral rights.

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### PROPERTY OVERVIEW



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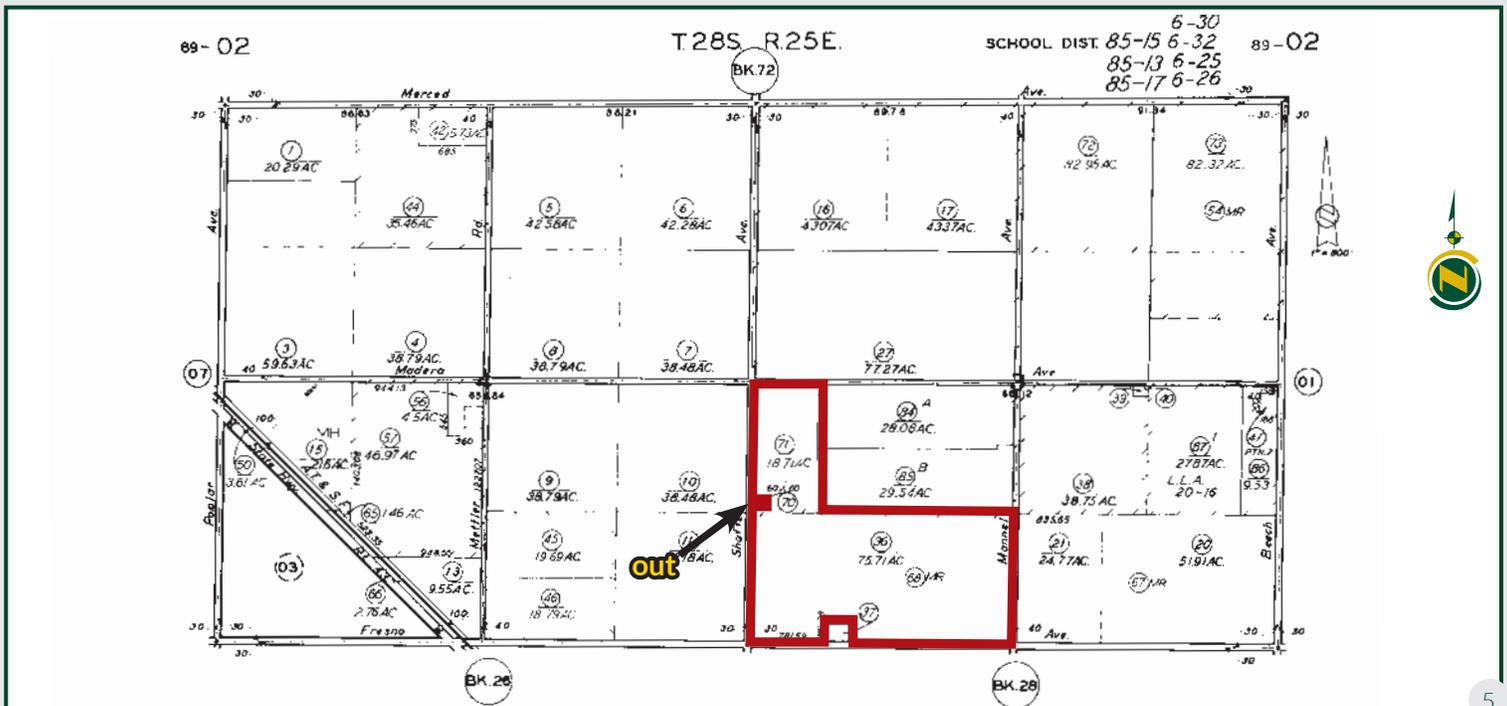


### SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent of AOI
243	Wasco sandy loam	Grade 1 - Excellent	100.0%

### PARCEL MAP



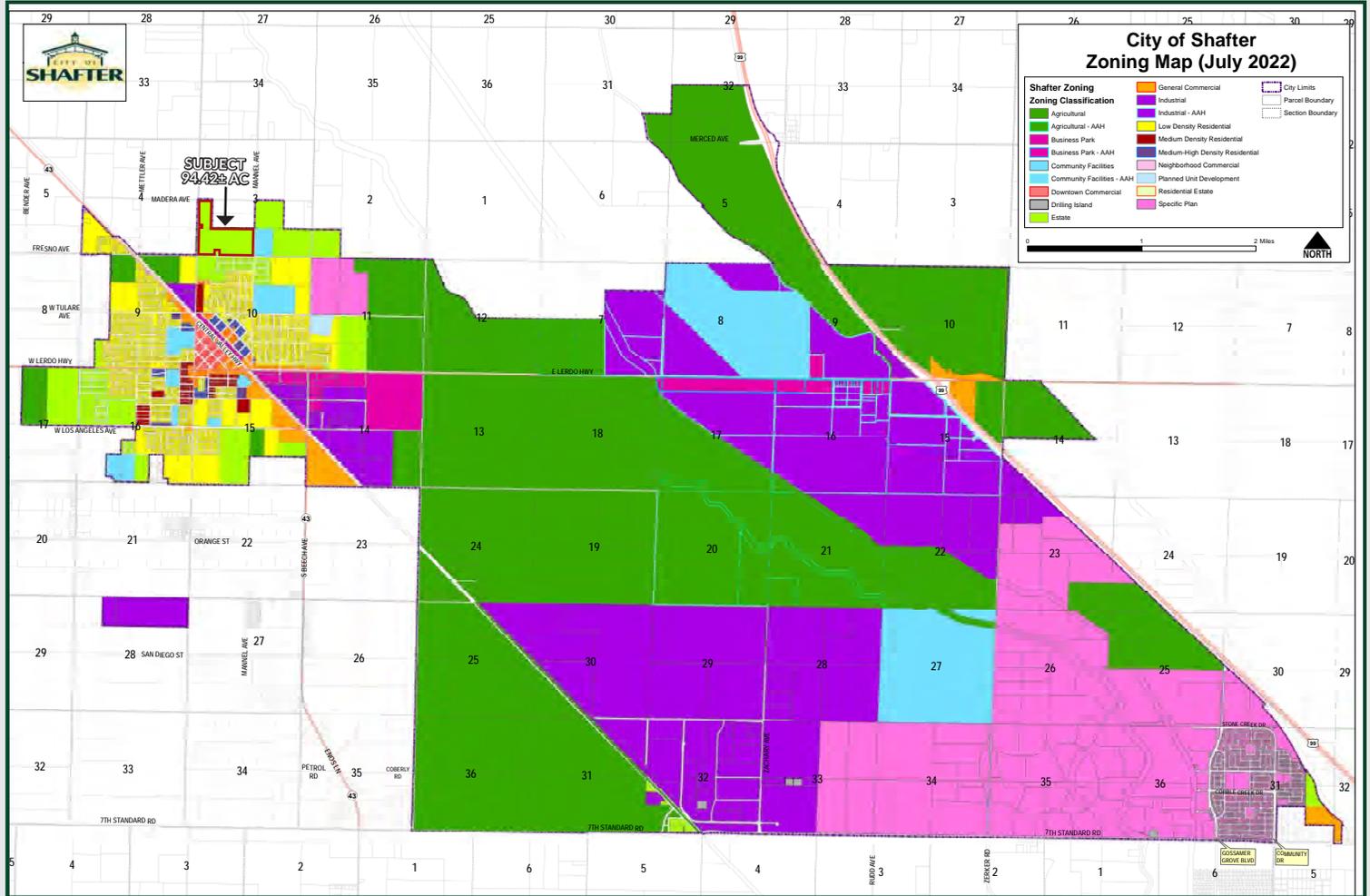
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### CITY OF SHAFTER ZONING MAP



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## PROPERTY PHOTOS



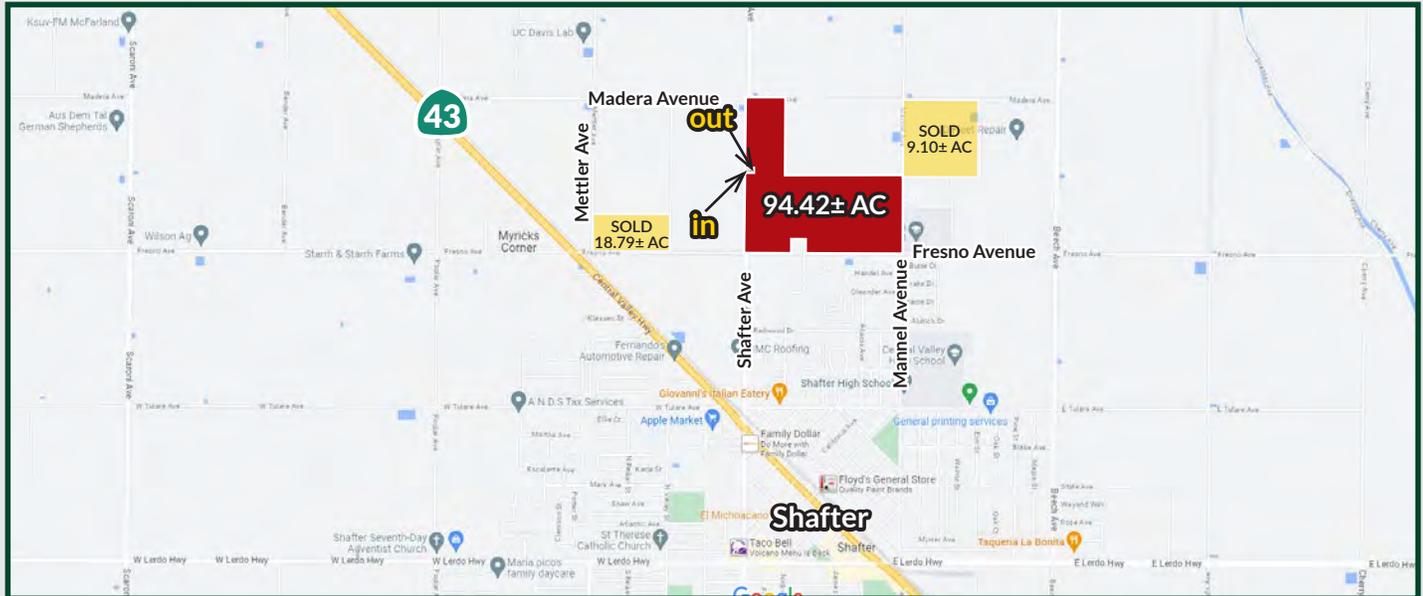
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### LOCATION AND REGIONAL MAPS



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:  
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>  
Telephone Number: (916) 653-5791

**Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**



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