

155.73±
ASSESSED ACRES

**SEMI-TROPIC
WATER STORAGE DISTRICT ALMONDS**
KERN COUNTY, CALIFORNIA

\$2,570,000
(\$16,503±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

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3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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PRICE REDUCED



**PROPERTY
HIGHLIGHTS:**

- 2 TYPES OF SEMI-TROPIC WSD CONTRACT WATER
- WELL WATER
- SOLAR TO OFFSET ELECTRIC COSTS
- CLASS I SOILS (CA. REV. STORIE INDEX)
- ALMONDS IN PRODUCTION
- INCOME AND TAX BENEFITS

PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The 155.73± assessed acre opportunity is planted to 152± acres of Independence Almonds established in February 2015. The orchard currently has three (3) sources of water; Semi-Tropic WSD contract entitlement (3.5AF/acre), Semi-Tropic WSD Supplemental Ag Water (SAW) program (up to 5AF/acre), and well water. Additionally, the site is improved with a 61.52kW total CEC-AC rated solar system, general shop with loading ramp, enclosed shop, and pole barn.

The offering features: Two types of contract water with Semi-Tropic WSD, well water, solar to offset utilities cost, reasonable soils, almonds in production, income, and tax benefits.

LOCATION

The offering is located at the northwest corner of Jackson Avenue and Gun Club Road, Wasco, CA. Approximately 8± mile west of Wasco, 29± miles northwest of Bakersfield, 142± miles north of Los Angeles, and 204± miles south of San Jose.

ZONING AND LEGAL

The land is zoned A (Exclusive Agricultural) and is enrolled in the Williamson Act according to the county website. TSE 1/4 of Section 17, Township 27S, Range 23E, MDB&M. Kern County, California. APN: 069-310-38.

SOILS

100% (196) Milham sandy loam, 0 to 2 percent slopes, Class 1

PLANTINGS

152± acres Almonds Planted Feb-2015.

100% Independence on Nemaguard root stock.

19'X14' spacing.

PRODUCTION

2021 – 2,355± lbs/acre

2022 – 1,855± lbs/acre

2023 – 1,372± lbs/acre

2024 – 1,559± lbs/acre

WATER

[The offering is located in Semi-Tropic Water Storage District (STWSD). The entire property has contract entitlement of 3.5AF/acre or 547.26AF through meter S-67. Additionally, the property has a district contract for the Supplemental Ag Water (SAW) program that allows the owner the ability to supplement their contract entitlement supply up to a total of 5AF/acre or 781.80AF until 2035. In addition to the abundant district water the farm has a well was well drilled in 2010. It is equipped with 200HP electric motor. In 2024/25, on behalf of the STWSD the Kern County Tax collector collected a charge of \$139/acre with the 2024/25 property taxes. Water is delivered to the orchard by double line drip system, with a reservoir, sand media filters, acid injection system, and two (2) 50HP booster pumps.

SOLAR

The Solar is 61.52kW total CEC-AC rated solar system. With 2 Solectria Renewables PVI 50TL-480 Inverters, and 206 Hyundai Heavy Industrial HIS-S335TI PV modules.

OTHER IMPROVEMENTS

The site has a 9,500± SF general shop with loading ramp, 2,500± SF enclosed shop, and 8,700± SF pole barn.

PRICE/TERMS

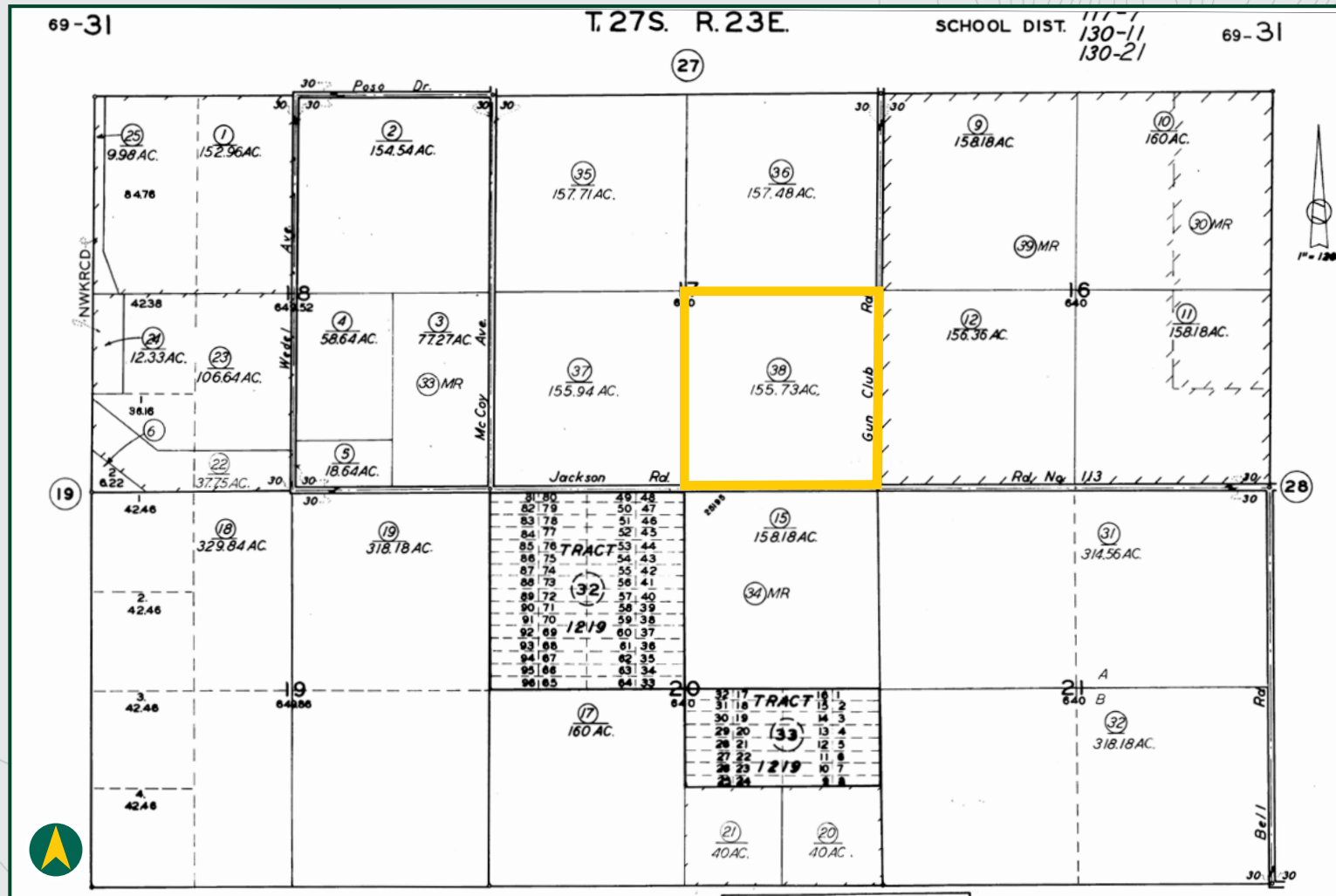
\$2,570,000 or \$16,503±/acre. Crop is available upon reimbursement of agreed farming expenses.

SOIL AND FARM MAP



California Revised Storie Index (CA)			
Map Unit symbol	Map Unit Name	Rating	Percent AOI
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	100.0%

PARCEL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



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**OFFICES SERVING
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