

HIGHWAY 46 WASCO ALMONDS \$4,250,000

Kern County, California

(\$10,774±/Acre)

PRICE REDUCED



394.47± Acres

- Well Water and Semi-Tropic WSD non-contract water
- Productive Soils
- Almonds in Production
- Open Land to Plant or for Water Banking
- 863.4±KW Solar System
- Tax Benefits

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CA DRE #00020875

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Kern County, CA



PROPERTY INFORMATION

DESCRIPTION

This 394.47± assessed acre opportunity is located in the desirable farming area of Wasco, CA. This land is planted to 225± acres of almonds in production and 150± acres of open land planned for solar with an 863.46±KW solar system installed in 2016. The property has access to non-contract water from Semi-Tropic WSD and 3 wells. Additional improvements include; office, shop, equipment yard, and 4 covered carports. The offering features: non-contract water with Semi-Tropic WSD and well water, productive soils, almonds in production, open land to plant or for water banking, 863.46±KW solar system, and tax benefits.

LOCATION

The offering is located conveniently between Jumper and Wildwood Avenue on the south side of Highway 46, approximately 5.8± miles west of Wasco, CA. Regionally the subject property is located 34± miles northwest of Bakersfield, 140± miles north of Los Angeles, and 218± miles south of San Jose.

LEGAL

The land is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act. The east ½ and east ½ of the northwest ¼ of Section 7, Township 27S, Range 24E, MDB&M. APN's 487-080-03, 06, and 27.

SOILS - CA Rev. Storie Index

- 92.4±% (174) Kimberlina Fine Sandy Loam, 0 to 2 percent slopes MLRA 17, Grade 1 - Excellent
- 6.3±% (243) Wasco Sandy Loam, Grade 2 - Good
- 1.2±% (214) Garces silt loam, Grade 4 - Poor

WATER

The property is irrigated with well water and has access to non-contract water from Semi-Tropic WSD. The 3 wells are equipped with 100HP, 150HP and 200HP electric motors with VFD panels. Fields 3 and 4 are irrigated with: fan jet systems, FloGard filters, acid injection systems, and centrifugal booster pumps. Field 5 is irrigated using a reservoir, dual line drip, turbine booster pump, Netafim filters, and an acid injection system.

The land is located within Semi-Tropic Water Storage District (STWSD) and has 3 non-contract meters (P-6, P-8 and P-14) with pump back devices. In 2025 STWSD non-contract owners are assessed two primary charges; water charge of \$168/\$170/\$172 AF delivered when available (winter/summer/allocated), and an ET charge. Pursuant to the STWSD intermittent agreement STWSD has the right to use the well to pump back a balance of 1,555.52AF (as of 12/31/24) of water into the district when needed at STWSD expense and when the owner is not using the well. In 2024/25, on behalf of the STWSD the Kern County Tax Collector collected a charge of \$139±/acre with the property taxes. There is a domestic well on the property near the office that is shared with off site house on APN: 487-080-26.

SOLAR

The farm is improved with a 863.46±KW Solar system to off set energy costs. There are 2,831 Hyundai HiS 305 TI panels, 20 degree tilt. With 25 Solectria/PVI 28TL inverters. The annual PG&E bills reported by owner for the property are as follows: 2024-\$39,751± or \$176± farmable acre.

PRICE/TERMS

\$4,250,000 (or \$10,774±/acre) cash at close of escrow, excluding any remaining mineral rights. Crop is available subject to reimbursement of agreed farming expenses. A shared domestic well/pump agreement will be required to complete sale.

PLANTINGS OR CURRENT USE

Fields	Acres	Planted	Varieties	Spacing	Rootstock
1	75		Removed/open land		
2	75		Removed/open land		
3	75	2010	66% Butte, 33% Padre	23'x18'	Hansen
4	75	2014	50% Non Pareil, 25% WC, 25% Supareil	23'x18'	Hansen
5	75	2013	50% Non Pareil, 50% Mont	23'x18'	Hansen
Total Almonds	225±				
Total Open	150±				
	19.47±		Roads, Reservoirs, Waste		
Assessed Acres	394.47±				

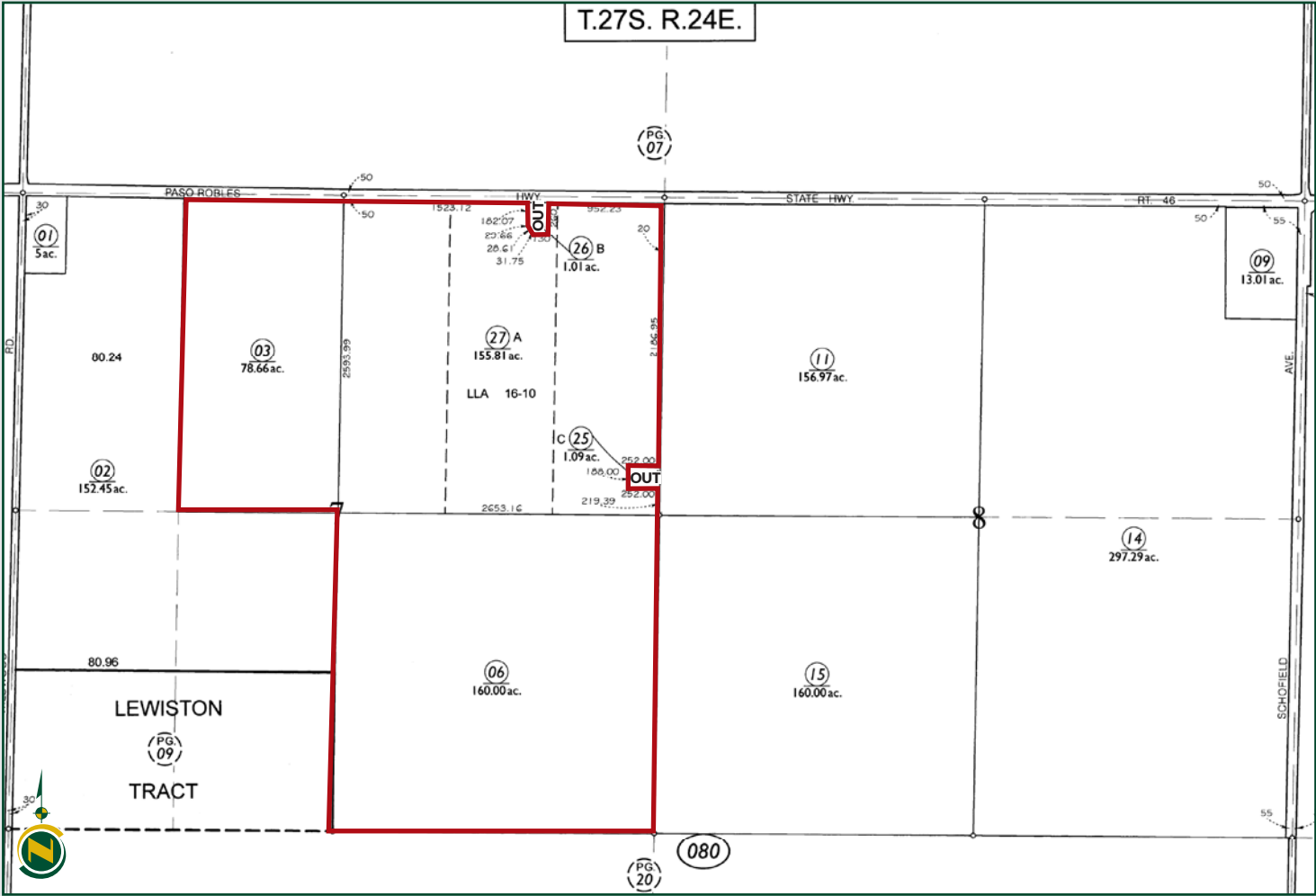
The 2024 year yield history is reported to be 2,403± lbs/acre average all on varieties. Detailed production records are available upon submission of offer.

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APN MAP



PHOTOS

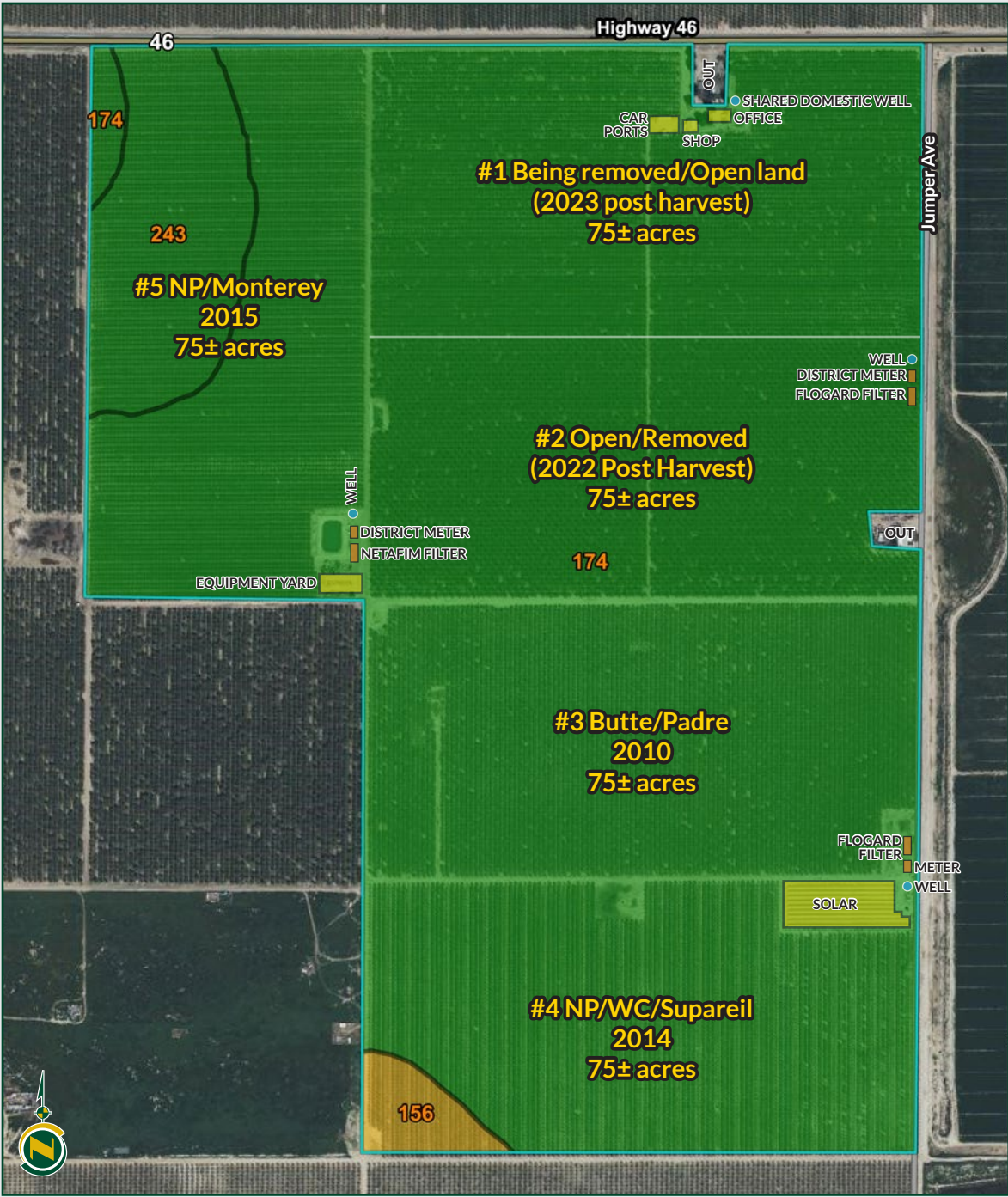


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SOIL/FARM MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	1.2%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	92.4%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	6.3%
Totals for Area of Interest				100.0%

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PROPERTY PHOTOS

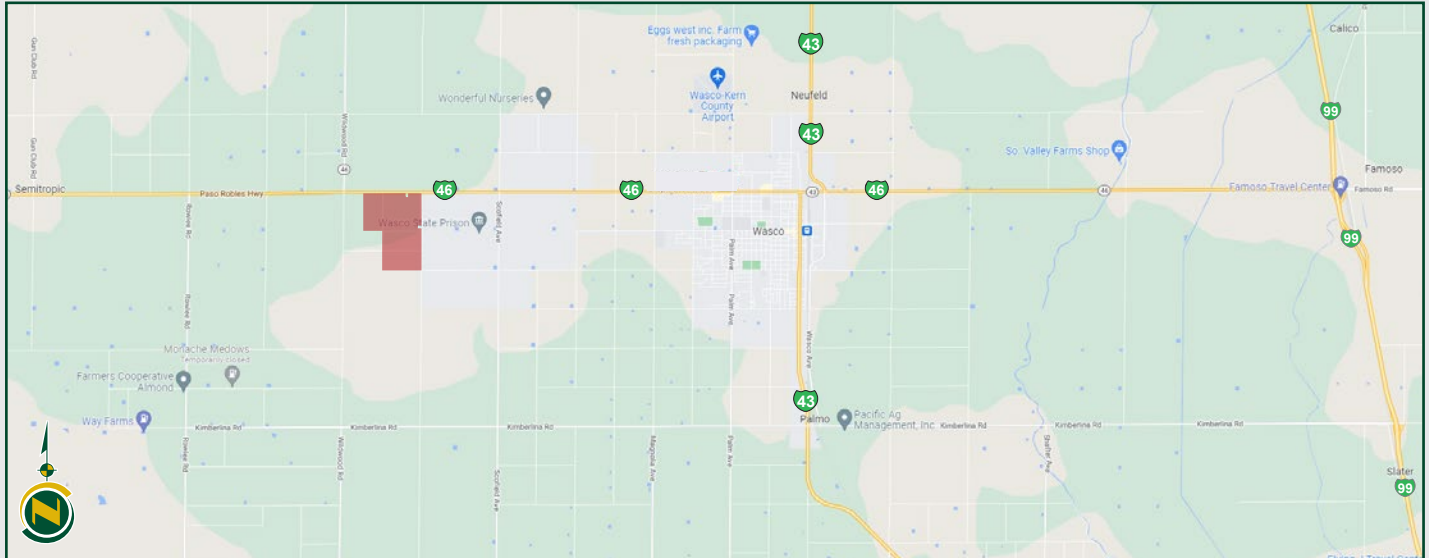


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LOCATION MAPS



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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