

ALMOND ORCHARD

Kern County, CA

263.80
Acres
AVAILABLE
FOR SALE



Michael T. Anchordoquy, AAC

Principal

661 616 3577

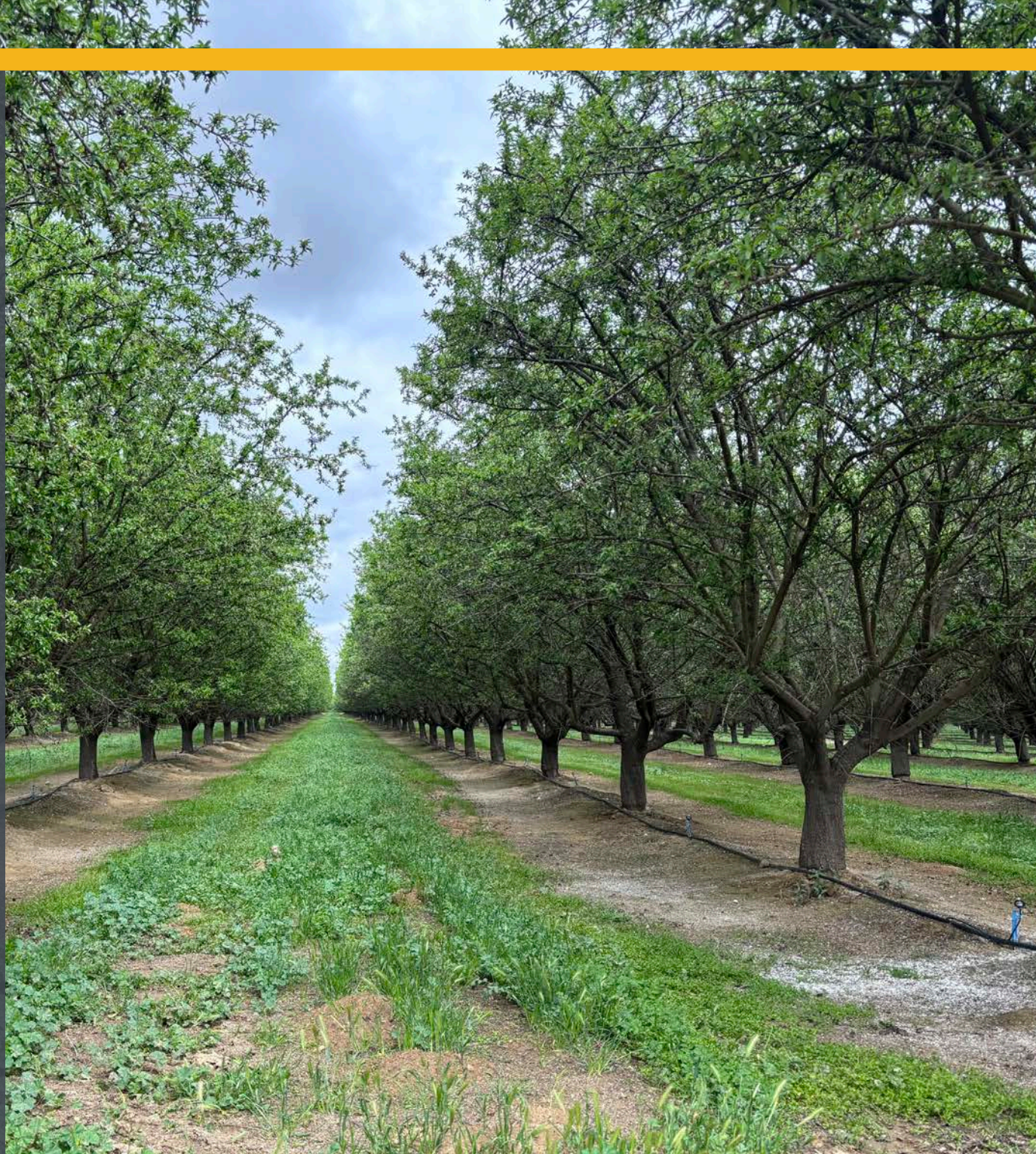
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The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

Almond Orchard Available For Sale

Property Profile

263.80 Acres ▪ Kern County, CA

Location	The property is located at the northeast corner of Snow Road and Martin Road south of the City of Shafter and northwest of the City of Bakersfield.
Gross Acres	263.80 Gross Acres
Kern County Assessor Parcel Numbers	104-011-44
Legal Description	Portion of the W 1/2 of Section 2 T.29S R.25E
Zoning	"A", Exclusive Agriculture
Plantings	1/2 NP, 1/4 Price, 1/4 Sonora planted in 2012 on 18'x 22' spacing.
Soils	Kimberlina Fina Sandy Loam, 0-2% slopes MLRA 17, Class I Milham Sandy Loam, 0-2% slopes MLRA 17, Class I
Production	Production records are available upon request.
Water	The property is located in the Rosedale – Rio Bravo Water Storage District. There are two deep wells located on the property. One is equipped with an electric motor and the other is equipped with a natural gas engine. Filter stations are located at each well site with a reservoir located along the eastern boundary. Water is distributed throughout the orchard utilizing a fan jet irrigation system.
Improvements	There are no improvements located on the property. A small fenced yard area is located on the east boundary.
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

\$4,750,000

(\$18,006/Acre). All cash to the Seller.

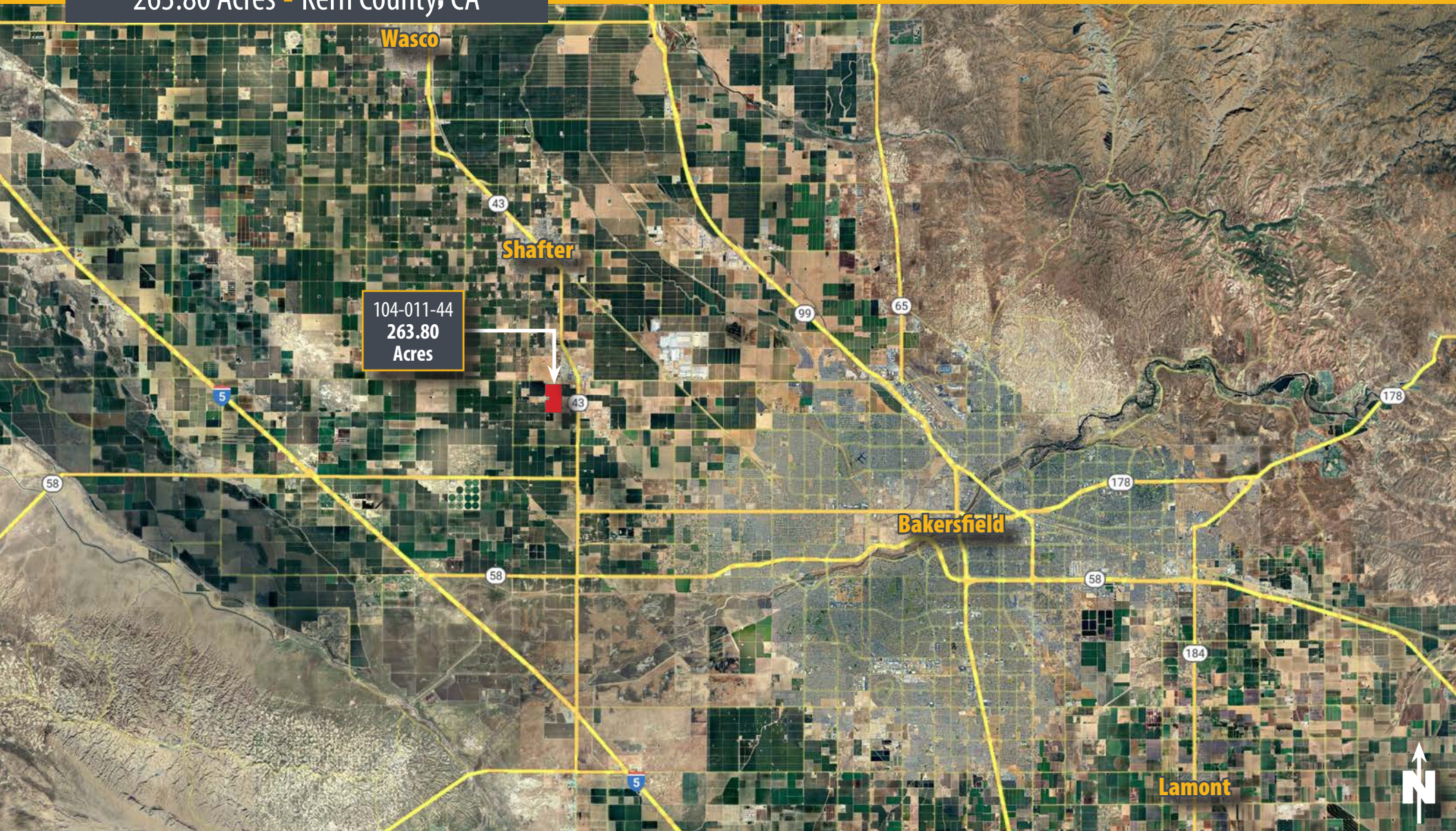
**2025 crop is available with reimbursement to the Seller
for cultural costs incurred.**

Almond Orchard

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Property Location & Assessor's
Parcel Number

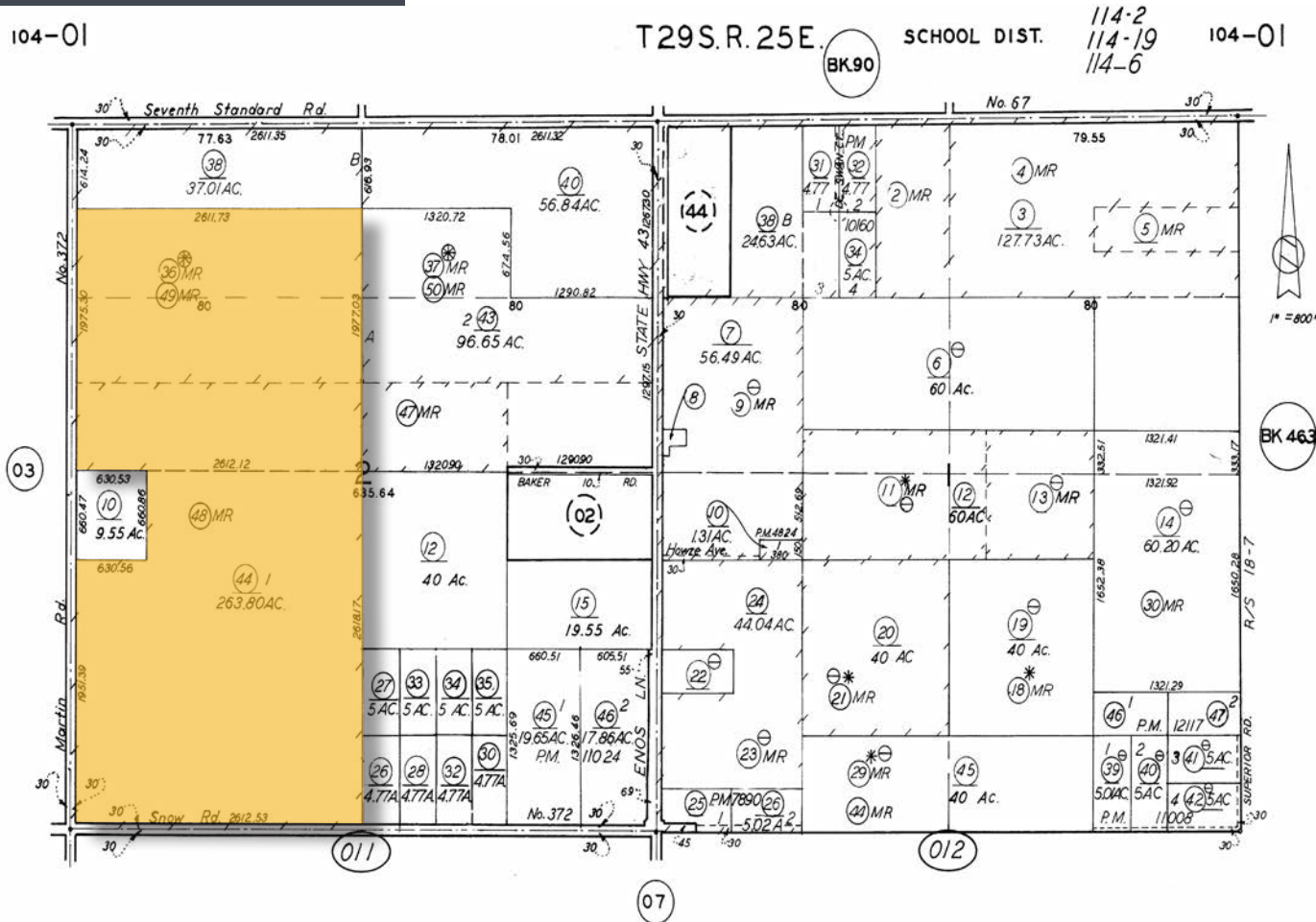
263.80 Acres ■ Kern County, CA



Almond Orchard Available For Sale

Assessor's Parcel Map

263.80 Acres ■ Kern County, CA



*See Pg 33 for MR Unit A.P.N.
 *See Pg 34 for MR Unit A.P.N.
 *See Pg 32 for MR Unit A.P.N.

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.

Revised: 08/22/2022

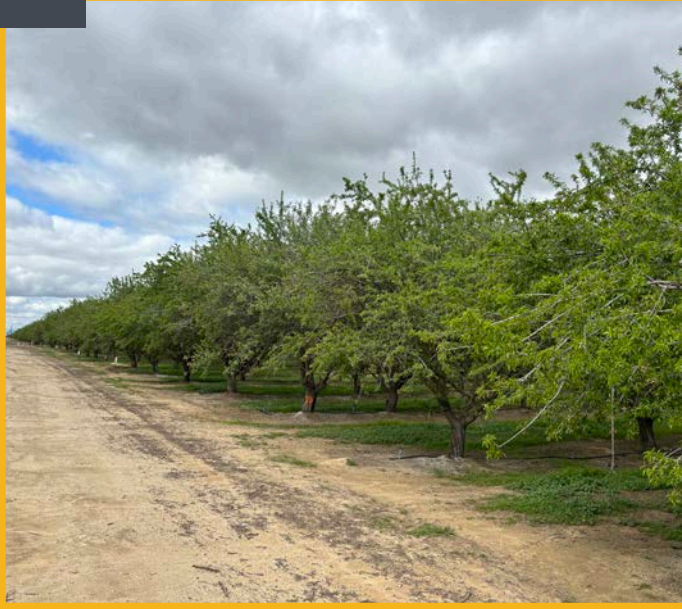
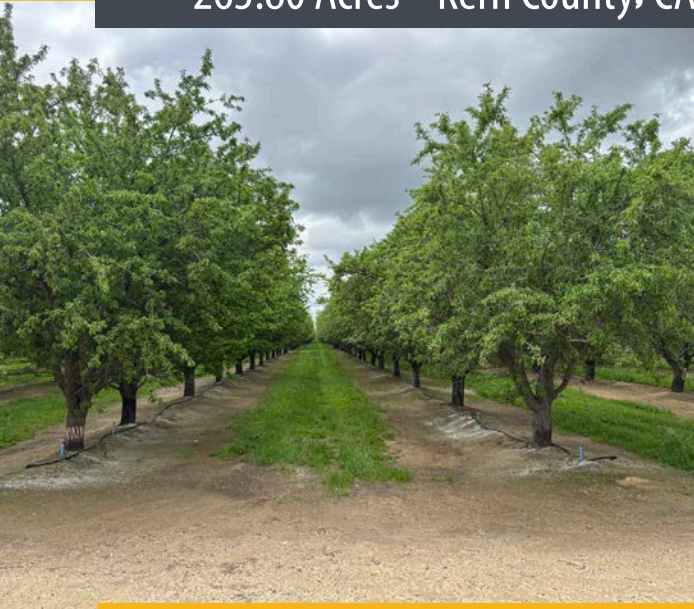
104-011-44

ASSESSORS MAP NO. 104-01
 COUNTY OF KERN

Almond Orchard Available For Sale

Property Photos

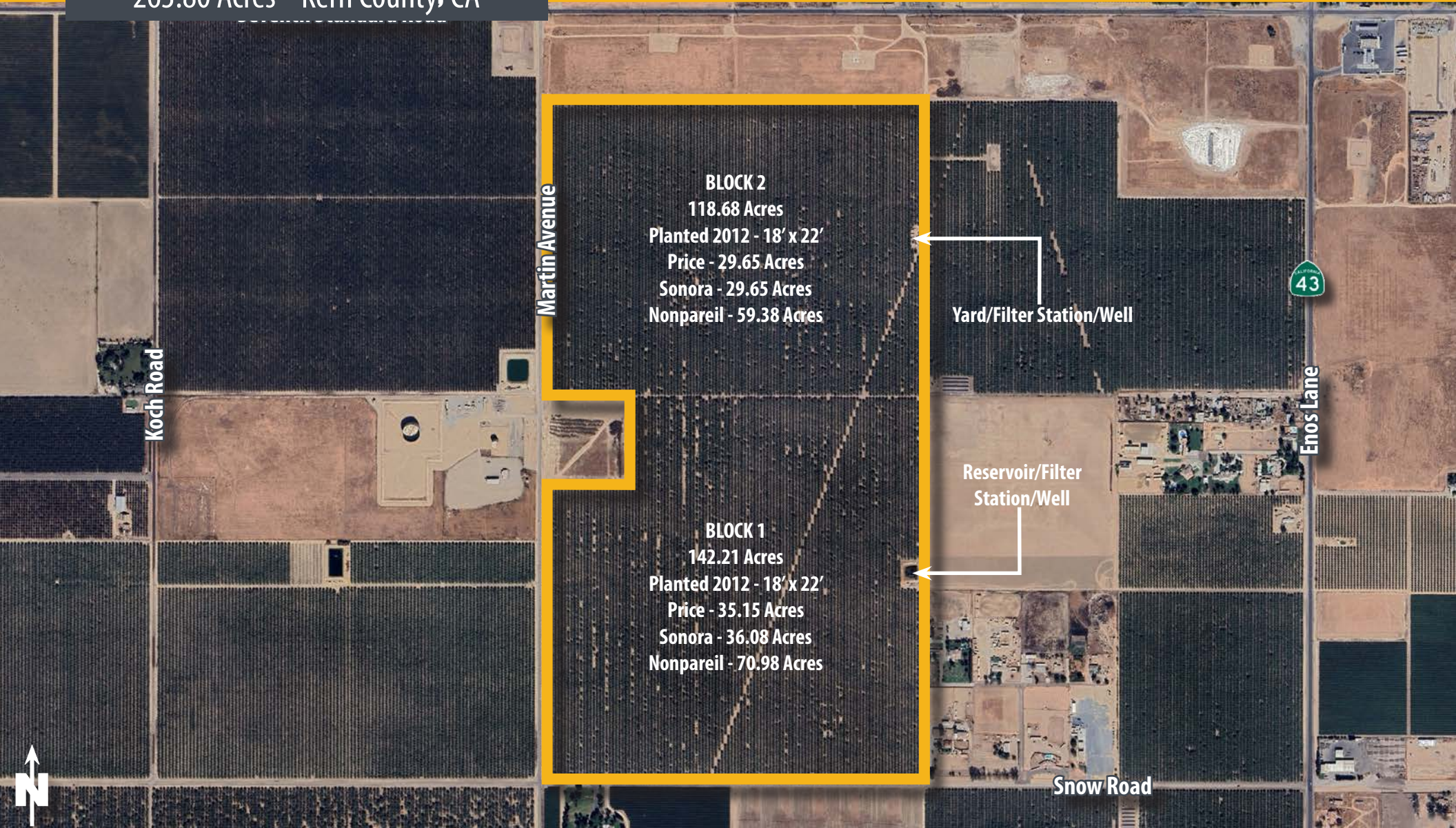
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Ranch Aerial

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BLOCK 2
118.68 Acres
Planted 2012 - 18' x 22'
Price - 29.65 Acres
Sonora - 29.65 Acres
Nonpareil - 59.38 Acres

Yard/Filter Station/Well

BLOCK 1
142.21 Acres
Planted 2012 - 18' x 22'
Price - 35.15 Acres
Sonora - 36.08 Acres
Nonpareil - 70.98 Acres

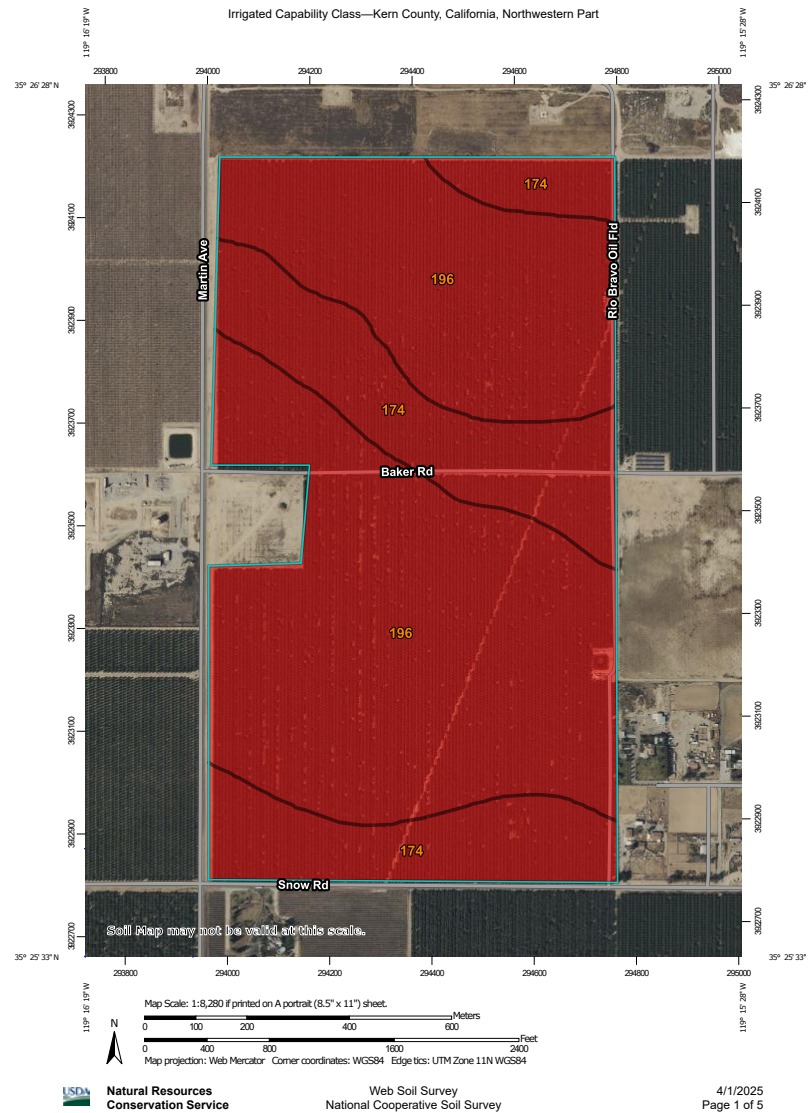
Reservoir/Filter
Station/Well

Snow Road

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Soils Map

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Almond Orchard Available For Sale

Location Map

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