



SCHUIL
AG REAL ESTATE



+/-631.12 Acres – Redevelopment Almonds – Wasco, CA

Wildwood Rd & Sherwood Ave, California 93280,
USA • 631.12 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

This property is located on the northeast corner of Wildwood Road and Hanawalt Avenue in Wasco, Kern County, CA.

SIZE :

+/-631.12 Assessed Acres

PLANTINGS:

The property is currently planted to almonds, which are ready for removal, offering significant redevelopment potential.

SOLAR :

Solar panels are owned by a third party with a power purchase agreement to property owner.

WATER:

This property has three (3) well and pump systems, and is located in the Semitropic Water Storage District "intermittent area." Well #1 is no longer in use and well #4 requires a pump motor, but is still useful.

See 'Aerial Map' for well locations.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL :

Kern County APN: 059-270-01

GROUNDWATER
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

PRICE:

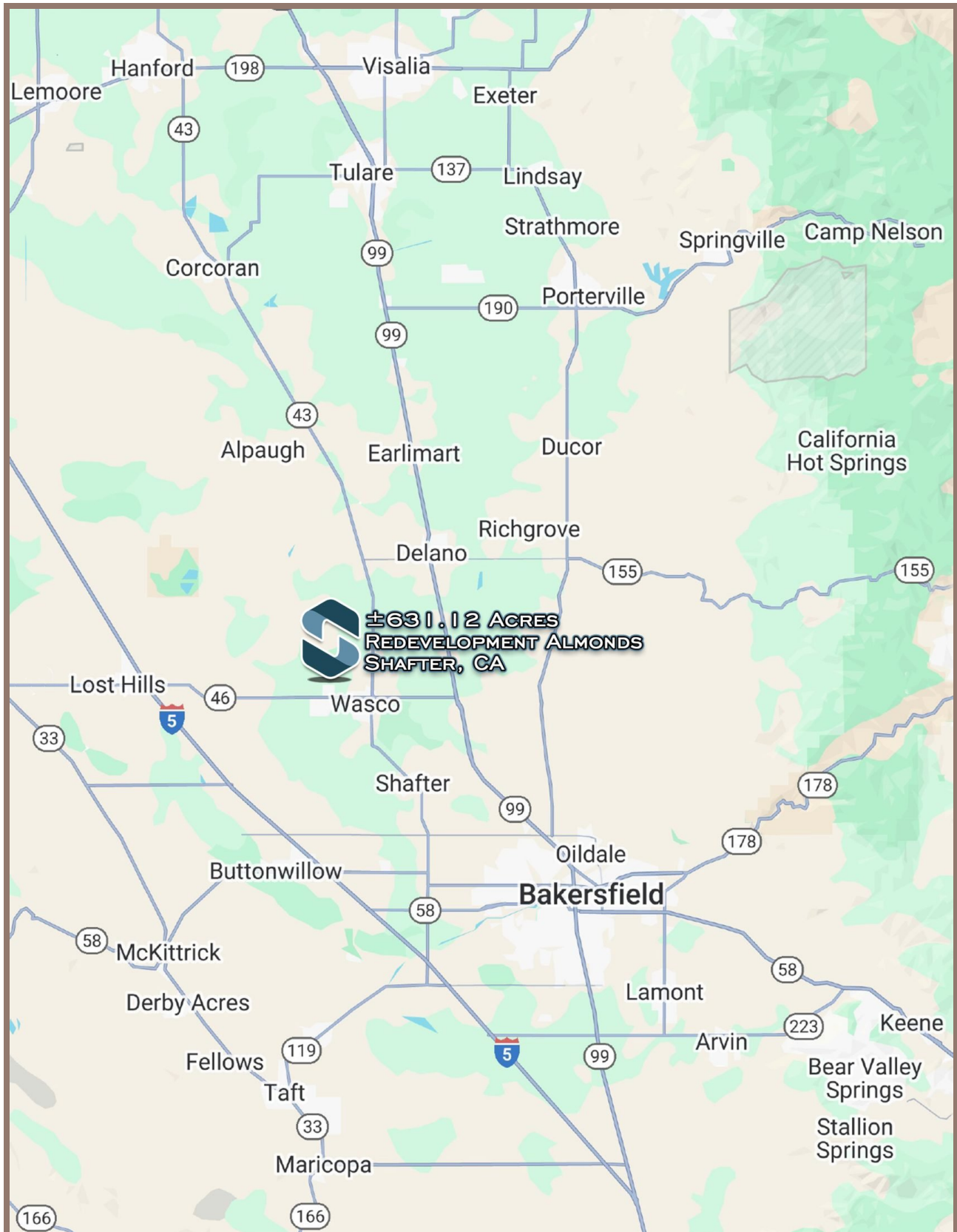
\$4,400,000

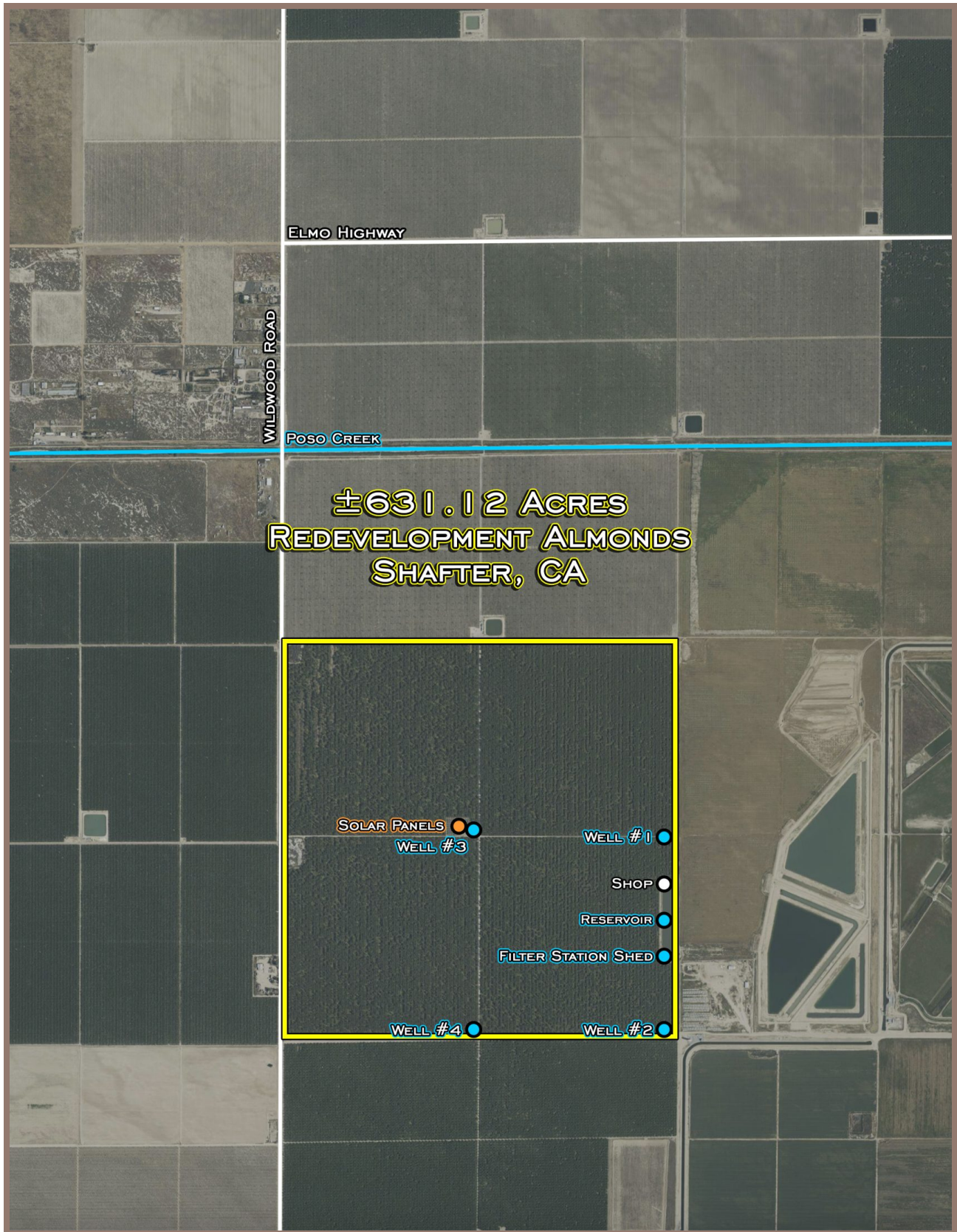
CONTACT:

Jonathan Verhoeven
559-707-5658 (m)
jonathan@schuil.com
CalBRE #01966852

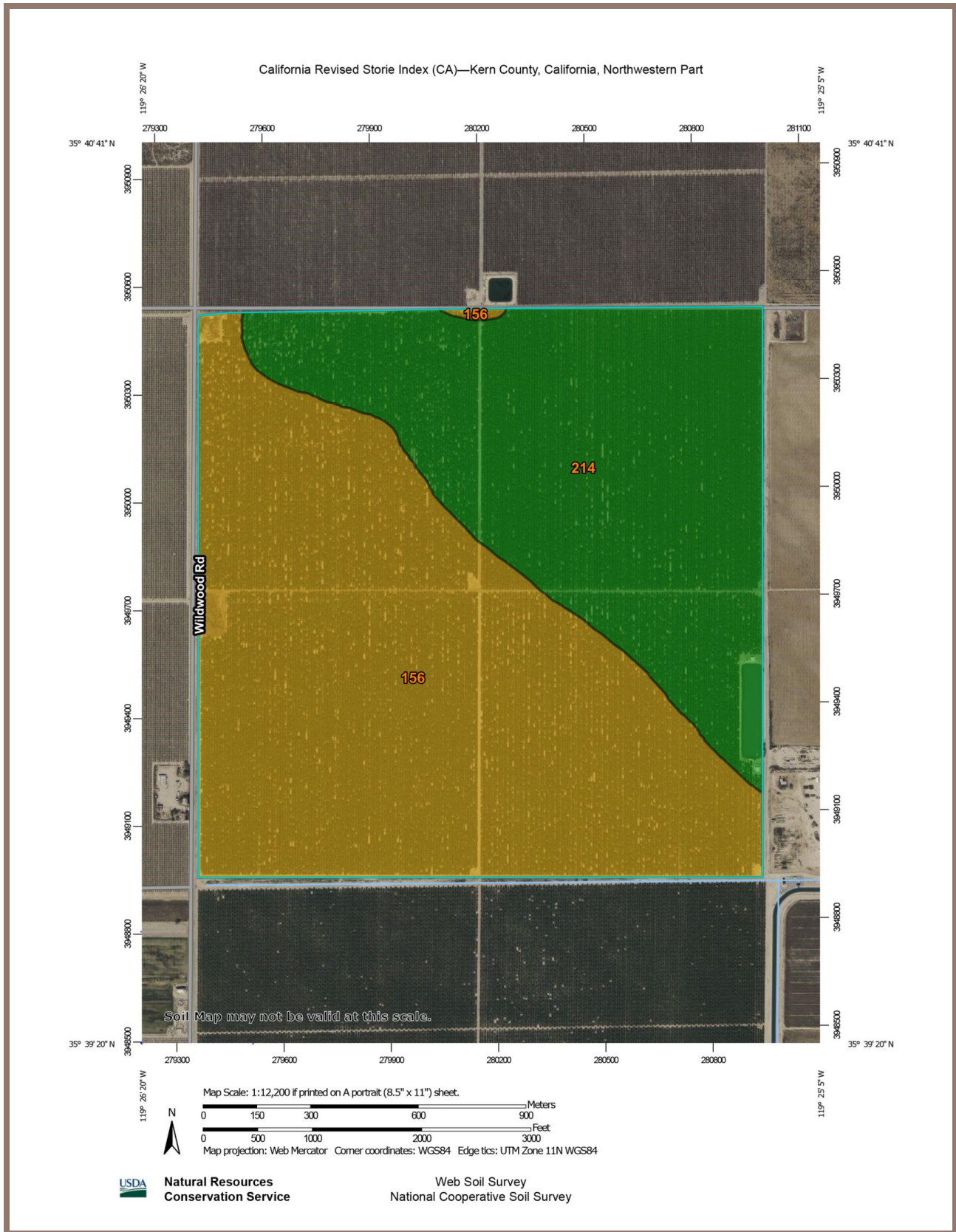
Scott Schuil
559-859-9734 (m)
scott@schuil.com
CalBRE #01877812

Marc Schuil
559-280-1750 (m)
marc@schuil.com
CalBRE #00815172









California Revised Storie Index (CA)—Kern County, California, Northwestern Part

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	372.1	60.2%
214	Calfax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Calfax, clay loam, saline-sodic (85%)	246.4	39.8%
Totals for Area of Interest				618.4	100.0%

