

ALMOND VALLEY ORCHARDS

KERN COUNTY, CALIFORNIA

**Reduced to
\$8,780,000
\$24,229 per acre**

ALLIANCE AG SERVICES, LLC
Local Knowledge - Global Reach

Link to listing and video:

<https://www.landsofamerica.com/listing/6214074>

<https://www.dropbox.com/s/6o1wocu7u9mgynv/Almond%20Orchard.mp4?dl=0>

**OFFERING
MEMORANDUM**

www.allianceagservices.com

ALMOND VALLEY ORCHARDS

KERN COUNTY, CALIFORNIA

PROPERTY LOCATION

Panama Lane & Vineland Road area
Bakersfield, California 93309

APN#

Numerous

Acreage

362.38

PLANTING AGES

2002, 2003, 2006, 2008, 2009, 2010,
2016

OFFERING PRICE

\$8,780,000.00

FEE SIMPLE AND LEASED FEE

TERMS

Cash at Close

CO-OP FEE

2.5% to Buyer's Broker

SUBMIT PROPOSALS TO

Michael Ming, Broker
Alliance Ag Services, LLC
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Bakersfield, California 93309
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mming@allianceagservices.com

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PROPERTY ASSESSMENT

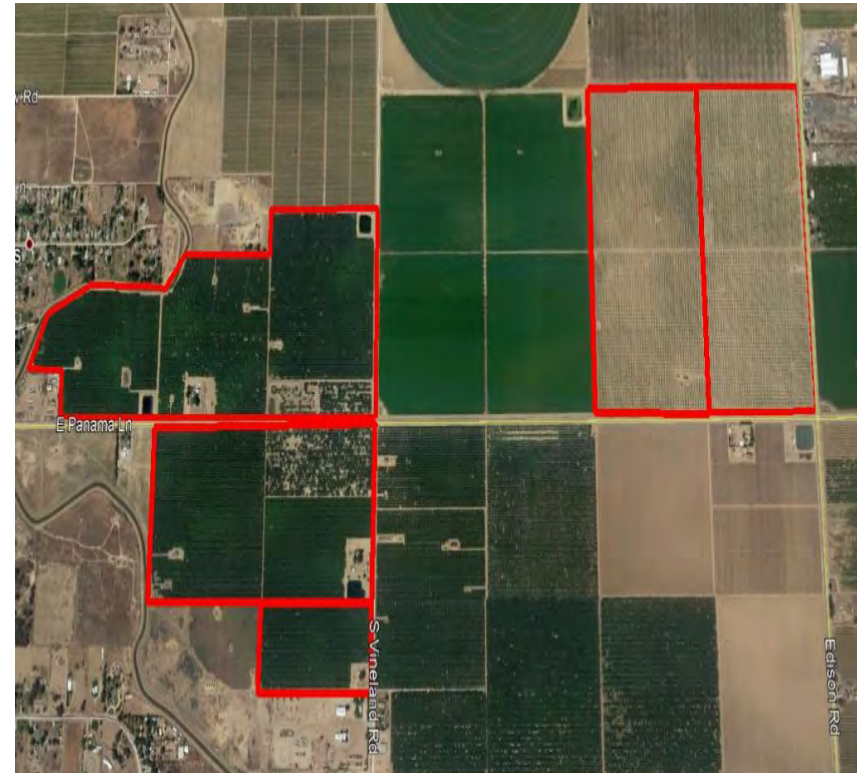
The subject is an almond orchard with 362.38 assessed acres of various ages in Arvin-Edison Water Storage District in Kern County.

The ranches are located south of Edison and north of Lamont in the Southern San Joaquin Valley.

Irrigation water is provided through on-site wells. No District water is available.

Water is supplied to orchards through single and double line drip systems with filtration.

The properties are accessed from paved and dirt roads. The ranch is 10 miles southeast of the City of Bakersfield and 120 miles north of the City of Los Angeles.



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LOCATION OVERVIEW

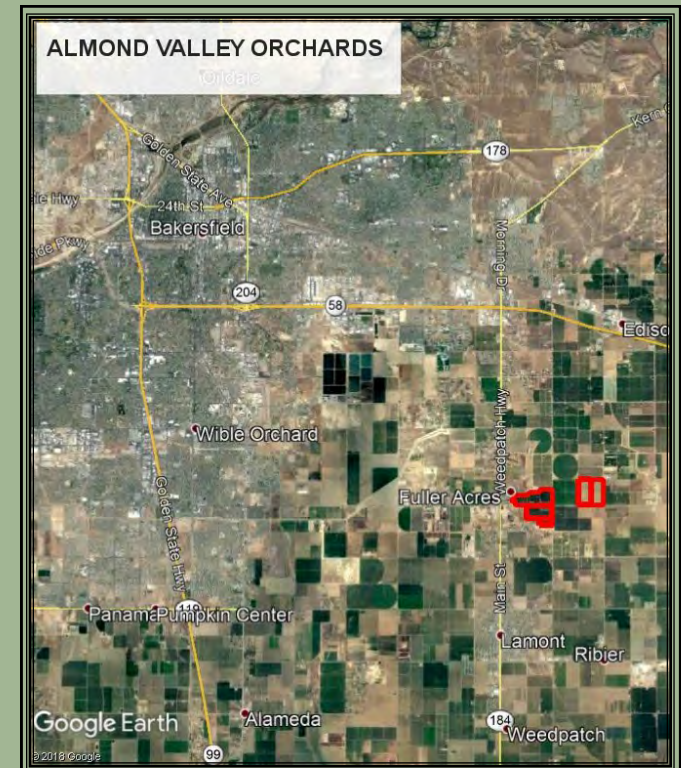
The properties are in a highly productive agricultural region with almonds, vineyards, open farmland, and rural residential properties within close proximity.

Zoning

According to the Kern County Planning Department, the subject property is zoned A, Exclusive Agriculture and A-1, Limited Agriculture. The property is designated R-MP, Mineral Petroleum (5 Acre Parcel) and R-1A, Intensive Agriculture (Minimum 20 Acre Parcel Size) on the Kern County General Plan. The use of the subject property conforms to the existing zoning.

Lease

One property is under a long term lease. APN 178-010-19.



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For more information, please contact:

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