



Wheeler-Ridge Almond Orchard

FOR SALE

365.79 Acres ■ Kern County, CA



Property Highlights

- Young Producing Orchard
- Desirable Growing Area
- Two Sources of Water

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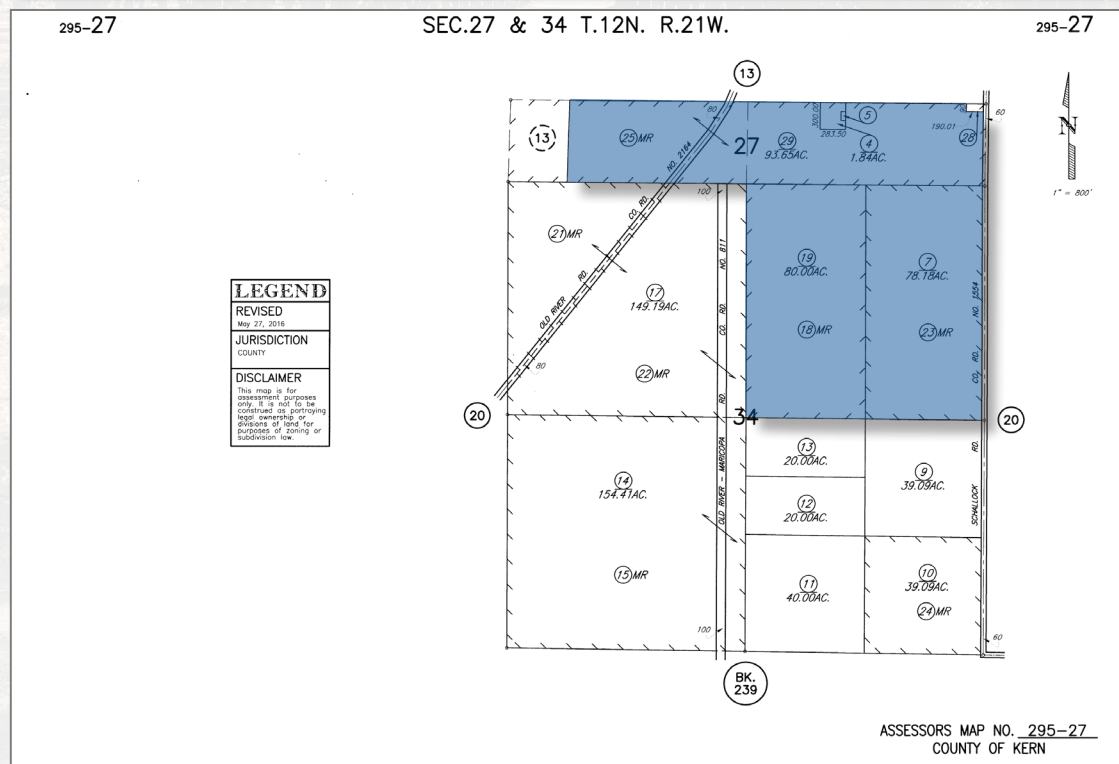
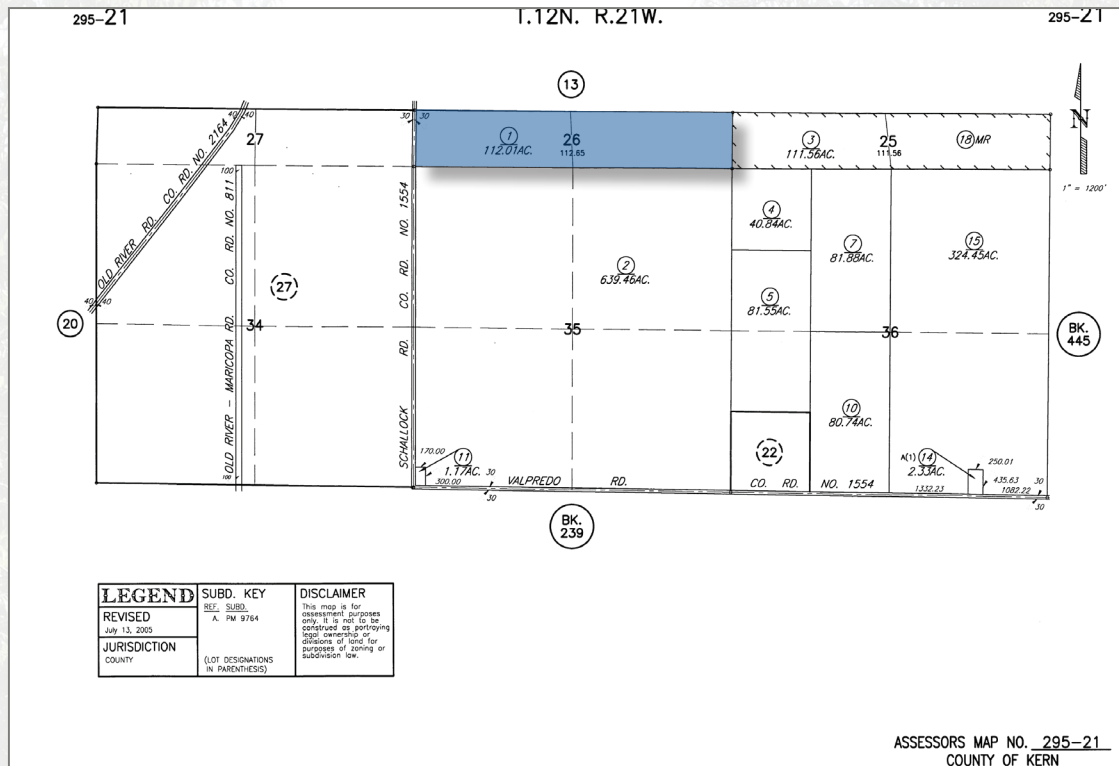
Property Profile

Location	The property is located just south of the intersection of Copus Road and Old River Road. Interstate 5 is located 2.5± miles to the east. The City of Bakersfield is located 20± miles to the north.			
Size	365.79 Gross Acres.			
Kern County Assessor Parcel Numbers	295-210-01 and 295-270-04, 05, 07, 19, 29			
Legal Description	Partial Section 26, the Northeast ¼ of Section 34, and the partial section 27 all in T. 12N R. 21W			
Zoning	Agriculture			
Plantings	Variety	Acres	Year Planted	Spacing
	Non Pariel	175	2012	22' x 16'
	Wood Colony	87	2012	22' x 14'
	Monterey	88	2012	22' x 16'
	Total Acres	350		
Production	Contact listing agent for production history			
Water	The property lies within and receives water from the Wheeler Ridge – Maricopa Water Storage District via four (4) turnouts located throughout the property identified as 8G30, 8G24, 8G25, and 7G20. The property has a contract to receive 666 acre feet of water at 100% allocation. In addition, there are three (3) deep wells located on the property with electric motors that feed into two (2) reservoirs. One of the wells is equipped to pump back into the district lines. A filter station is located at each reservoir with an electric booster pump. Water is distributed throughout the orchard utilizing a dual line drip irrigation system.			
Soils	Cerini Loam, 0-2% Slopes, Class II Calfax Loam, 0-2% Slopes, Class III Excelsior Sandy Loam, 0-2% Slopes, MLRA 17, Class I Excelsior Fine Sandy Loam, Saline-Sodic, 0-1% Slopes, Class II			
Improvements	A fenced yard area is located at the southwest portion of the property with a trailer house. Water for the dwelling is provided by a domestic well.			
Asking Price	\$12,802,650 (\$35,000/Acre). All cash or terms acceptable to the Seller. Buyer to reimburse Seller for cultural costs incurred towards the 2019 crop commencing November 1, 2018 up to the close of escrow.			

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Assessor's Parcel Map



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Property Photos



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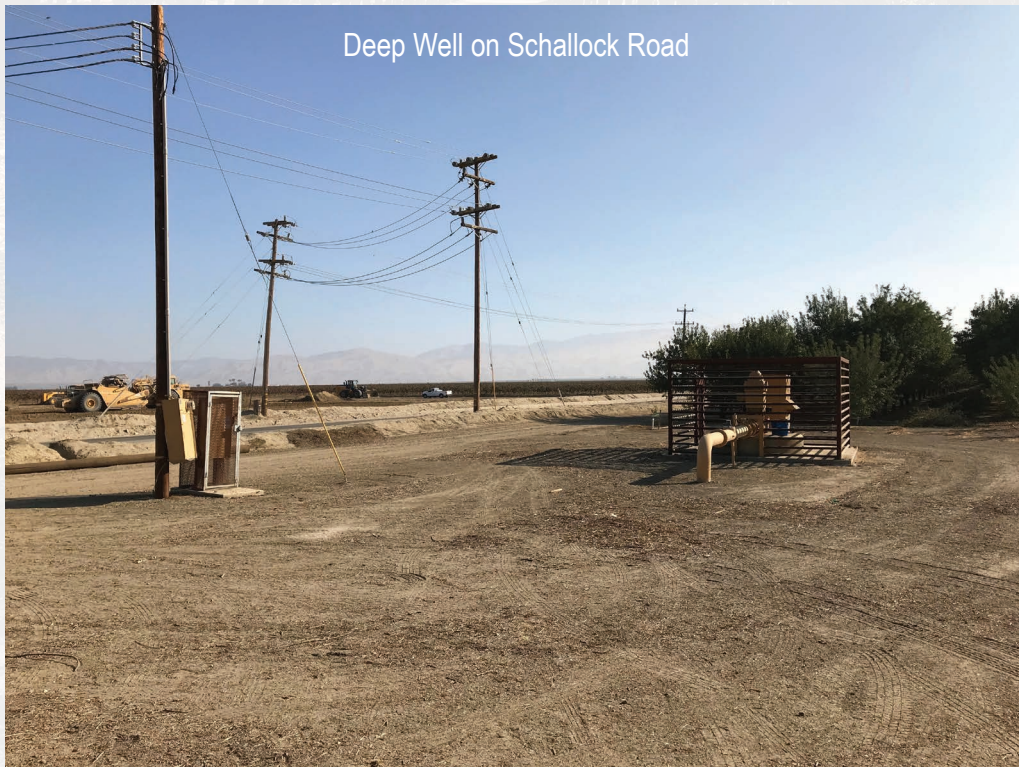
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Property Photos

Reservoir and Filter Station



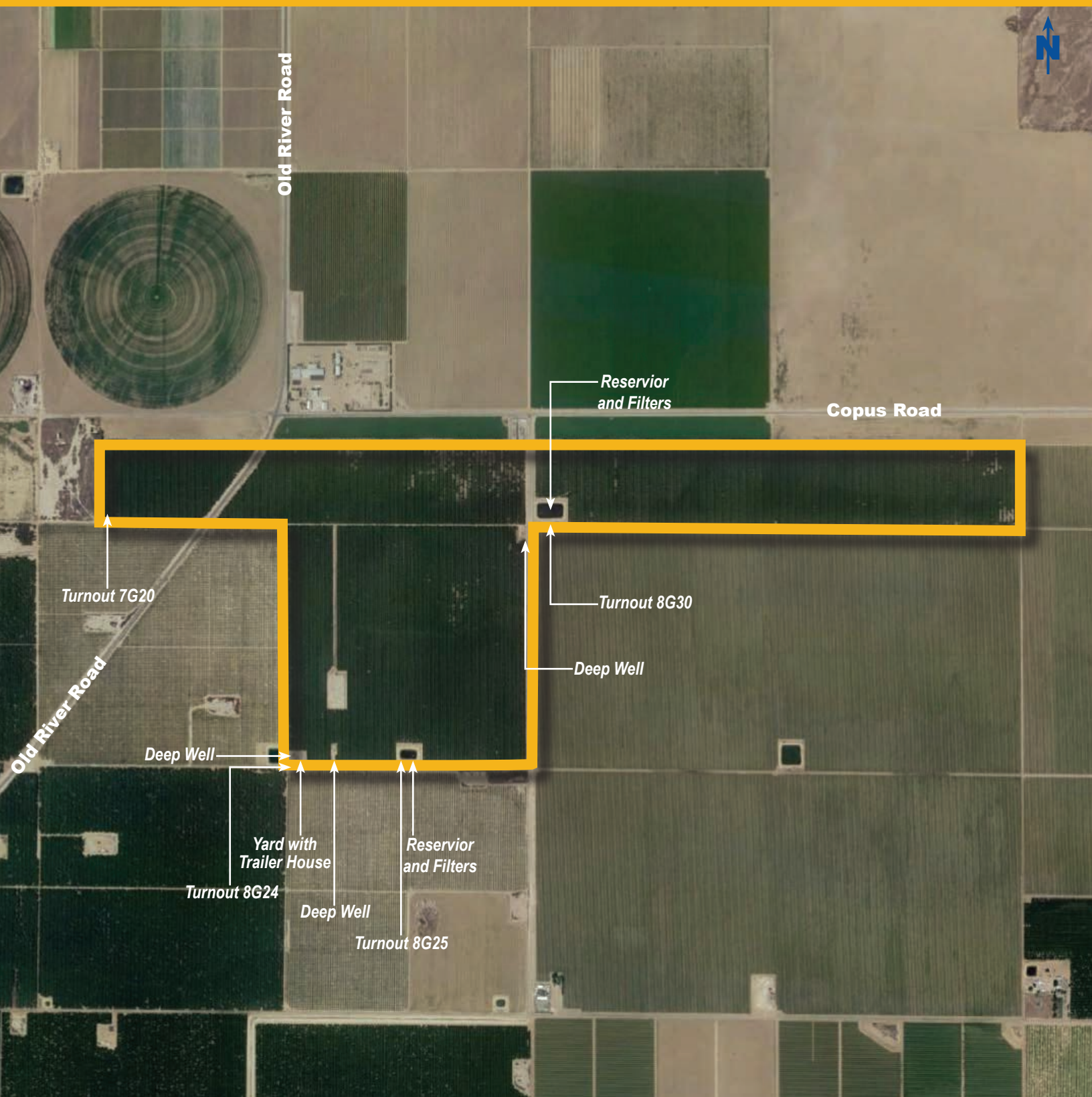
Deep Well on Schallock Road



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Ranch Map



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Soils Map



USDA
Natural Resources
Conservation Service

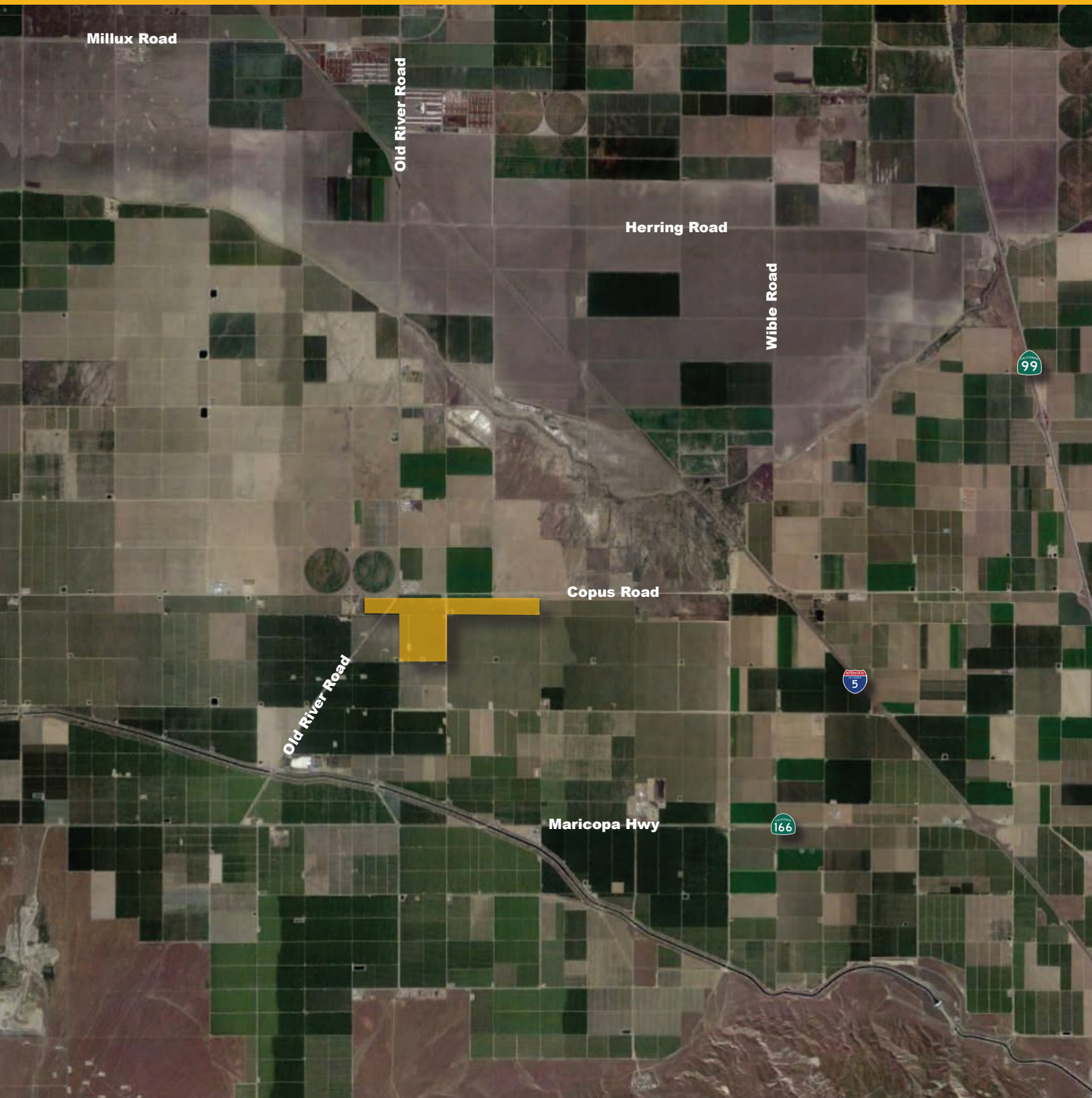
Web Soil Survey
National Cooperative Soil Survey

11/20/2018
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Aerial Map



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Location Map

