

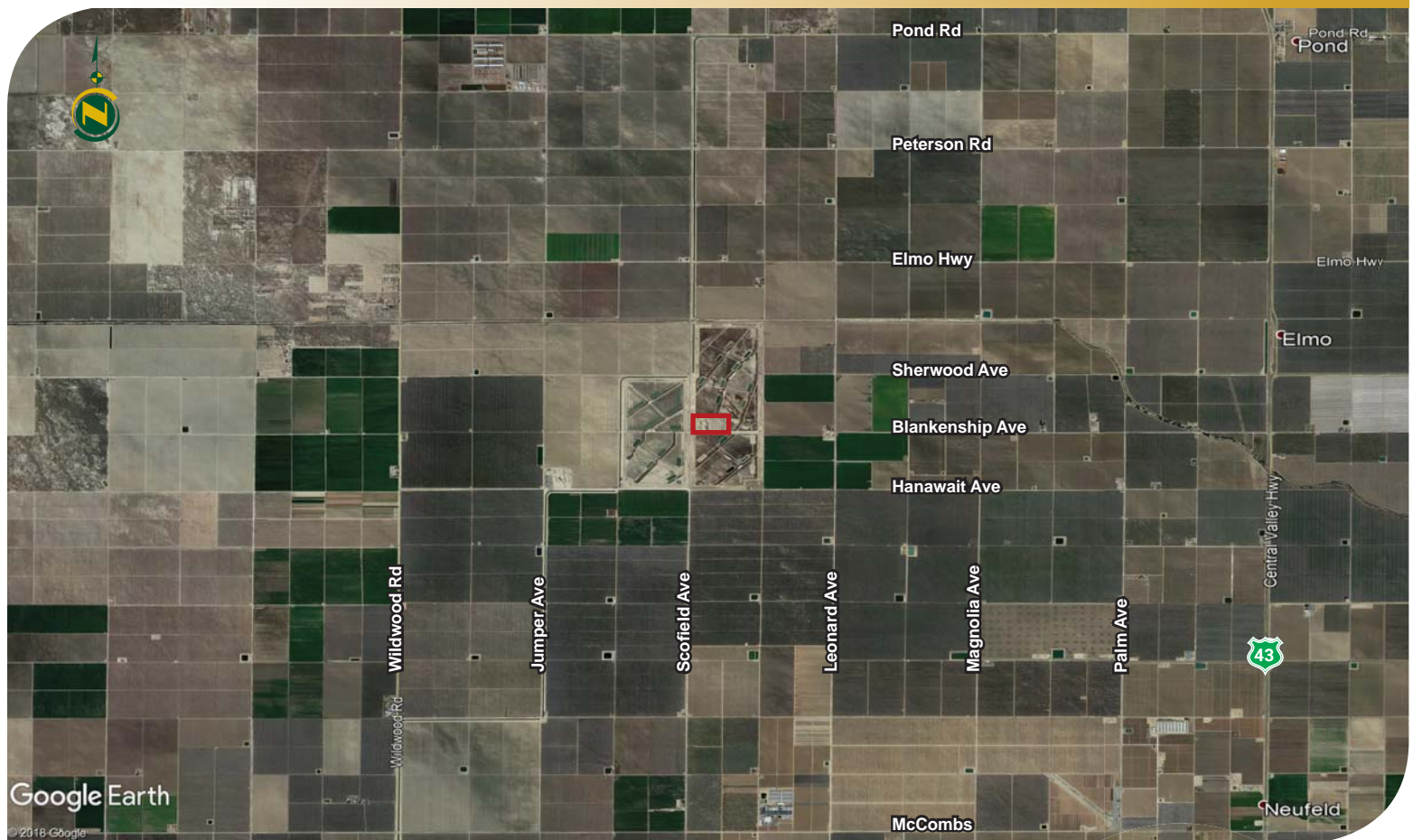
FOR SALE



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Wasco Land & Shop



**19.55± Acres, Wasco
Kern County, California**

- **Good Location**
- **Tax Benefits**
- **Located in Water District**
- **Well Water**
- **Potential Water Percolation Basin**

**Exclusively Presented By:
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Wasco Land & Shop

19.55± Acres

\$495,000

LOCATION:

Eastside of Scofield, Rd approximately ½ mile north of Hanawalt Ave. near Wasco, CA. Approximately 9 miles north west of Wasco, 16± miles southwest of Delano, 35± miles northwest of Bakersfield and 92± miles south of Fresno. The physical address is 13292 Scofield Avenue Wasco, Ca 93280.

DESCRIPTION:

This 19.55± acre site is in the desirable farming area of Wasco, CA. The land is being used for hay sales and storage. The land and location are well suited for its current use, but it could be ideal for truck repair shop, bee storage, almond huller, water percolation basin, home site, or planting of almonds, pistachios, vineyards or other permanent crops. Surrounding land uses are water bank and agriculture. Additionally, the offering has a 5,760±sq.ft. shop, 2 pole barns at 7,560±sq.ft. each and livestock area. The property has an old mobile home and scale office that are not in usable condition. This opportunity offers tax benefits, good location, potential water percolation basin, located in a water district water, with a domestic well.

LEGAL/ZONING:

The land is zoned A FP (exclusive Agricultural with Flood Plain overlay) by the County of Kern. According to the county website the land is not enrolled in the Williamson Act.

APN's: 059-270-006

SOILS:

100% (214) Calfax clay loam, saline-sodic, 0 to 2% slopes, MLRA17, Grade 1-Excellent

WATER:

The offering is located in the Semi-Tropic Water Storage District and has a domestic well.

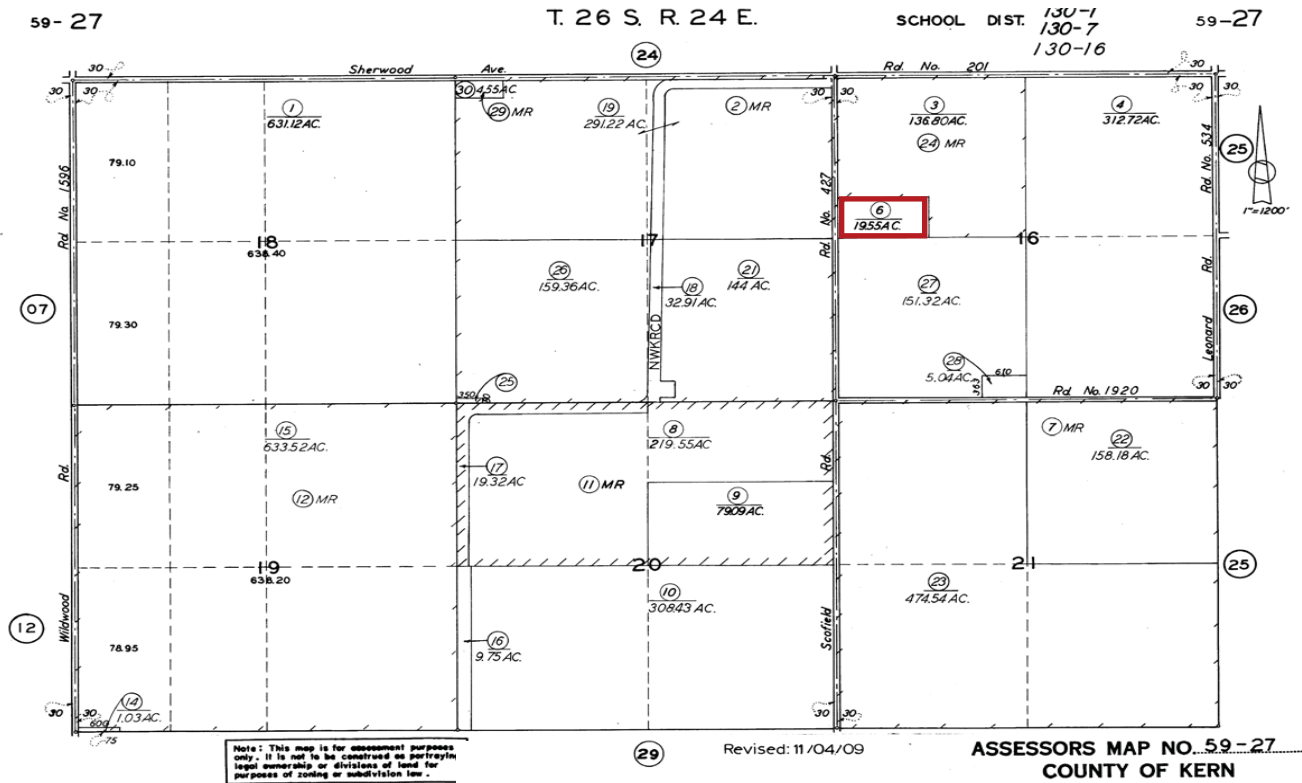
PRICE/TERMS:

\$495,000. Cash at close of escrow. There are 98 palm trees excluded from the sale and will be removed by Seller before close of escrow.

PROPERTY PHOTOS



ASSESSOR'S PARCEL MAP

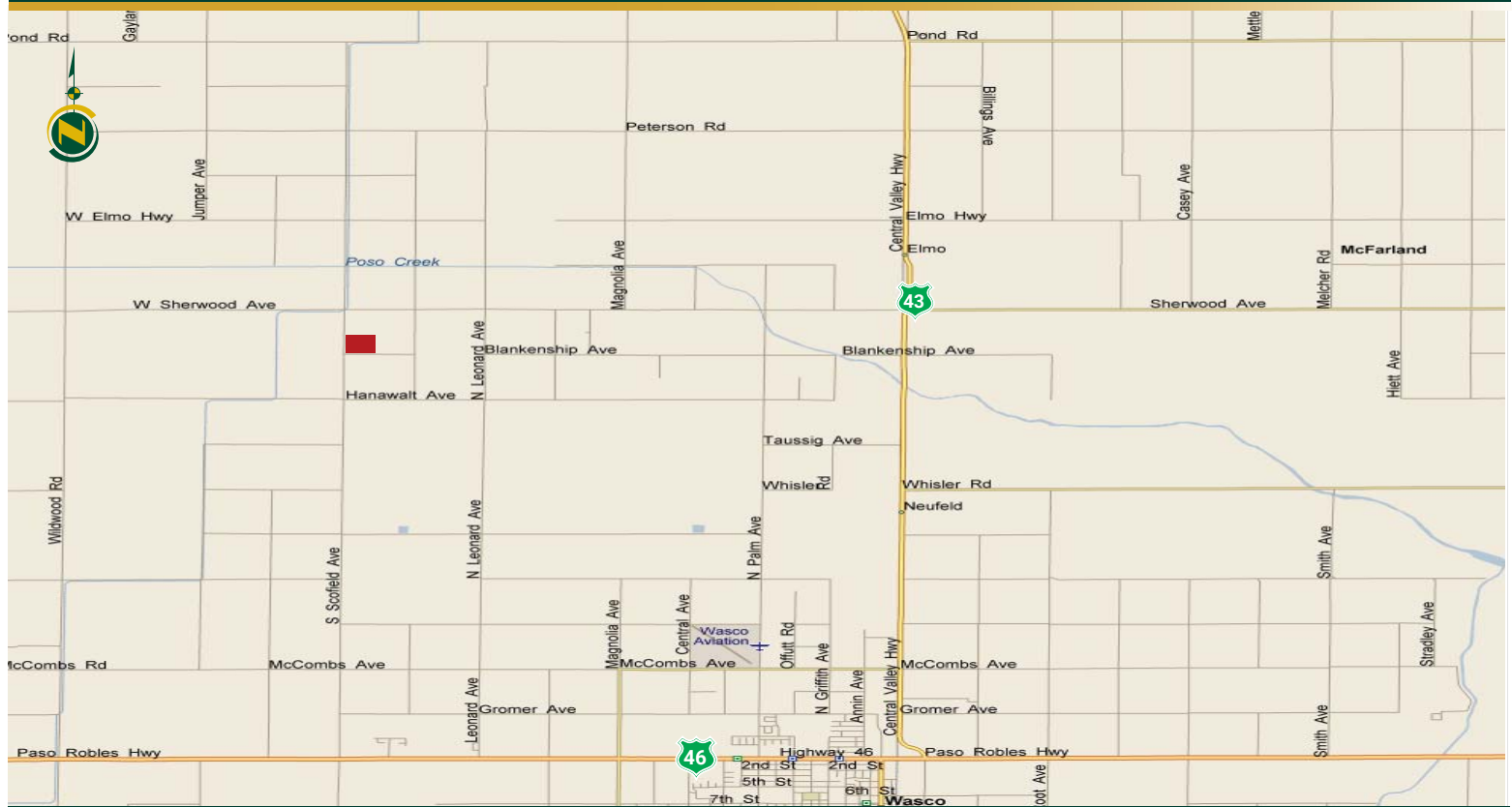


SOIL MAP

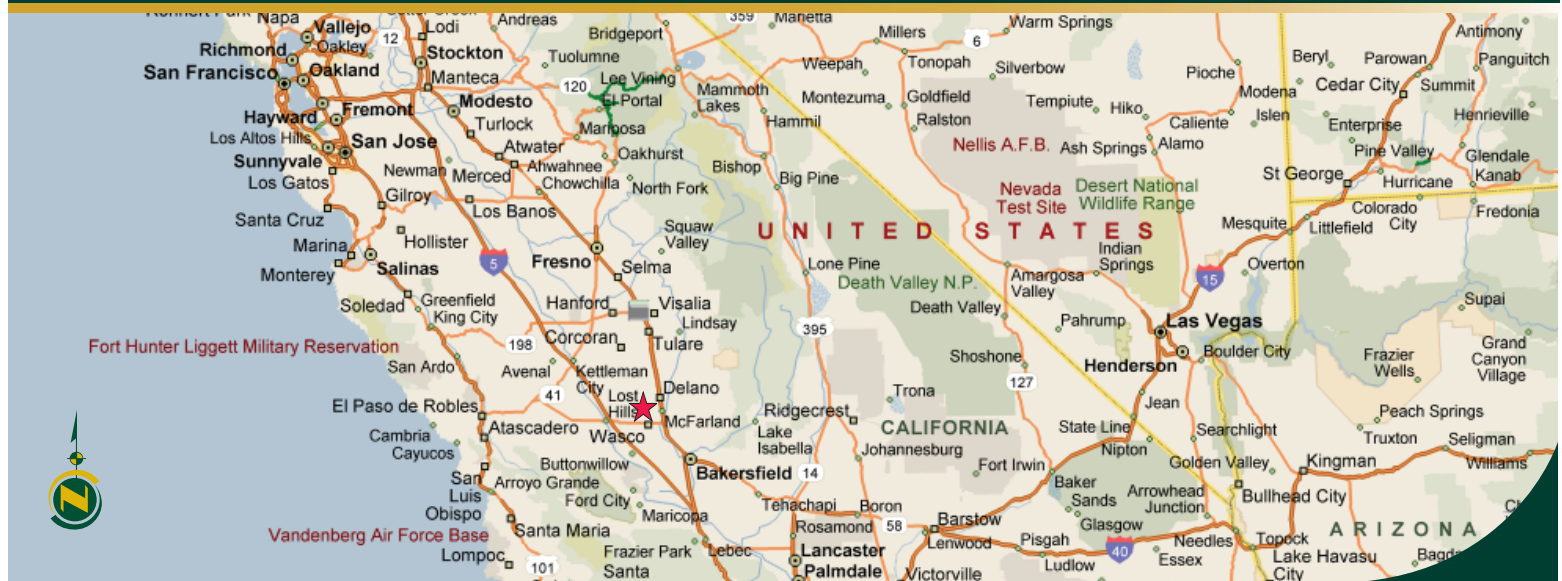


Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
214	Calflax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Calflax, clay loam, saline-sodic (85%)	100.0%
Totals for Area of Interest				100.0%

LOCATION MAP



REGIONAL MAP



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

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