



North Kern Almond Orchard **FOR SALE**

235.9 Acres ■ Kern County, CA



Property Highlights

- Strong Production
- Excellent Soils

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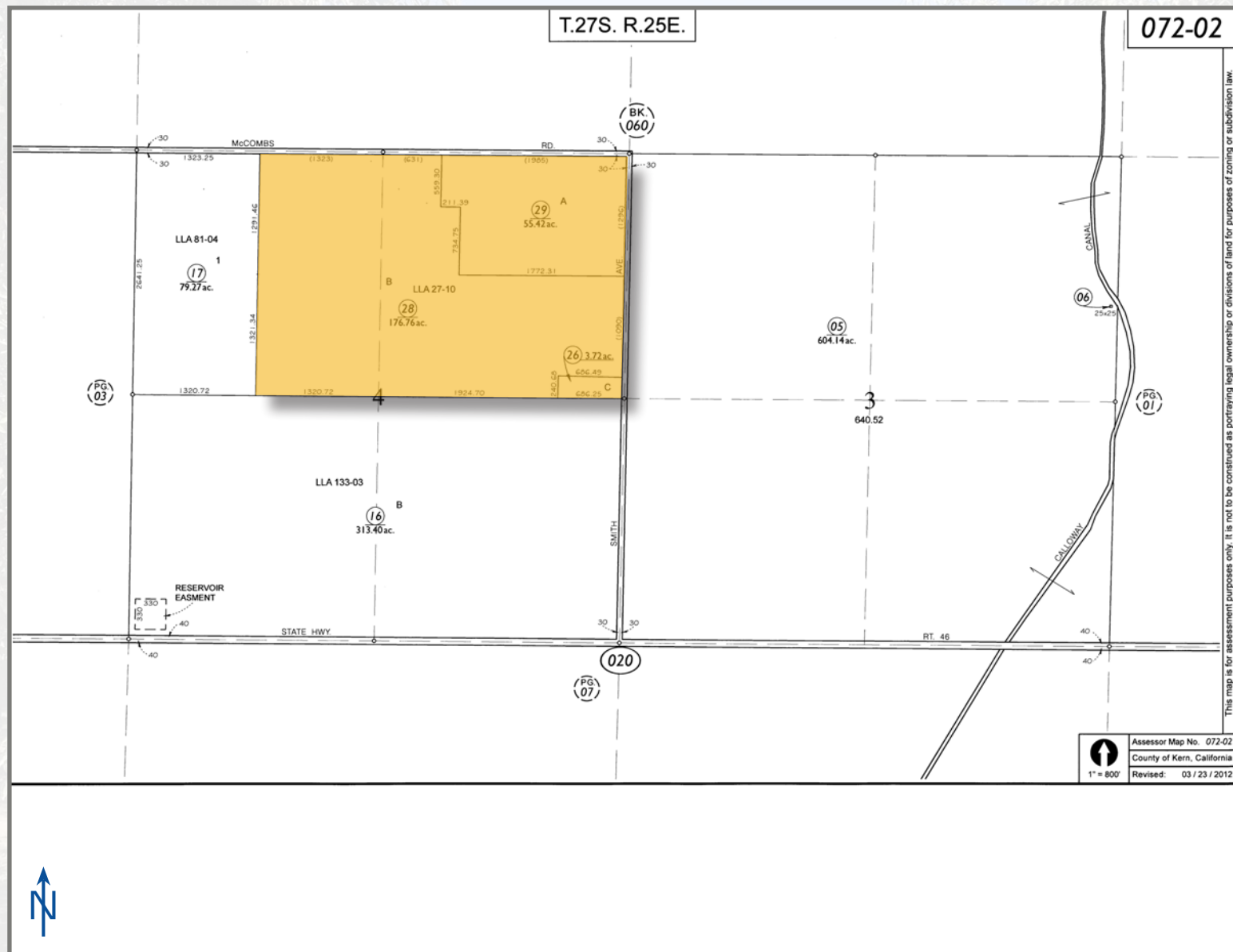
Property Profile

Location	The property is located at the southwest corner of McCombs Road and Smith Avenue approximately ½ mile north of Highway 46.
Gross Acres	235.9 Gross Acres
Kern County Assessor Parcel Numbers	072-020-26, 28 & 29
Legal Description	A portion of the N ½ of Section 4 T.27S R.25E
Zoning	A – Exclusive Agriculture
Plantings	225 Net Acres planted to almonds with the east ½ of the property planted in 2012 and the west ½ planted in 2013. Varieties are ¼ Sonora, ¼ Monterey, and 1/2 Non Parel all on 18' x 22' spacing.
Production	Contact listing broker for production history.
Water	The property is located in the Class II service area of North Kern Water District with a turnout to receive water located at the southeast corner of the property. In addition, there are two deep wells, one of which is newer. The newer well is equipped with a 300 hp electric motor and the other well is equipped with a 75hp electric motor. Two booster pumps, reservoir, and filter station distribute water throughout the orchard utilizing a dual line drip irrigation system.
Improvements	There are a total of three (3) houses located on the property, two of which are tenant occupied, and the third is subject to a life estate. A small yard and shop building is located behind one of the rental houses and is also rented. A refurbished pole barn is located adjacent to the reservoir providing covered storage for equipment.
Soils	64% McFarland Loam, Class I - 192 36% Wasco Sandy Loam, Class II - 243
Asking Price	\$8,256,500 (\$35,000 per acre). All cash or terms acceptable to the seller.

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Assessor's Parcel Map



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Property Photos



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Refurbished Pole Barn



Reservoir



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Booster Pumps & Filter Station



Newer Deep Well with 300hp Motor



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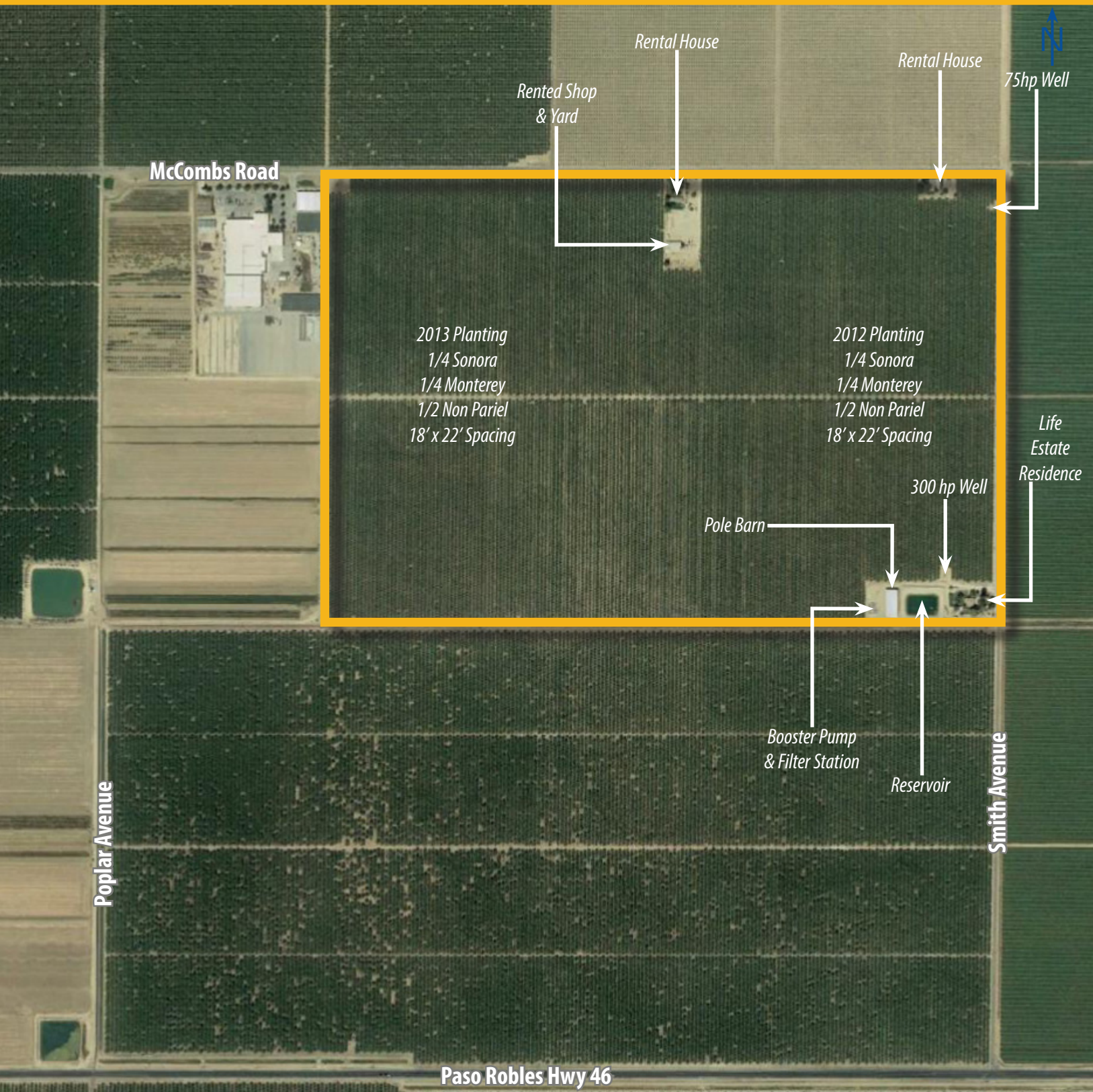
Property Photos



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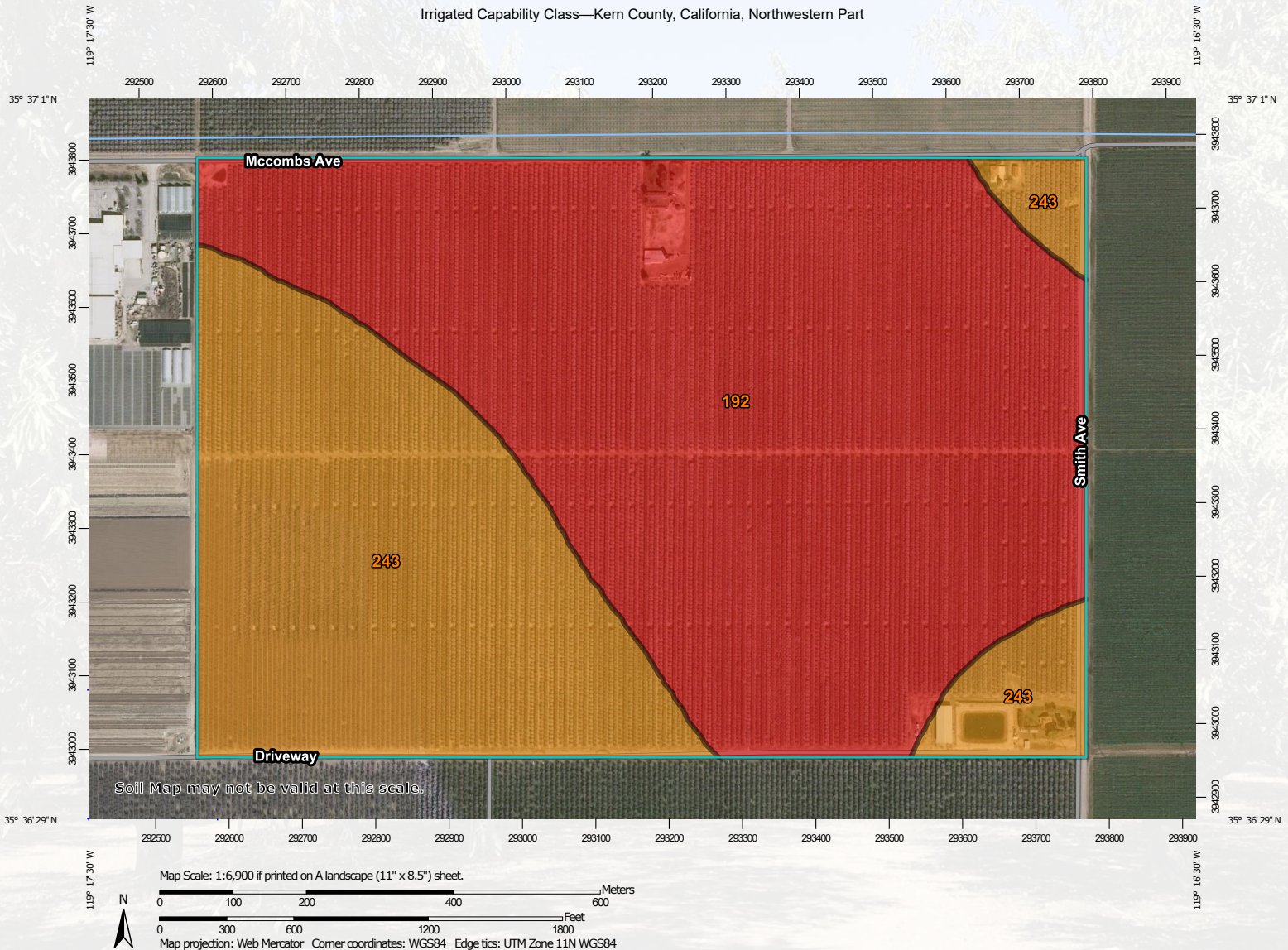
Ranch Map



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Soils Map



USDA
Natural Resources
Conservation Service

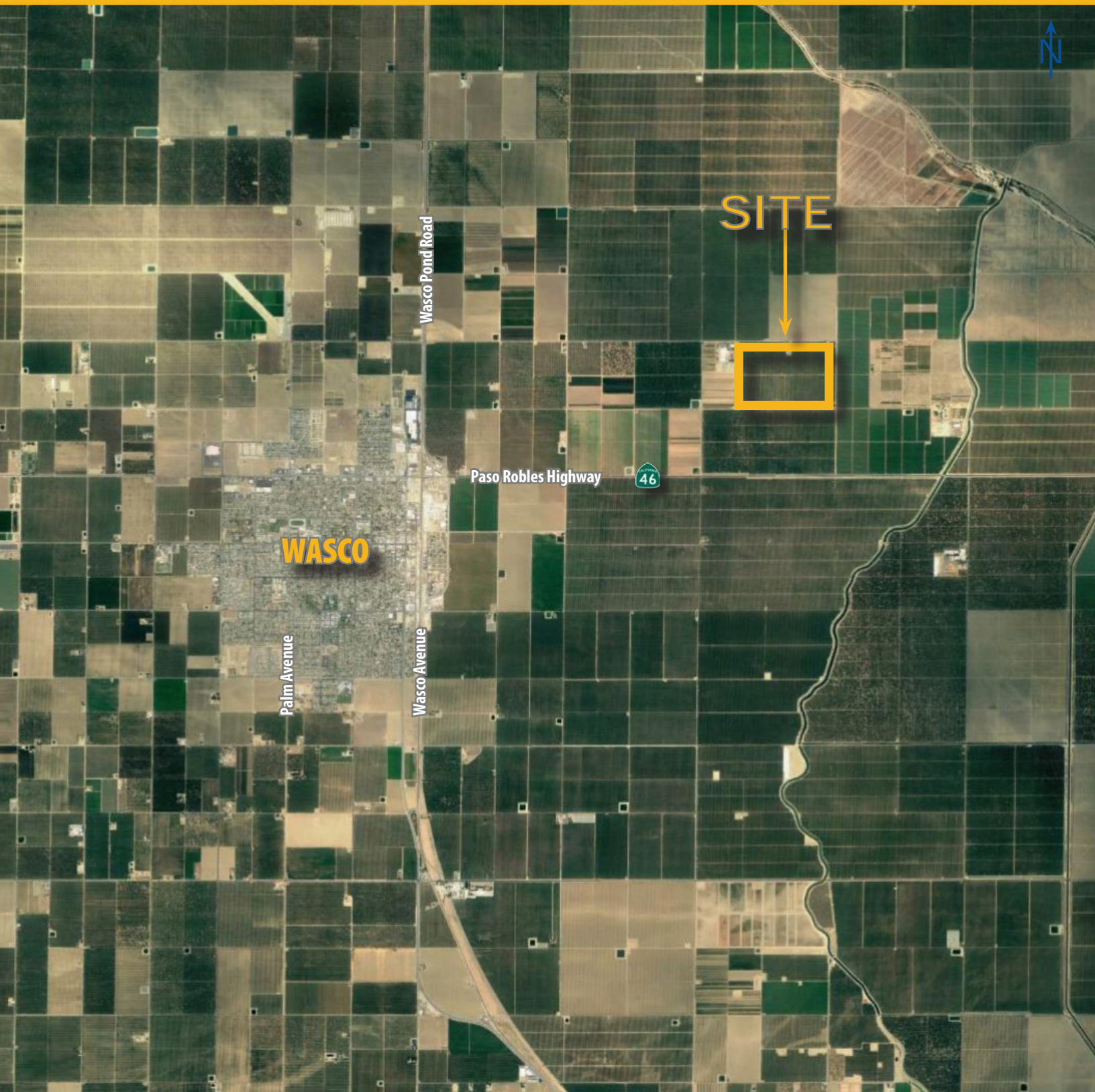
Web Soil Survey
National Cooperative Soil Survey

9/24/2020
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Aerial Map



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Location Map

