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Shafter Almond and Pistachio Offering



205.21± Acres
Kern County, California

- Semi-Tropic WSD and Well Water
- Mature Almonds and Pistachios
- Excellent Production History
- Strong Soils
- Income
- Tax Benefits

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Shafter Almond and Pistachio Offering

205.21± Acres

\$4,915,000
(\$23,951± acre)

DESCRIPTION:

This 205.21± acre almond and pistachio opportunity is in the desirable farming area of Shafter, CA. The orchards are in full production and have strong production history. All of the land is in Semi-Tropic Water Storage District boundaries with 39.23± acres receiving contract water with the balance of the land being eligible for non-contract water. The farm has one agricultural well. This opportunity features; Semi-Tropic WSD and well water, mature almond and pistachio orchards, excellent production history, strong soils, income, and tax benefits.

LOCATION:

The offering begins ½ mile west of intersection of Rowlee Road and Riverside Street. The property is approximately 9± miles west of Shafter, 21± miles northwest of Bakersfield, 123± miles north of Los Angeles and 268± miles south of San Francisco.

LEGAL:

The site is zoned A (Exclusive Agricultural) and is not enrolled in the Williamson Act according to the county website. Portion of the SW ¼ of Section 15 and N ½ of the NW ¼ of Section 22, all in Township 28S, Range 23E, MDB&M. Kern County, CA. APN: 087-100-08, 16, 17, and 34, and 087-130-09, 10 and 11. Seller is in the process of completing a lot line adjustment to add 6.83± acres of Almonds to 087-100-08 from adjoining 087-100-35.

PLANTINGS:

The land is planted to: 144.17± acres of almonds on Hansen rootstock, 50% Non-Pareil, 25% Fritz and 25% Monterrey, 22'x18' spacing, established in 2008, and 44.5± acres of pistachios on Pioneer rootstock, budded to Kerman and Peters, 20'x17' spacing, 19.5± acres were established in 1989 and 25± acres in 1994.

PRODUCTION:

The owner reports the yield history for the orchards are well above Kern County averages. Upon submission of an offer the Seller will provide detailed production records.

SOILS:

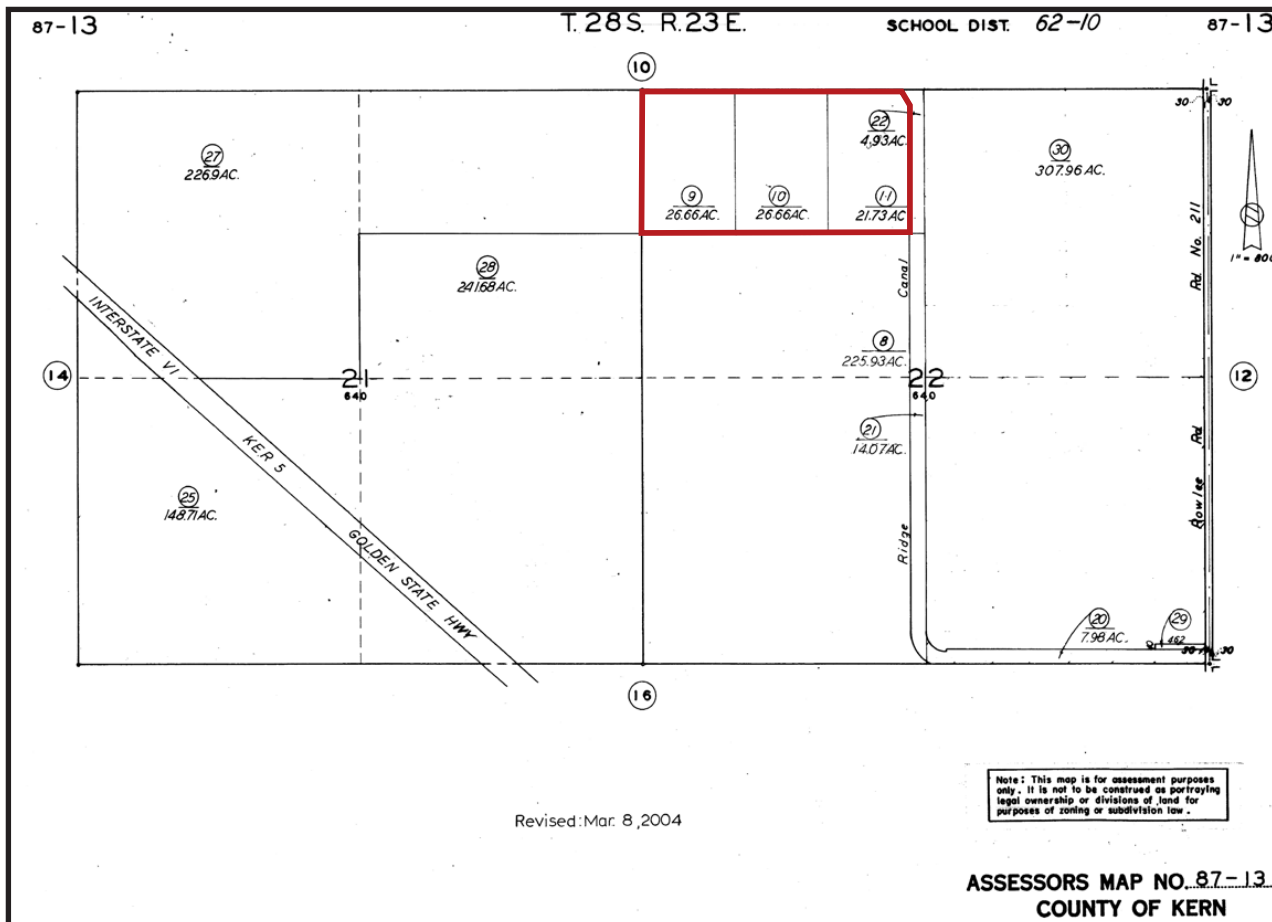
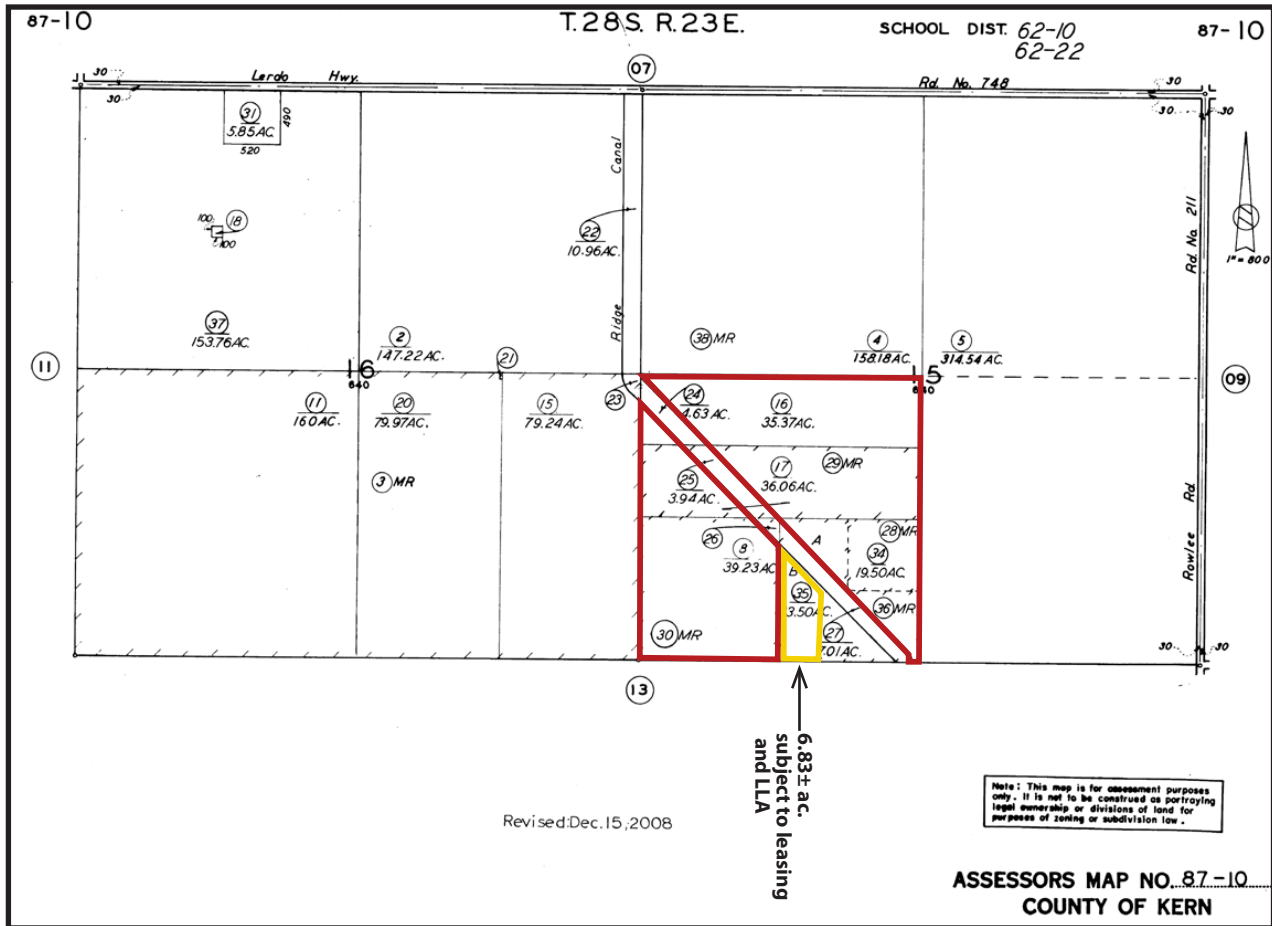
87.8±% (156) Garces silt loam
11.4±% (196) Milham sandy loam, 0 to 2% slopes, MLRA 17
1.1±% (165) Jerry's loam

WATER:

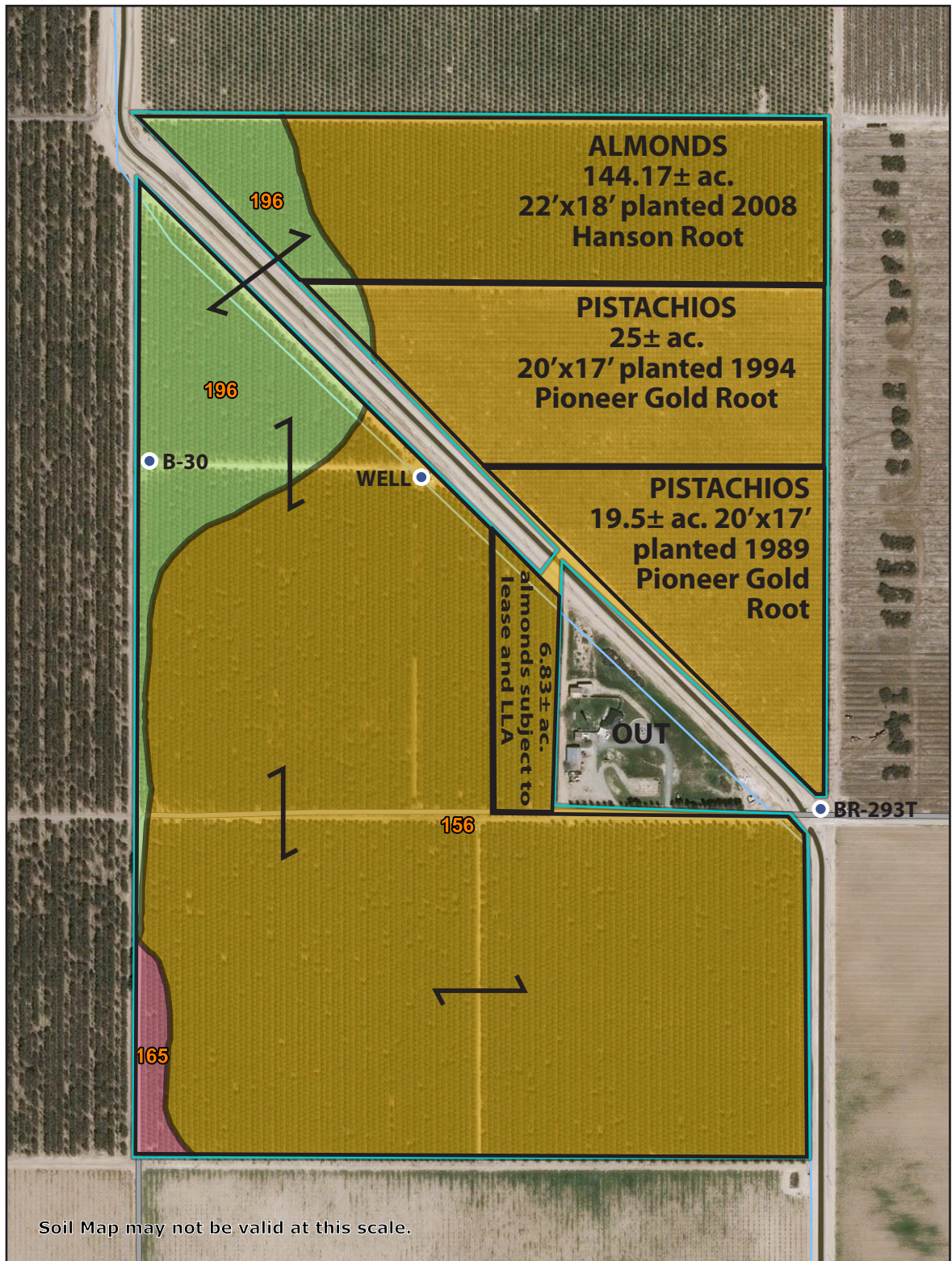
The property is improved with one well and is located in Semi-Tropic Water Storage District (STWSD). The well is equipped with a diesel motor, gear head, fuel tank, spin clean filter, and acid injection system. 39.23± acres have 137.3 AF of contract water entitlement delivered through meter B-30. The balance of the farm can receive non-contract water through meter BR 293T. The owner is not currently using the district water. In 2019 the contract water costs were \$58/AF for the water charge and \$49/AF for additional water use charge. Non-contract water is available in 2019 at \$102/AF. In 2019/20 on behalf of the STWSD the Kern County Tax Collector collects a total charge of \$140±/acre with the property taxes. The almonds are irrigated with a fan jet system, the pistachios with a single line drip system, all through an in-line spin clean filter, but the system is not set up to run district water.

PRICE/TERMS:

\$4,915,000 (\$23,951±/acre) Cash at close of escrow. Excluding any remaining mineral rights. The crop is available with reimbursement of agreed farming costs. The sale is subject to the Buyer renting the 6.83± acres of almonds until Sellers completion of a lot line adjustment, at that time Buyer will purchase said 6.83± acres.



SOIL AND FARM MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	87.8%
165	Jerryslu loam	Grade 5 - Very Poor	Jerryslu (85%)	1.1%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	11.1%
Totals for Area of Interest				100.0%

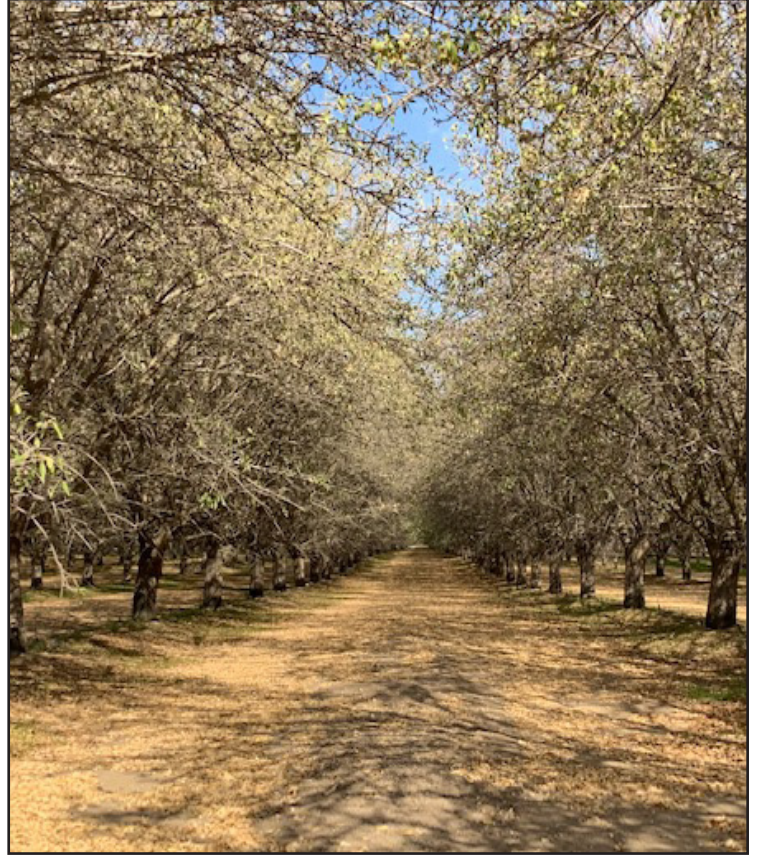


PROPERTY PHOTOS

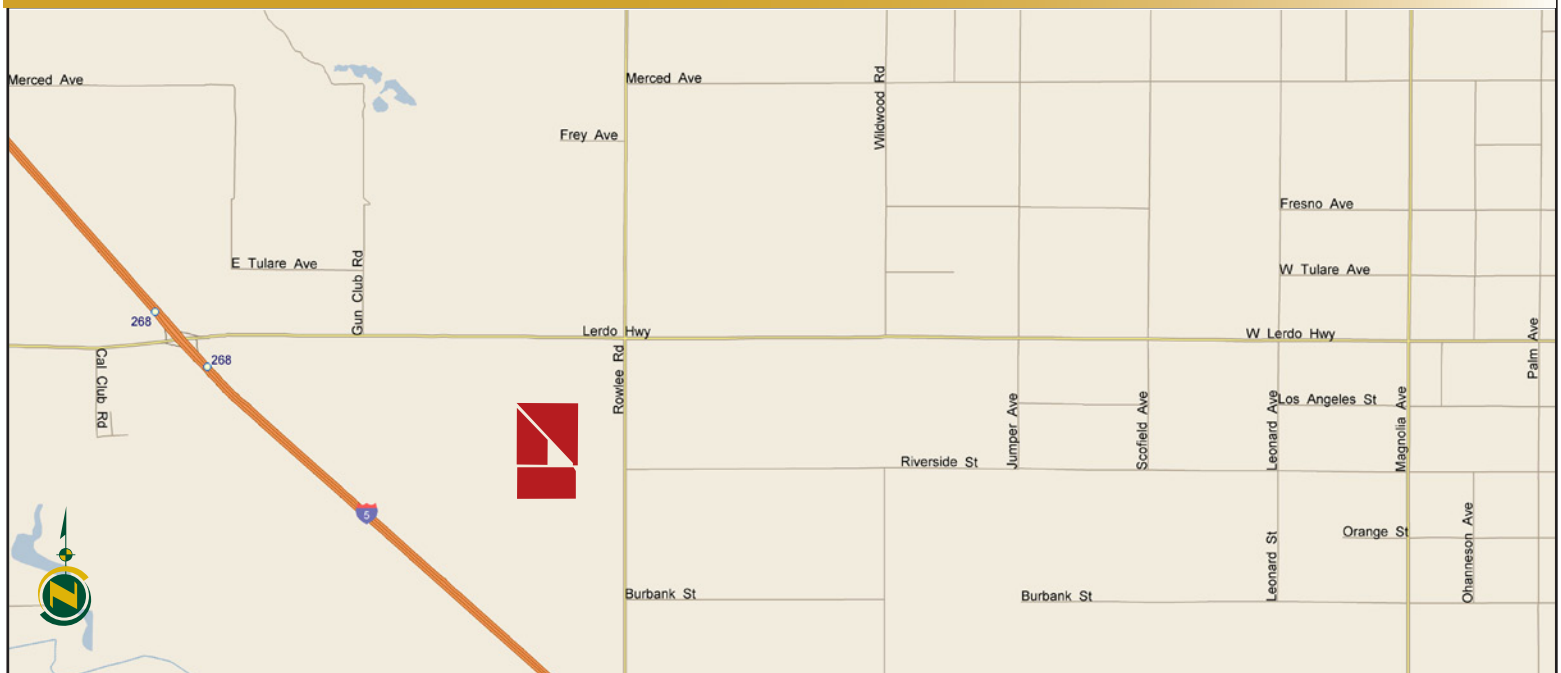




PROPERTY PHOTOS



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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