

# SEMI-TROPIC WATER STORAGE DISTRICT ALMONDS- BUCKWOOD & SOUTHWARD ORCHARD

Kern County, California



**152.17± Assessed Acres**

- Well Water & Semi-Tropic WSD Contract Water
- Productive Soils
- Young Almonds
- Income
- Tax Benefits

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DRE #00020875

# SEMI-TROPIC WATER STORAGE DISTRICT ALMONDS- BUCKWOOD & SOUTHWARD ORCHARD

152.17± Assessed Acres - Kern County, CA



## PROPERTY DETAILS

### DESCRIPTION:

This 152.17± assessed acre opportunity is located in the desirable farming area of Buttonwillow, CA. The offering is planted to 64± acres of Almonds in full production and 75± acres producing its first crop in 2021. The property has both contract water entitlement from Semi-Tropic WSD and well water. The offering features: contract water with Semi-Tropic WSD and well water, productive soils, young almonds, income, and tax benefits.

### LOCATION:

The offering is located along the west and east sides of Interstate 5, ½± mile north of Sullivan Rd. and ½± mile east of Wasco Way, 5± miles north of Buttonwillow, CA. Approximately 25± miles northwest of Bakersfield, 138± miles north of Los Angeles, and 208± miles south of San Jose.

### LEGAL:

The land is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act, except APN: 103-040-20. Portion of NE ¼ of Section 7 and portion of NW ¼ of Section 8, Township 29S, Range 24E, MDB&M. Kern County, CA. APN's: 103-040-20, 25, 26, 27 and 28.

### SOIL:

85±% (196) Milham sandy loam, 0 to 2 percent slopes  
MLRA 17, Ca. Rev. Storie Index rated Grade 2-Good  
15±% (156) Garces silt loam, Ca Rev. Storie Index rated Grade 4-Poor



### WATER:

The property is irrigated with both contract water from Semi-Tropic WSD and well water. The well is equipped with 150HP electric motor with VFD. The land is located the Semi-Tropic Water Storage District (STWSD), and has 3.5± AF/acre of contract water entitlement delivered through contract meter B-160. In 2021 STWSD levied three primary charges; service charge of \$68/acre foot of entitlement, water charge \$57/acre foot delivered, and an ET charge. In 2020/21 on behalf of the STWSD the Kern County Tax collector collected a charge of \$139±/acre with the 2020/21 property taxes. The orchard is irrigated by nicely appointed double line drip system, reservoir, sand media filters, 60HP booster pump, and acid injection system.

### PRICE AND TERMS:

\$5,174,000 (or \$34,000±/acre) cash at close of escrow. 2021 crop is excluded. 2022 crop available subject to reimbursement of agreed farming expenses.



### PLANTINGS DETAILS:

Fields	Acres	Planted	Varieties	Spacing	Rootstock	Yields 2021	Yields 2020	Yields 2019
Buckwood	64	1/2013	50% Non Pareil, 50% Mont	24'x18'	Hansen	*3,475±lbs/ac	2,881± lbs/ac	4,143± lbs/ac
Buckwood	3	1/2019	50% Non-Pareil, 50% Bennett Hickman	22'x18'	Hansen	**677±lbs/ac	—	—
Southward	72	1/2019	50% Non-Pareil, 50% Bennett Hickman	22'x18'	Hansen	**677±lbs/ac	—	—
Total Almonds	139±							
	13.17±		Roads, Reservoir, Waste					
Assessed Acres	152.17±							

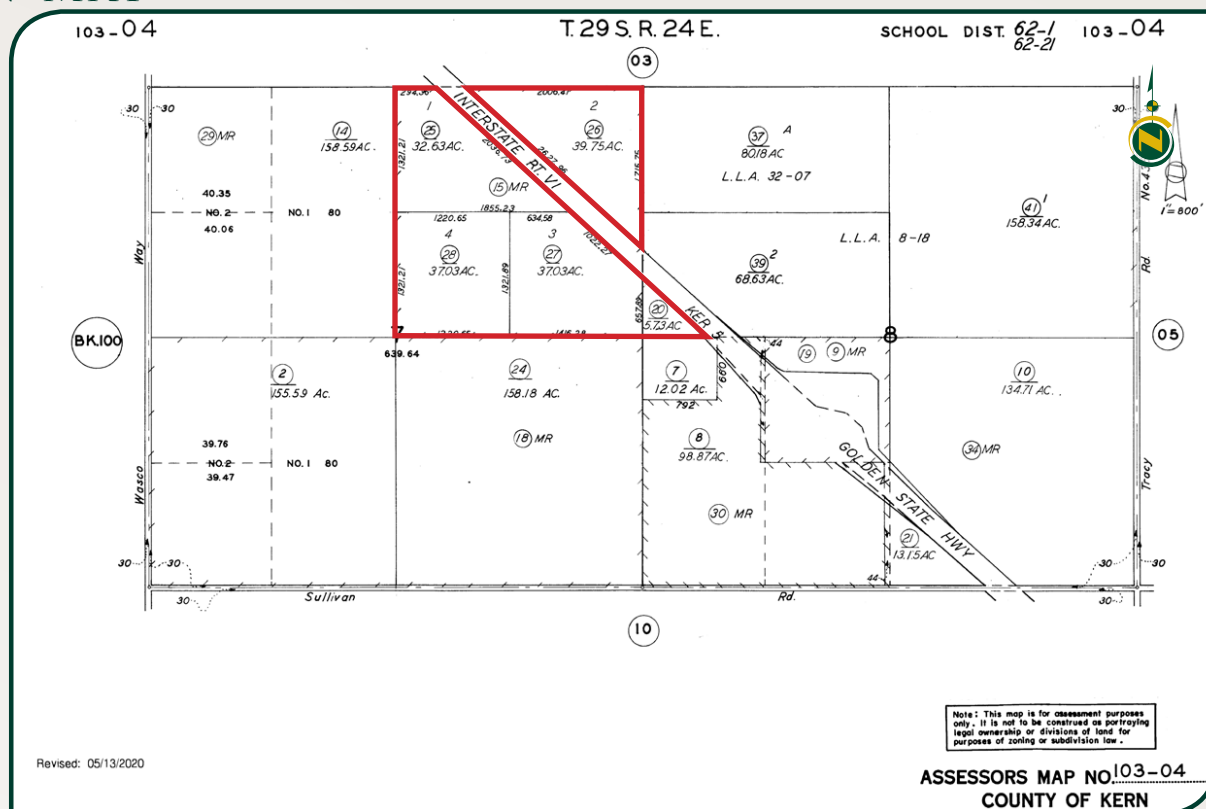
Detailed production records are available upon submission of offer. \* Reflects 2021 huller results before USDA's and some field run weights using 25% turnout

\*\* Reflects 1st harvest in 2021 and is calculated on field run weights applying a 25% turnout.

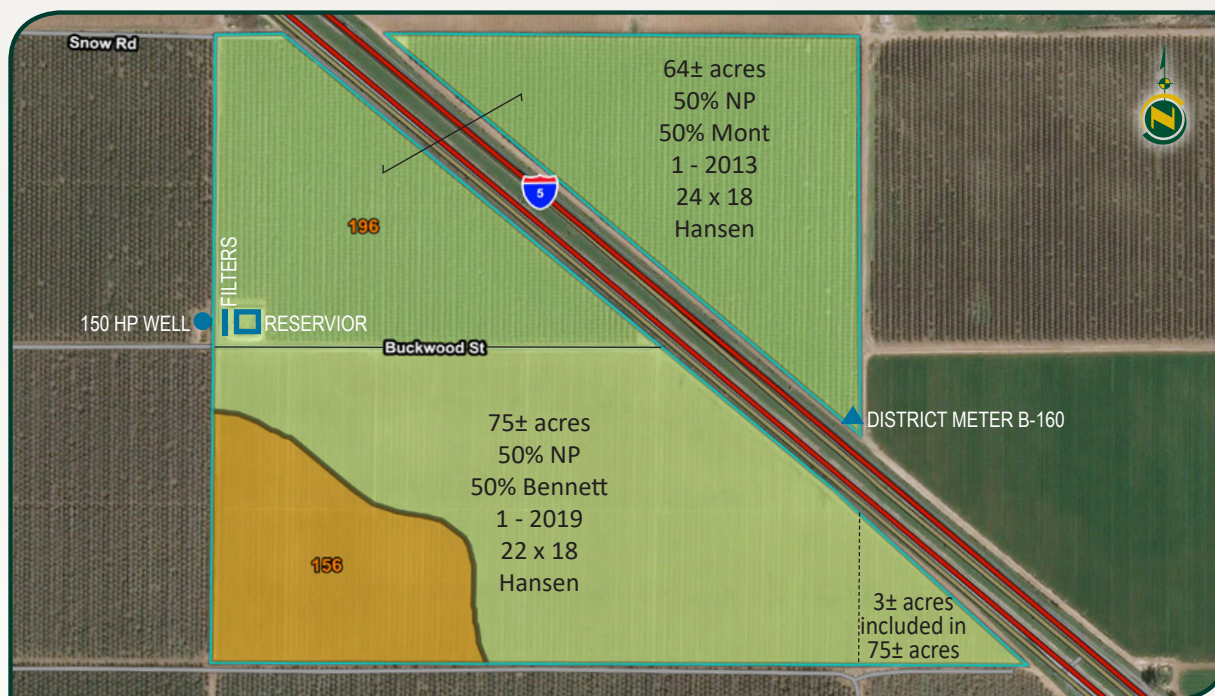
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## APN MAP



## 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%)	13.1%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	86.9%
Totals for Area of Interest				100.0%

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## 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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