



Arvin-Edison Almond Orchard

FOR SALE

160.27 Gross Acres ■ Kern County, CA



Property Highlights

- Two sources of water
- Strong production history
- Class I and II soils

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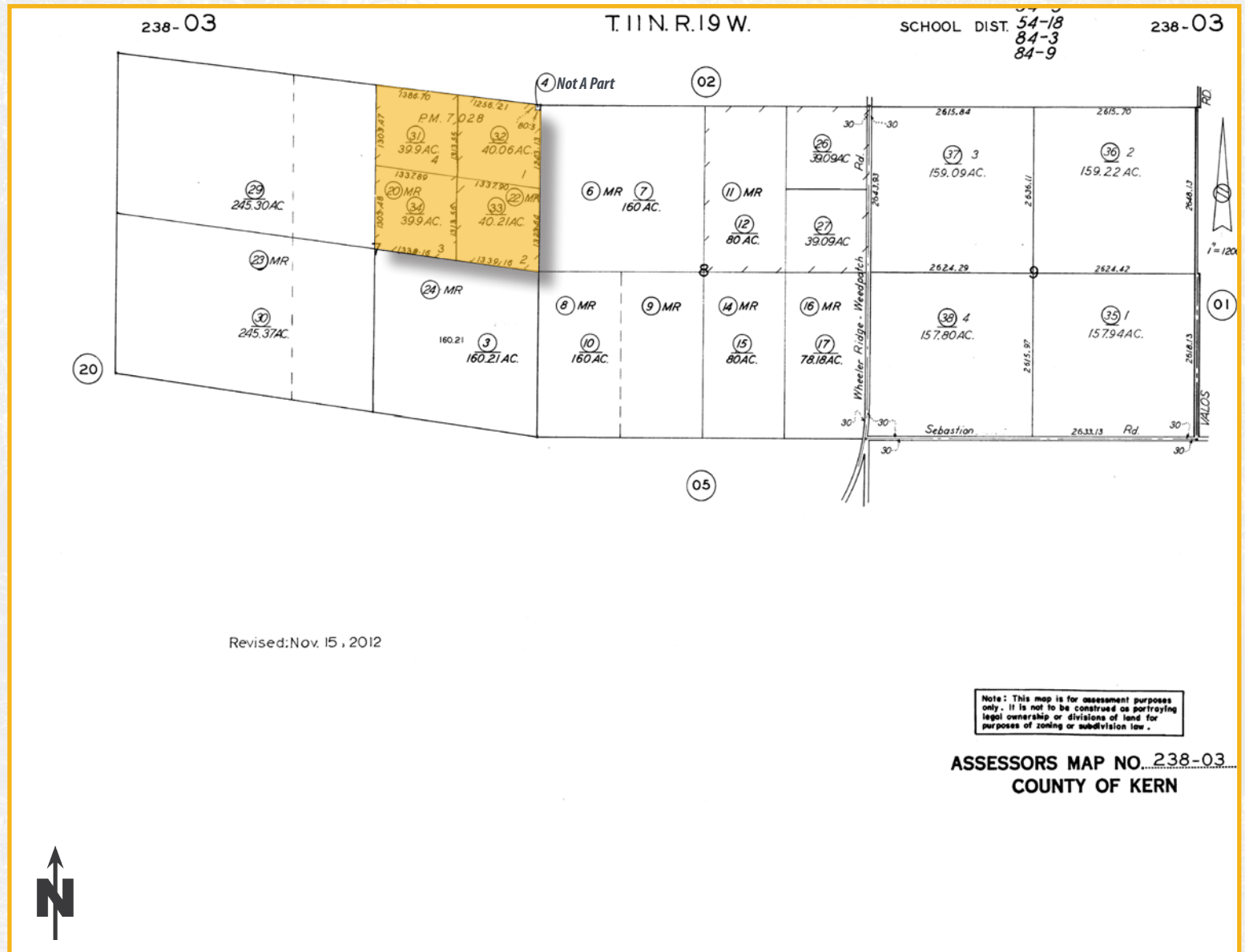
Property Profile

Location	The property is identified by the physical address of 5748 Legray Road Bakersfield, CA 93307. The location of the property is approximately 1 mile west of Wheeler Ridge Road and 1 mile south of Valpredo Road. Highway 99 is located approximately 1.25 miles to the west.					
Gross Acres	160.27					
Kern County Assessor Parcel Numbers	238-030-31, 32, 33 & 34					
Legal Description	The Northeast ¼ of Section 7 T.11N R. 19W more particularly described as Parcels 1, 2, 3, and 4 of Parcel Map No. 7028					
Zoning	“A” – Exclusive Agriculture. The property is enrolled in the Williamson Act					
Plantings	The property is planted to 155.4 net acres of almonds as follows:					
		Variety (%)	Year Planted	Acres	Spacing	Rootstock
East Block	Aldrich (25%)	2006	19.4	22’ x 18’	Nemaguard	
	Monterey (25%)	2006	19.5	22’ x 18’	Nemaguard	
	Nonpareil (50%)	2006	37.2	22’ x 18’	Nemaguard	
	76.1					
West Block	Aldrich (25%)	2008	19.5	22’ x 18’	Nemaguard	
	Monterey (25%)	2008	19.5	22’ x 18’	Nemaguard	
	Nonpareil (50%)	2008	40.3	22’ x 18’	Nemaguard	
	79.3					
Production	2017-2021 production across all varieties has averaged 3,196 lbs/planted acre. Detailed production records are available upon request.					
Water	The property is located within and receives water from the Arvin – Edison Water Storage District via turnout W-15 located on the property. In addition, there is one (1) deep well located on the property equipped with a 250 horsepower electric motor. A recent pump test dated 9/3/2021 shows the well produces 965 gallons per minute. A lined reservoir with electric booster pump and sand media filters distributes water throughout the orchard utilizing a fan jet irrigation system. The ag well located on the property also provides water for the dwellings.					
White Wolf Sub Basin	A portion of the property which includes the deep well is located within the White Wolf Sub Basin GSA. Additional information can be found at www.whitewolfgsa.org					
Soils	86% Excelsior Sandy Loam, 0-2% slopes, MLRA 17, Class I 10% Premier Sandy Loam, 0-2% Slopes, Class II 4% Cerini Loam, 0-2% Slopes, Class II					
Improvements	A yard area adjacent to the reservoir contains a modular trailer house and a single -family home, both of which are employee occupied. A converted sea train is utilized as a shop with an attached canopy.					
Asking Price	\$6,170,395 (\$38,500 per gross acre). All cash or terms acceptable to the Seller plus reimbursement of 2022 cultural costs up through the close of escrow. Seller can provide professional management for the Buyer if desired.					

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Assessor's Parcel Map



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Property Photos



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Ranch Map



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Soils Map



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/15/2021
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Aerial Map



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Location Map

