

SEMI-TROPIC WATER STORAGE DISTRICT

ALMONDS- MARSH ROAD

Kern County, California



156.56± Assessed Acres

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

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SEMI-TROPIC WATER STORAGE DISTRICT ALMONDS- MARSH ROAD

156.56± Assessed Acres - Kern County, CA



PROPERTY DETAILS

DESCRIPTION:

This 156.56± assessed acre opportunity is located in the desirable farming area of Wasco, CA. The offering is planted to 100± acres of young almonds, and 50± acres of old almonds in the process of being removed. The property has both contract water entitlement from Semi-Tropic WSD and well water. The offering features: contract water with Semi-Tropic WSD & well water, productive soils, young almonds, land to plant, income, and tax benefits.

LOCATION:

The offering is located on the southeast corner of Kimberlina Rd. and Rowlee Rd., approximately 6± miles southwest of Wasco, CA. Approximately 30± miles northwest of Bakersfield, 143± miles north of Los Angeles, and 203± miles south of San Jose.

LEGAL:

The land is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act. The NW ¼ of Section 26, Township 27S, Range 23E, MDB&M.

Kern County, California. APN: 069-340-04.

SOIL:

100±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Ca. Rev. Storie Index, Grade 2-Good.



WATER:

The property is irrigated with both contract water from Semi-Tropic WSD and well water. The well is equipped with 150HP electric motor. The land is located in the Semi-Tropic Water Storage District (STWSD), and has 3.5± AF/acre of contract water entitlement delivered through contract meter S-107. Additionally, the site has a district pump back meter, #S107GW-E. 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 fan jet system, flow guard filter, and 40HP booster pump.

PRICE AND TERMS:

\$3,950,000 (or \$25,230±/acre) cash at close of escrow. 2022 crop available subject to reimbursement of agreed farming expenses.



PLANTINGS DETAILS:

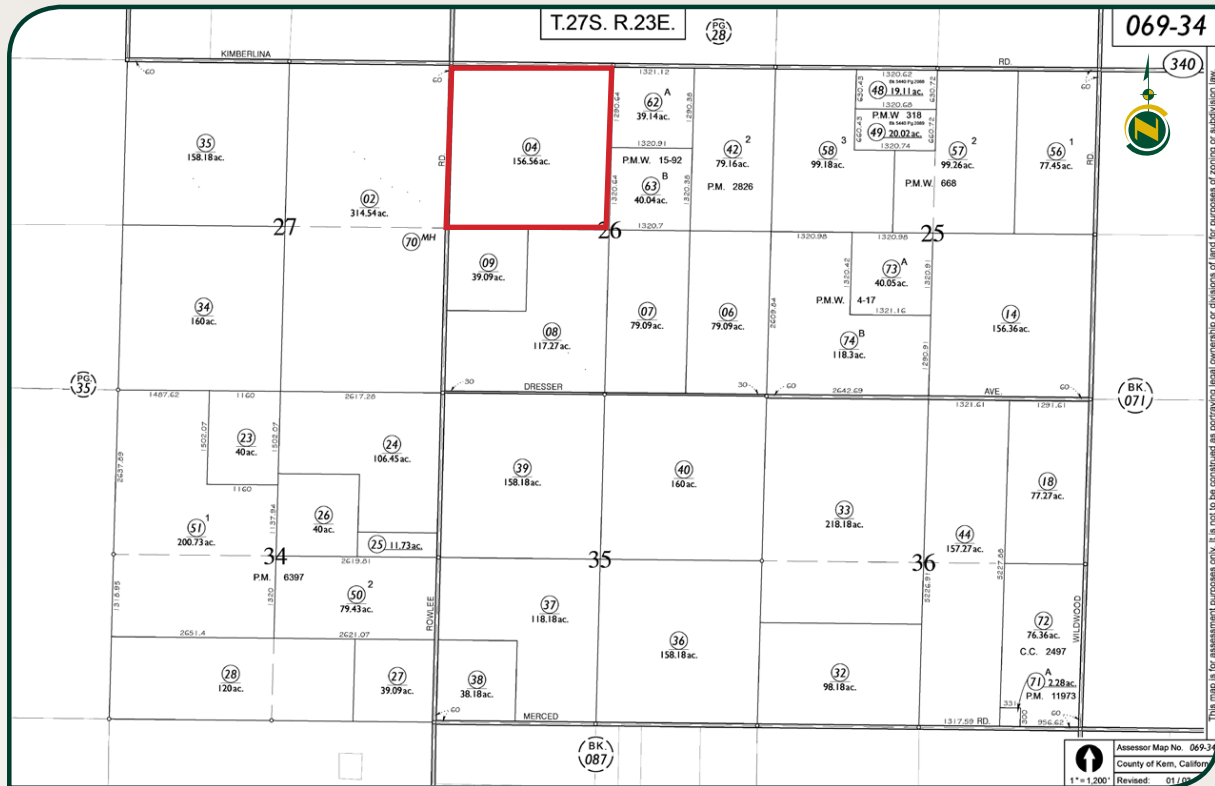
Fields	Acres	Planted	Varieties	Spacing	Rootstock	Yield 2021
Block 1	25	1/2015	50% Non Pareil, 50% Mont	21.5'x20'	Hansen	*988± lbs/ac
	75	1/2018	50% Non Pareil, 50% Mont	21.5'x20'	Hansen	*988± lbs/ac
Total Almonds	100±					
Block 3	50±	Almonds (NP, Mont, Carmel on Nemaguard) in process of being removed				
Total Farmable	150±					
	6.56±	Roads, Reservoirs, Waste				
Assessed Acres	156.56±					

* 2021 yield estimated off field weights using 25% as they have not been run yet.. (Detailed production records are available upon submission of offer.)

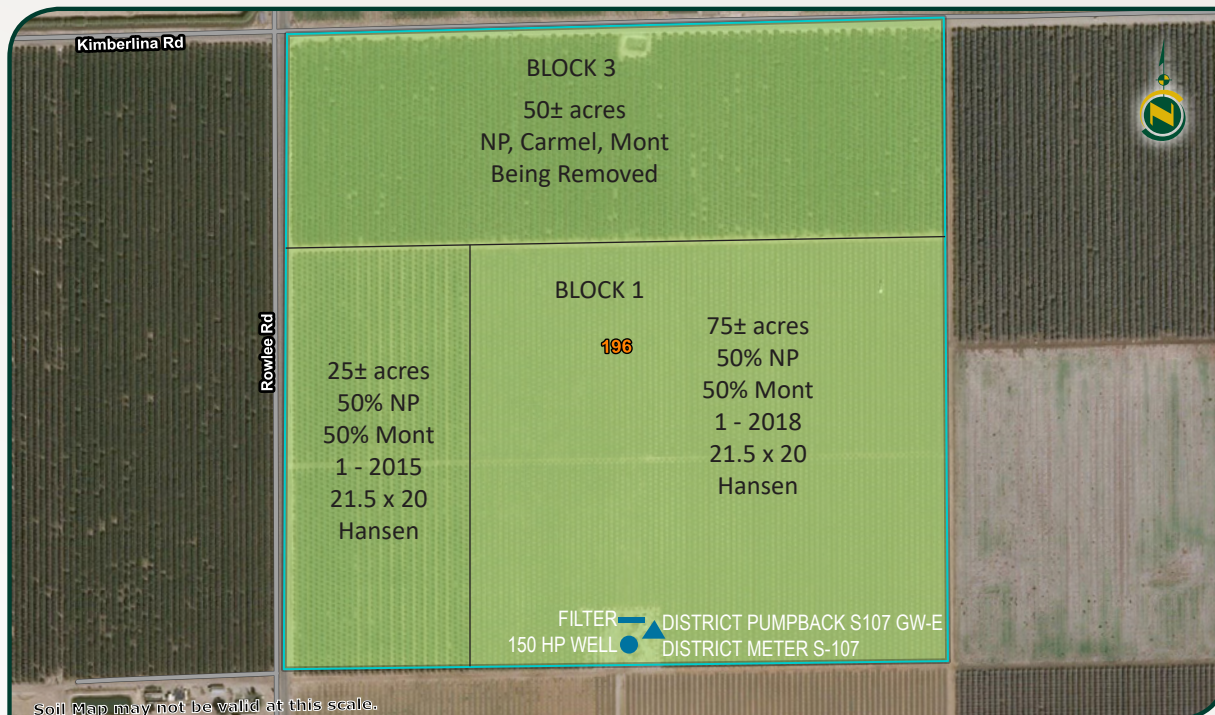
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APN MAP



SOIL AND FARM MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	100.0%
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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