

# ALMOND ORCHARD

Shafter, CA

**165.06 Acres**

**AVAILABLE  
FOR SALE**



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## Property Profile

Location	The property is located at the northeast corner of Seventh Standard Road and Wasco Avenue approximately 4 miles west of Highway 43 and 7 miles east of Interstate 5 in Kern County, CA.					
Gross Acres	165.06 Acres					
Kern County Assessor Parcel Numbers	090-270-31	20.65 Acres	090-270-35	19.71 Acres		
	090-270-32	20.64 Acres	090-270-36	20.60 Acres		
	090-270-33	21.10 Acres	090-270-37	20.60 Acres		
	090-270-34	21.16 Acres	090-270-38	20.60 Acres		
Legal Description	The Southwest ¼ of Section 31 T.28S R.25E described as Parcels 1-8 of Parcel Map No. 11257					
Zoning	According to the Kern County Planning Department, the entire property is zoned “A”, Exclusive Agriculture. Each of the parcels are enrolled in the Williamson Act.					
Plantings	The entire property is planted to almonds with the south ½ of the ranch planted in 2012 and the north ½ planted in 2006 all on Nemaguard Rootstock.					
		% of Planting	Variety	Spacing		
	North 1/2	33%	Non Pareil	22’ x 18’	South 1/2	50%
		33%	Wood Colony	22’ x 18’		25%
		33%	Butte	22’ x 18’		25%
Soils	Garces Silt Loam, Class III					
Water	The property is located within the Shafter-Wasco Irrigation District, but is not within the service area. Water is provided by a deep well equipped with 250 horsepower VFD electric motor and Filtomat filter. Water is distributed throughout the orchard utilizing a dual line drip system. A fan jet system is also located throughout the orchard, but is not connected.					
Sustainable Ground Water Management Act (SGMA)	SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found a the California Department of Water Resources Sustainable Groundwater Management Act Portal – <a href="https://sgma.water.ca.gov/portal">https://sgma.water.ca.gov/portal</a> .					
Improvements	A yard area is located at the center of the ranch with a concrete block perimeter wall and steel entry gate. The yard contains a 1,680 square foot metal shop building with two (2) roll up doors and a 10,000 gallon water tank.					
Asking Price	\$1,980,720 (\$12,000/acre). The 2024 almond crop is available with reimbursement of cultural costs up to the close of escrow. All mineral rights owned by the Seller are excluded. Farm equipment is also available for purchase.					



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### Property Location & Assessor's Parcel Numbers

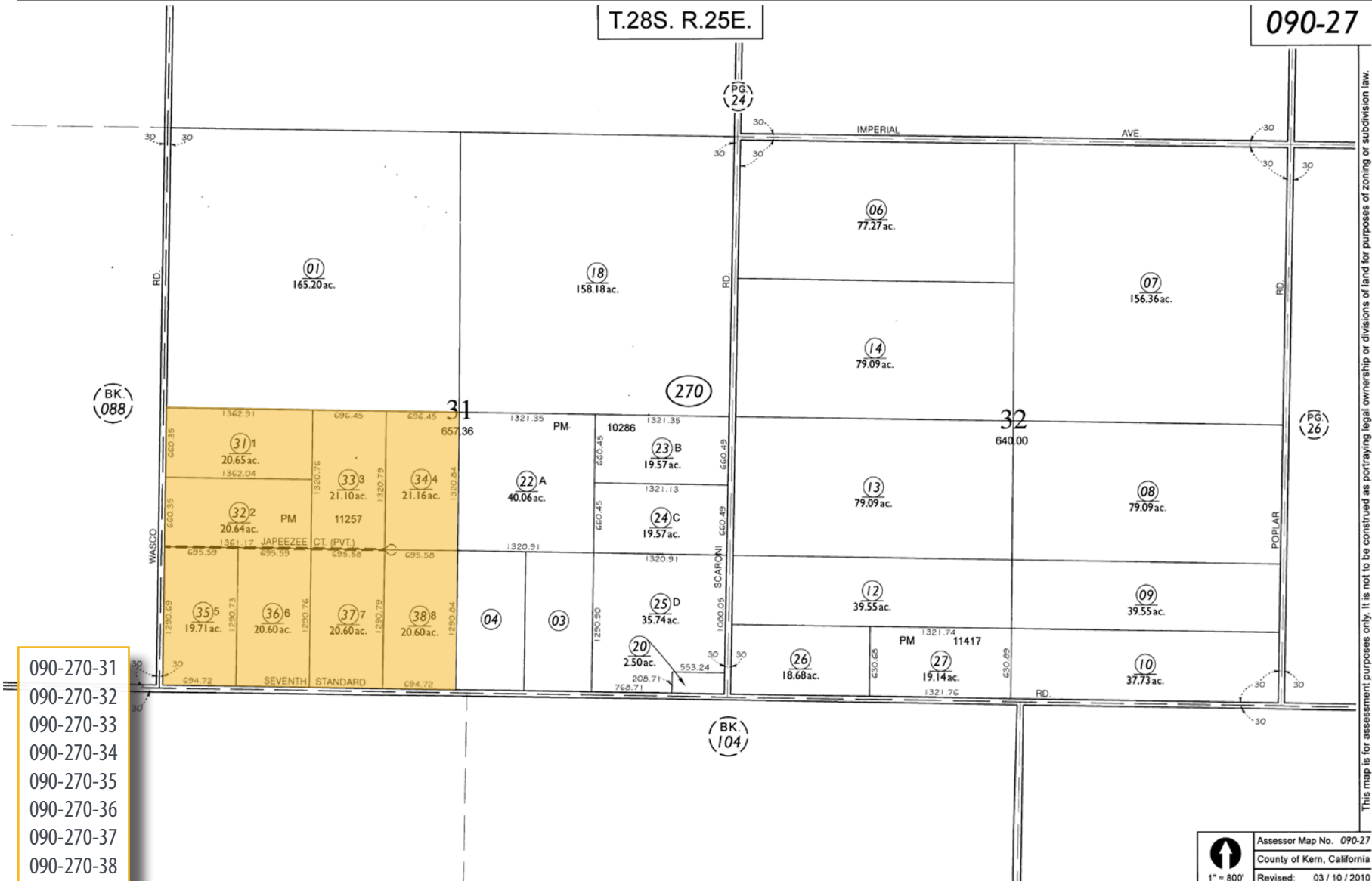




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## Assessor's Parcel Map





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## Property Photos





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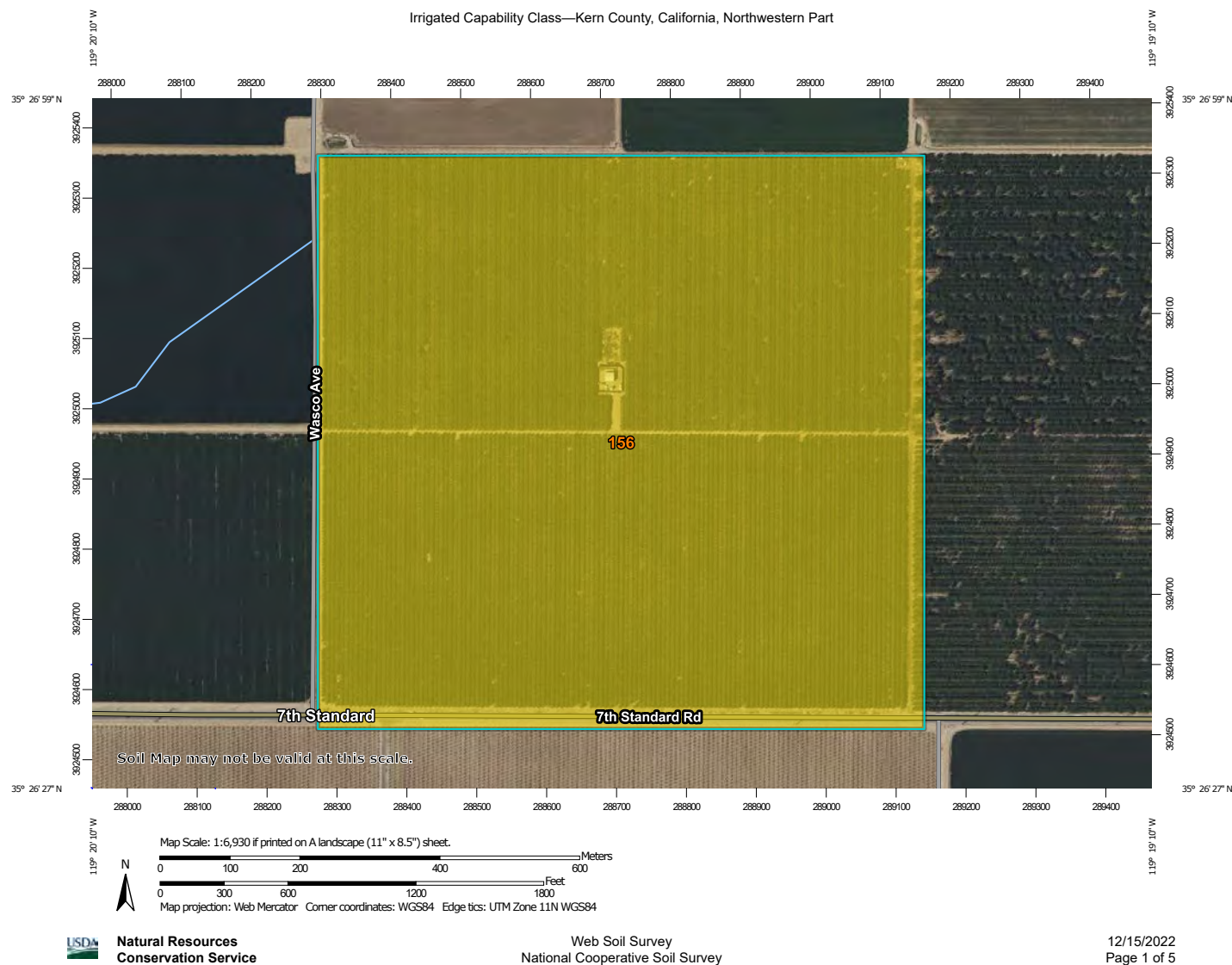
## Ranch Aerial



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### Soils Map

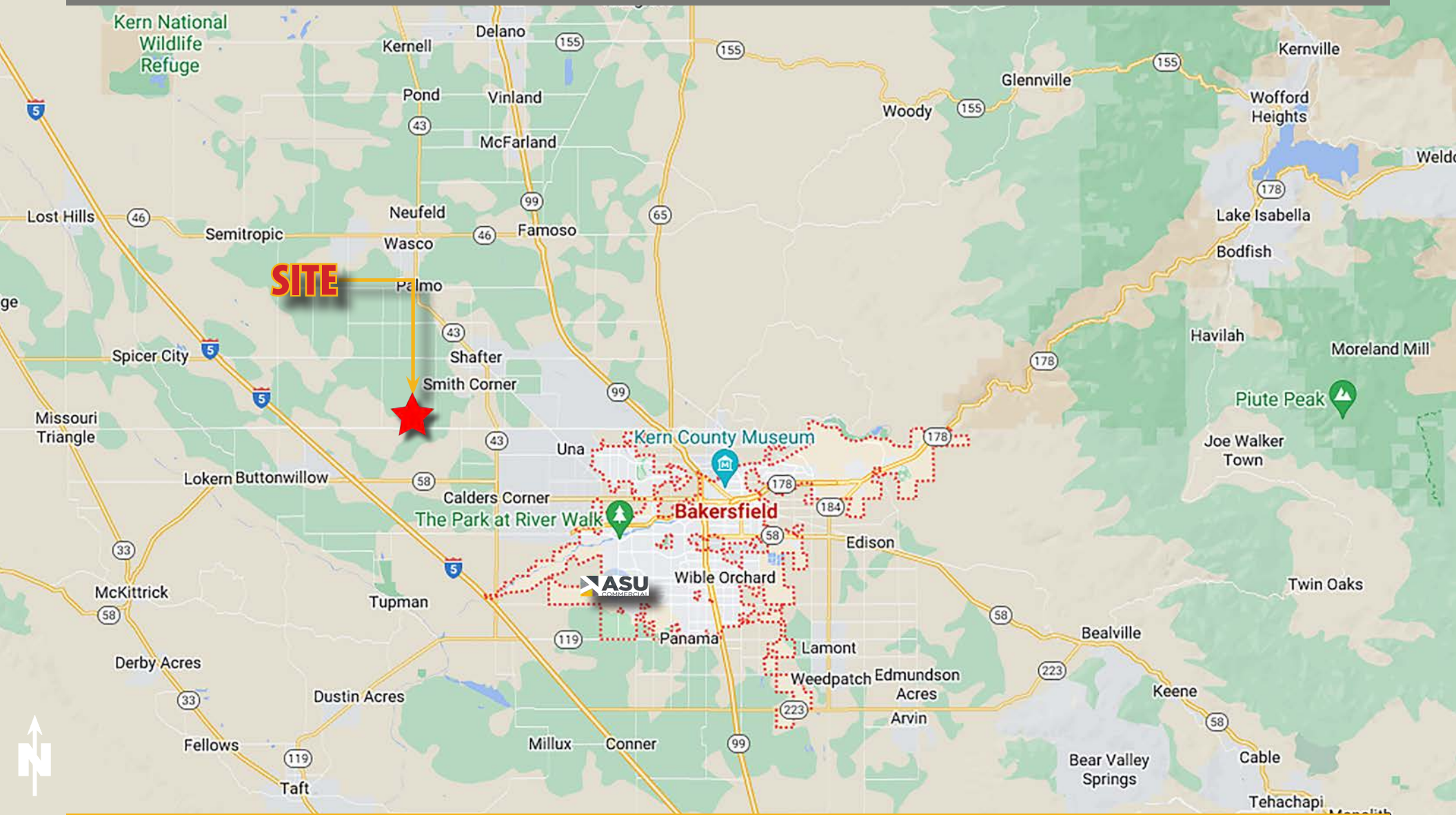




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