

SHAFTER WASCO ID ALMONDS AND PISTACHIOS

\$5,938,000
(\$24,439±/Acre)



242.97± Acres
Kern County, California

- SWID and Well Water
- Producing Almonds
- Young Pistachios
- Tax Benefits

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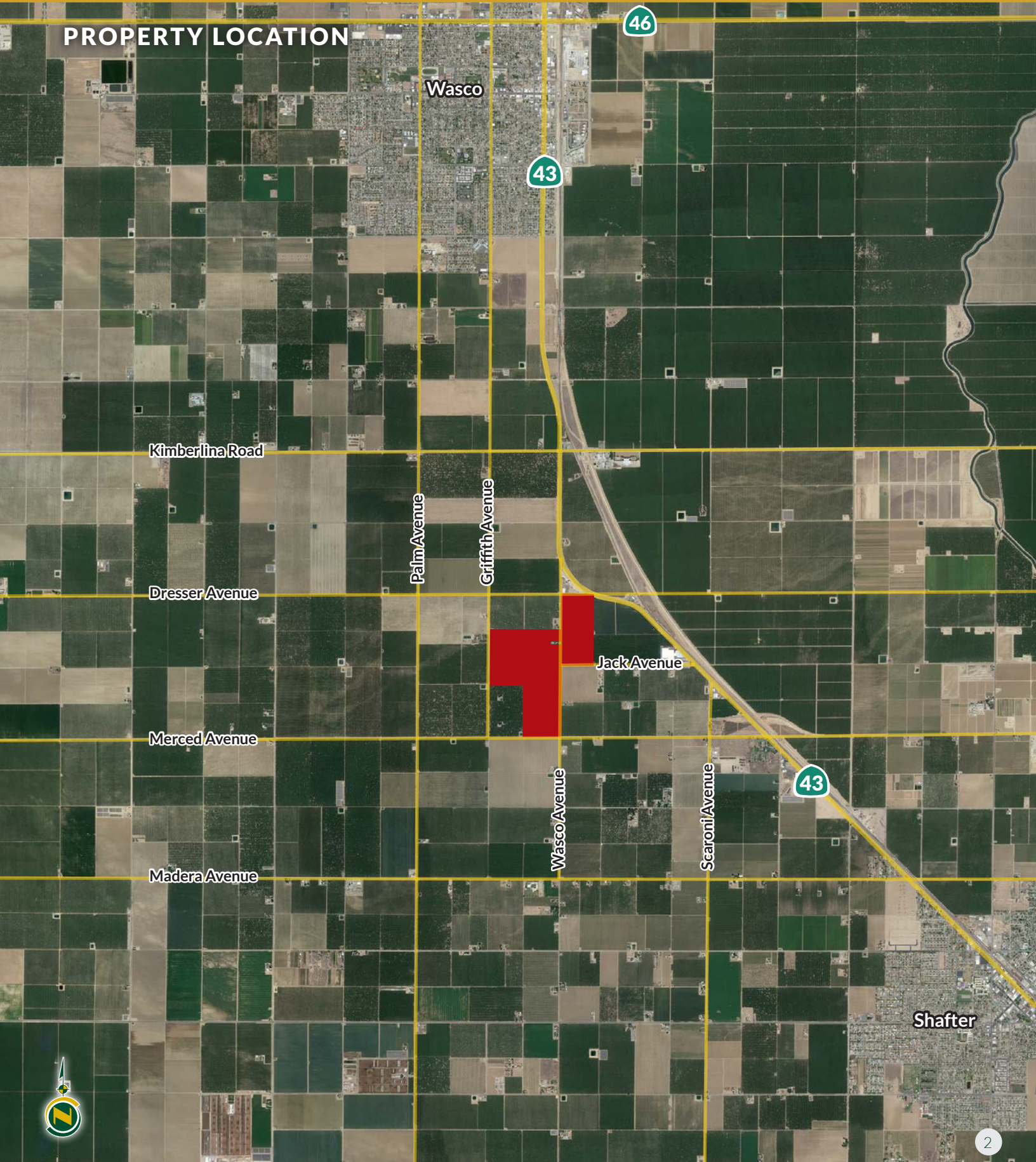
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CA DRE #00020875

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PROPERTY INFORMATION

LOCATION

This offering is conveniently located at the northwest corner of Merced Avenue and Wasco Avenue near Shafter, California. Approximately 21± miles north of Bakersfield, 128± miles north of Los Angeles and 265± miles south of Sacramento.

DESCRIPTION

This 242.97± acre opportunity is planted to Almonds established in 2007 and Pistachios established in 2022. The site has both district water from Shafter Wasco Irrigation District (SWID) and quality well water. An investment in this opportunity offers; SWID and well water, producing almonds, young pistachios, excellent soils, and tax benefits.

LEGAL

Kern County APN's: 071-160-06&09, and 072-190-01 and 05. Described as the portions of the E ½ of Section 36, Township 27S, Range 24E and W ½ of the NW ¼ of Section 31 Township 27S, Range 25E, MDB&M.

ZONING

The land is zoned A (Exclusive Agriculture) by Kern County and is enrolled in the Williamson Act.

PLANTINGS

Acres	Planted	Varieties	Rootstock	Spacing	2020	2021	2022
					Lbs/acre	Lbs/acre	Lbs/acre
34.00±	2022	Pistachios/Golden Hills/Randy/Tejon	UCB1	17'x20'	N/A	N/A	N/A
199.10±	2007	Almonds-NP/Fritz/Mont	Nemaguard	24'x21'	2,747±	2,146±	2,845±
0.79±		Roads & Waste					
242.97±		Assessed Acres					

*Detailed production records may be requested with offer.

WATER

The land is irrigated by both district water and well water. The property is in the highly sought after Shafter Wasco Irrigation District (SWID) and receives contract water from meters #3.7-1.6-11, #3.7-1.6-13, and #3.7-1.6-15. In 2023 SWID is collecting the following fees: water cost of \$130±/acre foot and standby of \$20±/acre foot. The main well is equipped with a 250HP turbine pump and the second well is equipped with a submersible pump. The orchard is irrigated with a nicely appointed irrigation system with 2 reservoirs, sand media filters and booster pumps. In the 2022/23 tax year the Kern County tax assessor collects \$123.66±/acre on behalf of SWID with the property taxes.

SOILS

100% (243) Wasco sandy loam, California Revised Story Index, Grade 1 – Excellent

PRICE/TERMS

\$5,938,000 (or \$24,439±/acre) cash at close of escrow, plus reimbursement of costs toward growing almond crop. Seller to retain any and all remaining mineral rights. Seller entered into a solar lease option on 25± acres of property, sale subject to assignment of the agreement.



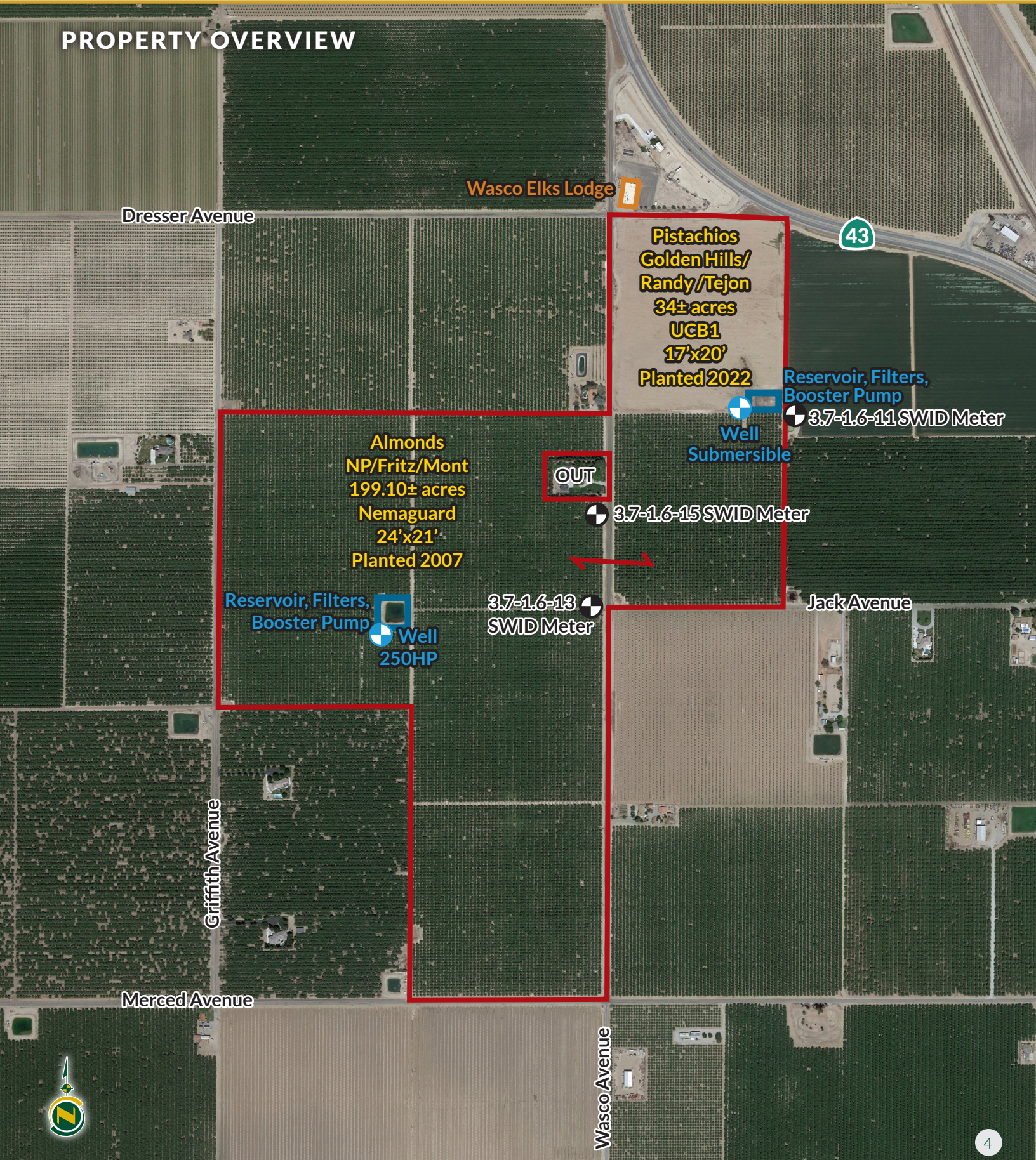
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PROPERTY OVERVIEW



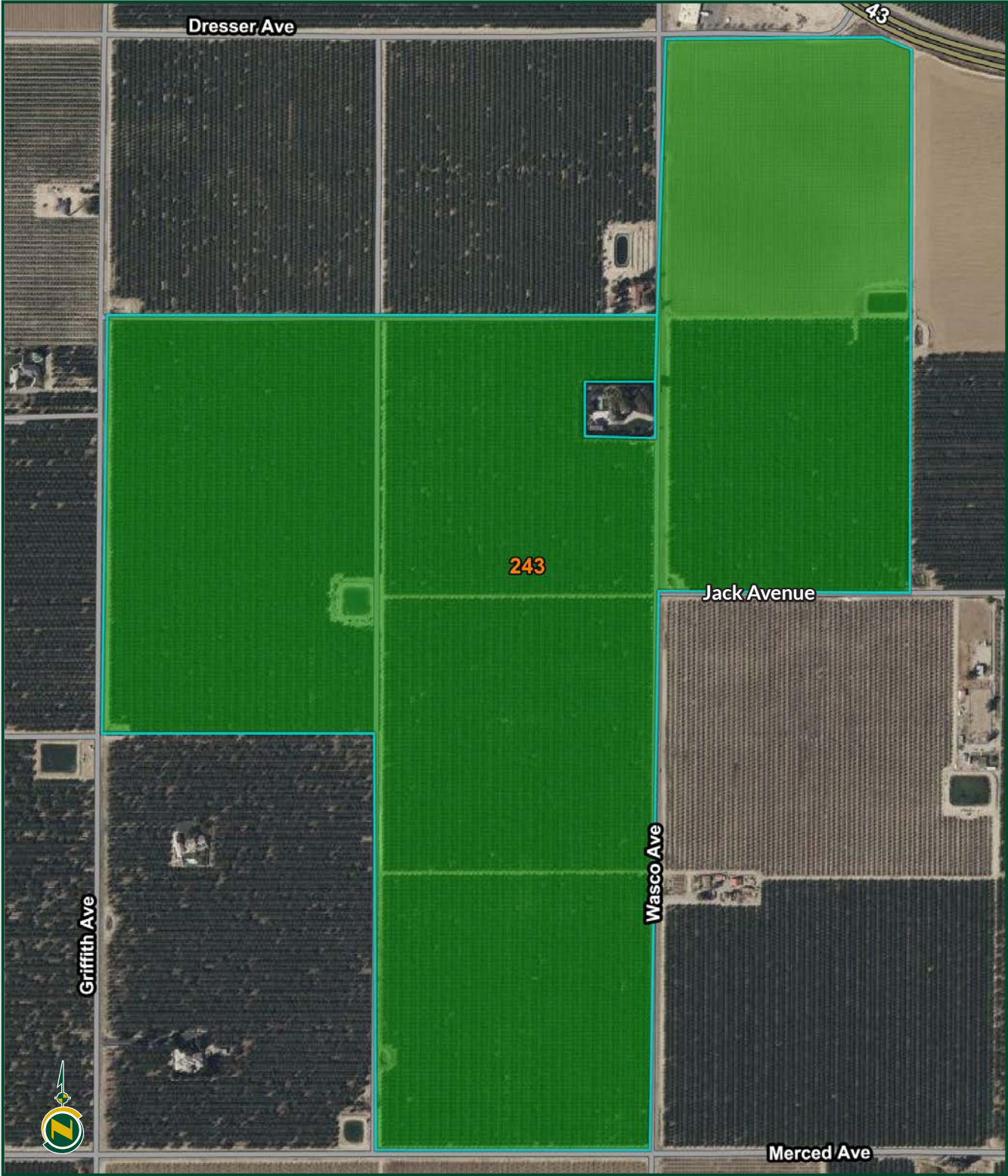
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SOIL MAP



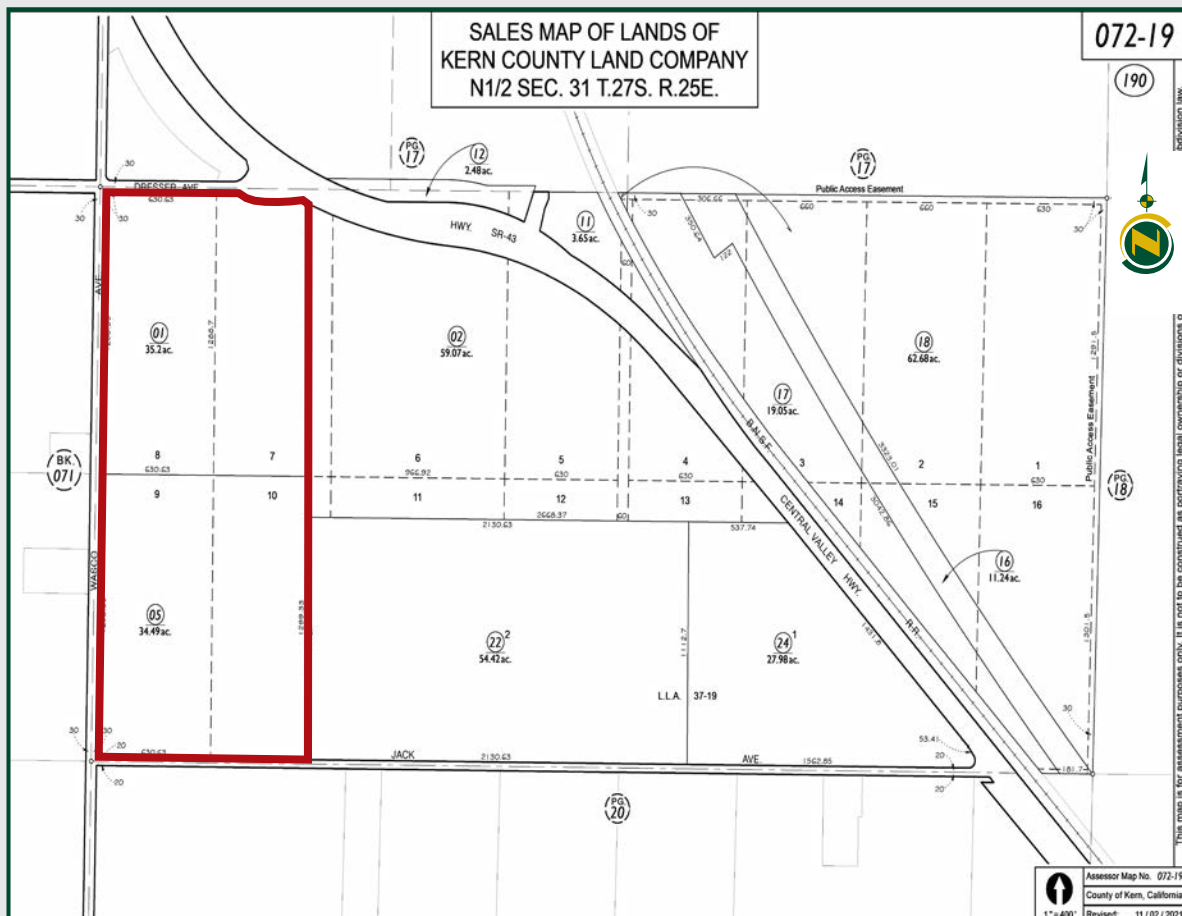
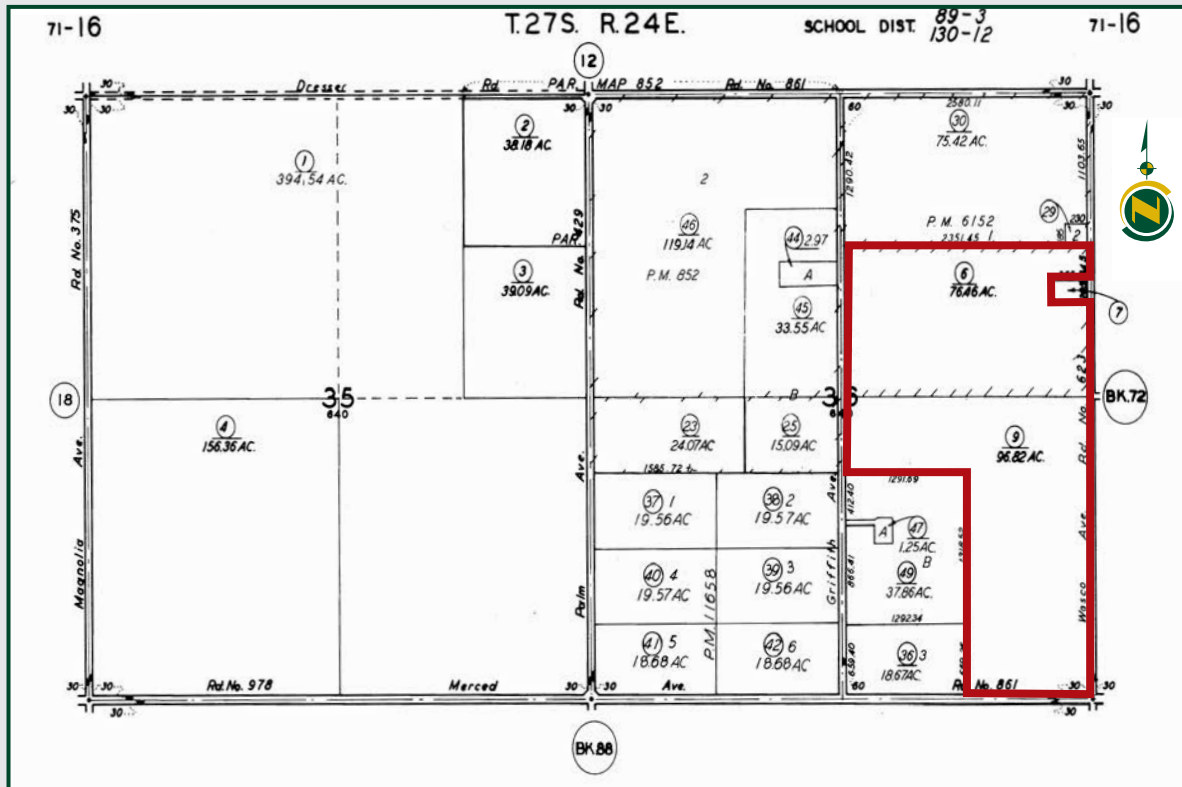
California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
243	Wasco sandy loam	Grade 1 - Excellent	100.0%

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APN MAPS



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PROPERTY PHOTOS

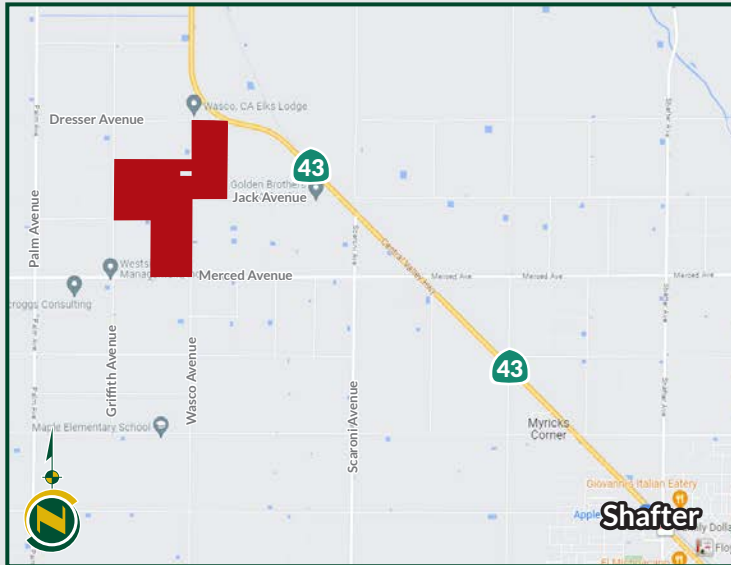


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LOCATION MAP



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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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