

# SHAFTER WASCO ID

## PISTACHIOS

**\$676,440**  
(\$36,000±/Acre)

**PRICE REDUCED**

### 18.79± Acres Kern County, California

- Within Sphere of Influence of Shafter
- Adjoins City Limits of Shafter
- Possible Future Residential Development
- SWID Water and Well Water
- Producing Pistachios
- Productive Soils
- Tax Benefits

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CA DRE #00020875



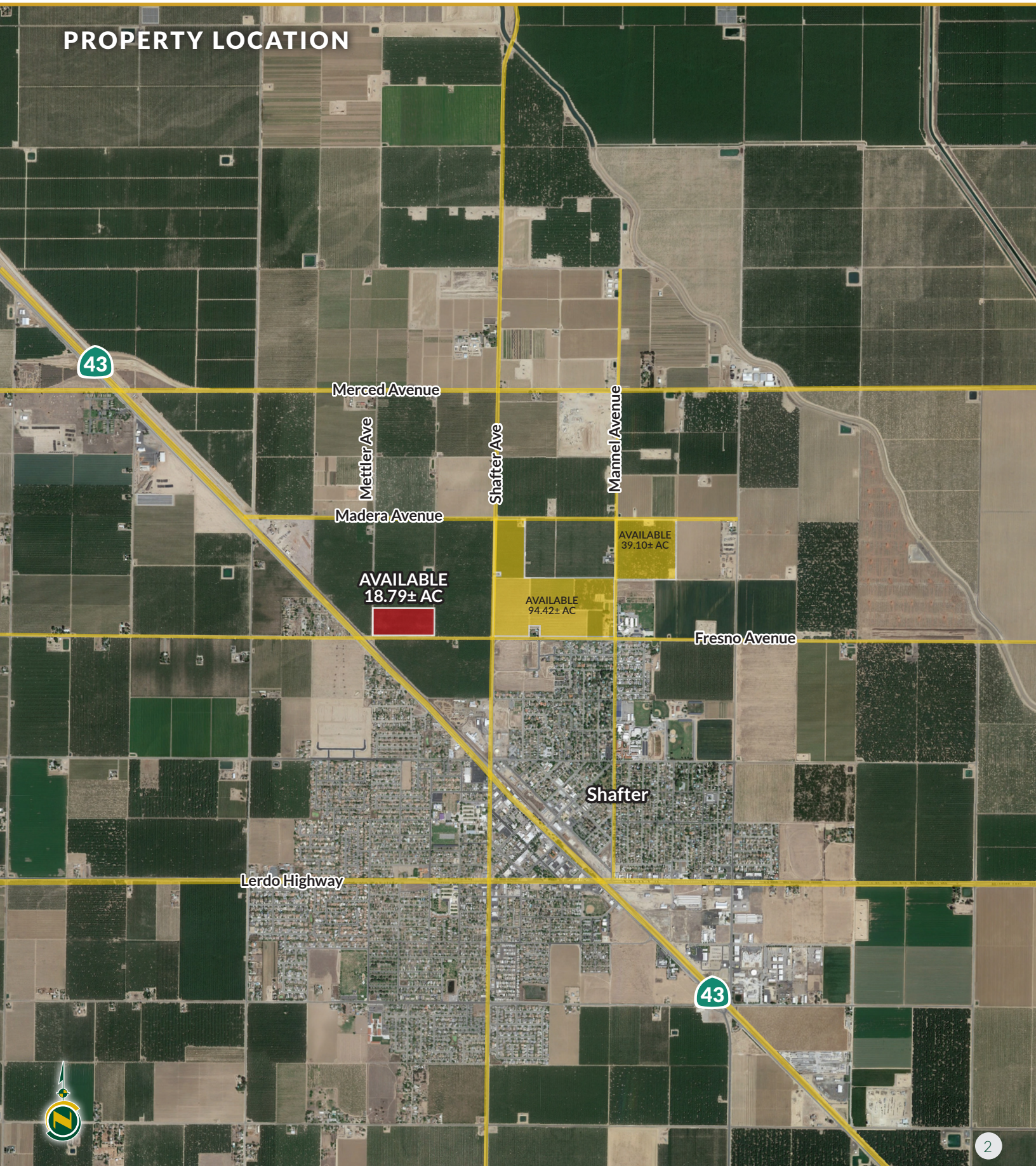
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## PISTACHIOS

18.79± Acres  
Kern County, CA



### PROPERTY LOCATION





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18.79± Acres  
Kern County, CA



## PROPERTY INFORMATION

### LOCATION

The land opportunity is conveniently located at the northeast corner of Fresno Avenue and Mettler Avenue in the sphere of influence of the city of Shafter, CA. Across the street for the city limits of Shafter. Approximately 19± miles north of Bakersfield, 126± miles north of Los Angeles and 267± miles south of Sacramento.

### DESCRIPTION

This 18.79± acre opportunity is located in the sphere of influence of the city of Shafter, CA and is designated as Very Low Density Residential in the city's planning area. The land is within a transitional area, whereas the area south of Fresno Avenue is within the city limits of Shafter. The property is planted to Pistachios established in 2011. The site has both district water from Shafter Wasco Irrigation District (SWID) and well water. An investment in this opportunity offers; within sphere of influence of Shafter, adjoins city limits of Shafter, possible future residential development, SWID and well water, producing pistachios, productive soils, and tax benefits.

### ZONING

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

### PLANTINGS DETAILS

Acres	Planted	Varieties	Rootstock	Spacing	2020 Lbs/acre	2021 Lbs/acre	2022 Lbs/acre
18.00±	2011	Pistachios/Kerman	Pioneer Gold	18'x22'	1,935±	2,363±	692±
<u>0.79± Roads &amp; Waste</u>							
18.79± Assessed Acres							

### LEGAL

Kern County APN: 089-020-46. Described as the S ½ of the SW ¼ of the SW ¼ of Sec. 4 Township 28S, Range 25E, MDB&M.

### SOILS

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

### WATER

The land is irrigated by both district water and well water. The property is in Shafter Wasco Irrigation District (SWID) and receives contract water from meter # 2-3-4N. In 2023 SWID is collecting the following fees: water cost of \$130±/acre foot and standby of \$20±/acre foot. The well is equipped with a submersible pump. The orchard is irrigated with drip irrigation through 3 sand media filters. In the 2023/24 tax year the Kern County tax assessor collects \$123.66±/acre on behalf of SWID with the property taxes.

### PRICE/TERMS

\$676,440 (or \$36,000±/acre) cash at close of escrow, plus reimbursement of costs toward growing crop. Seller to retain any and all remaining mineral rights.





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### PROPERTY OVERVIEW

Mettler Ave

Pistachios  
Pioneer Gold  
18'x22'  
Est. 2011  
18± acres

Filters  
Well with submerisble pump

SWID 2-3-4N

Fresno Ave

Rail Road

43



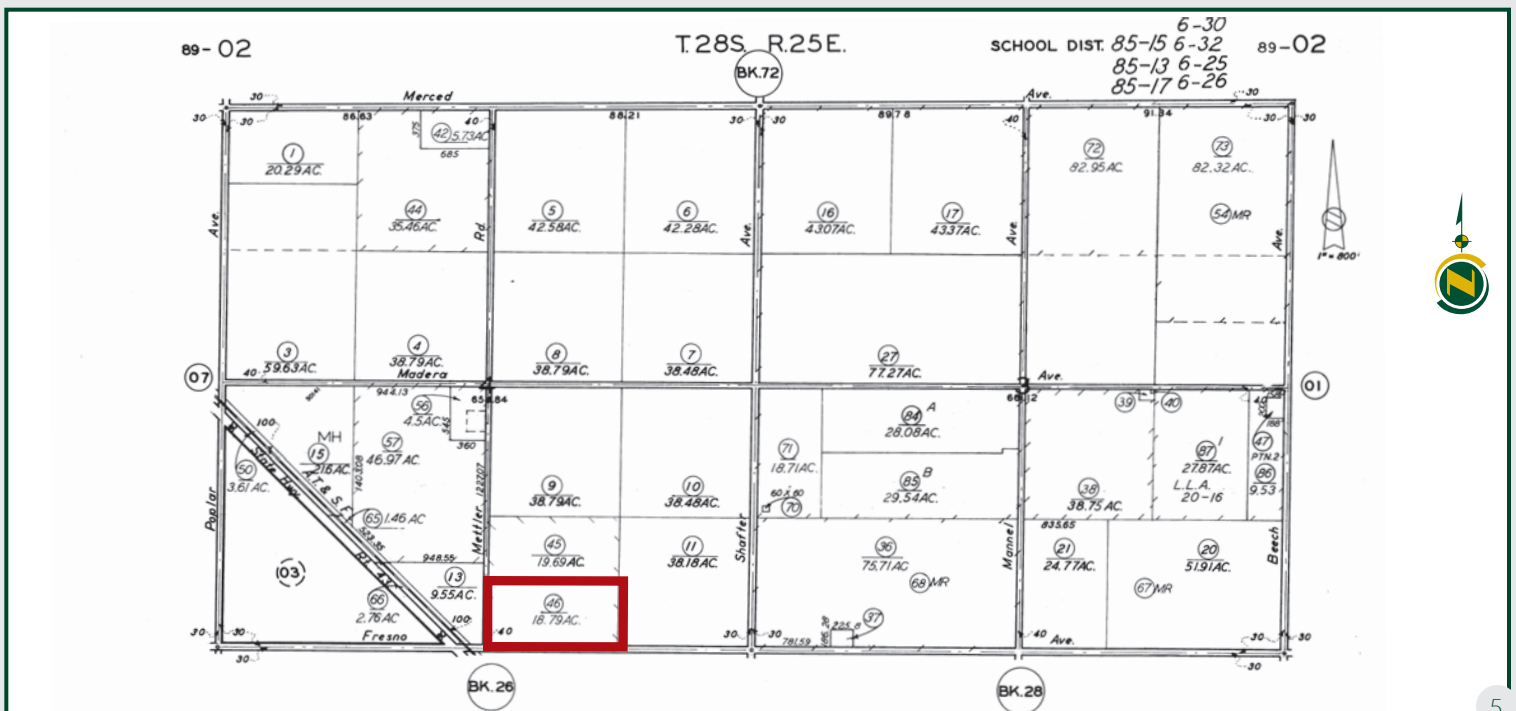
### SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent of AOI
243	Wasco sandy loam	Grade 1 - Excellent	100.0%

### PARCEL MAP



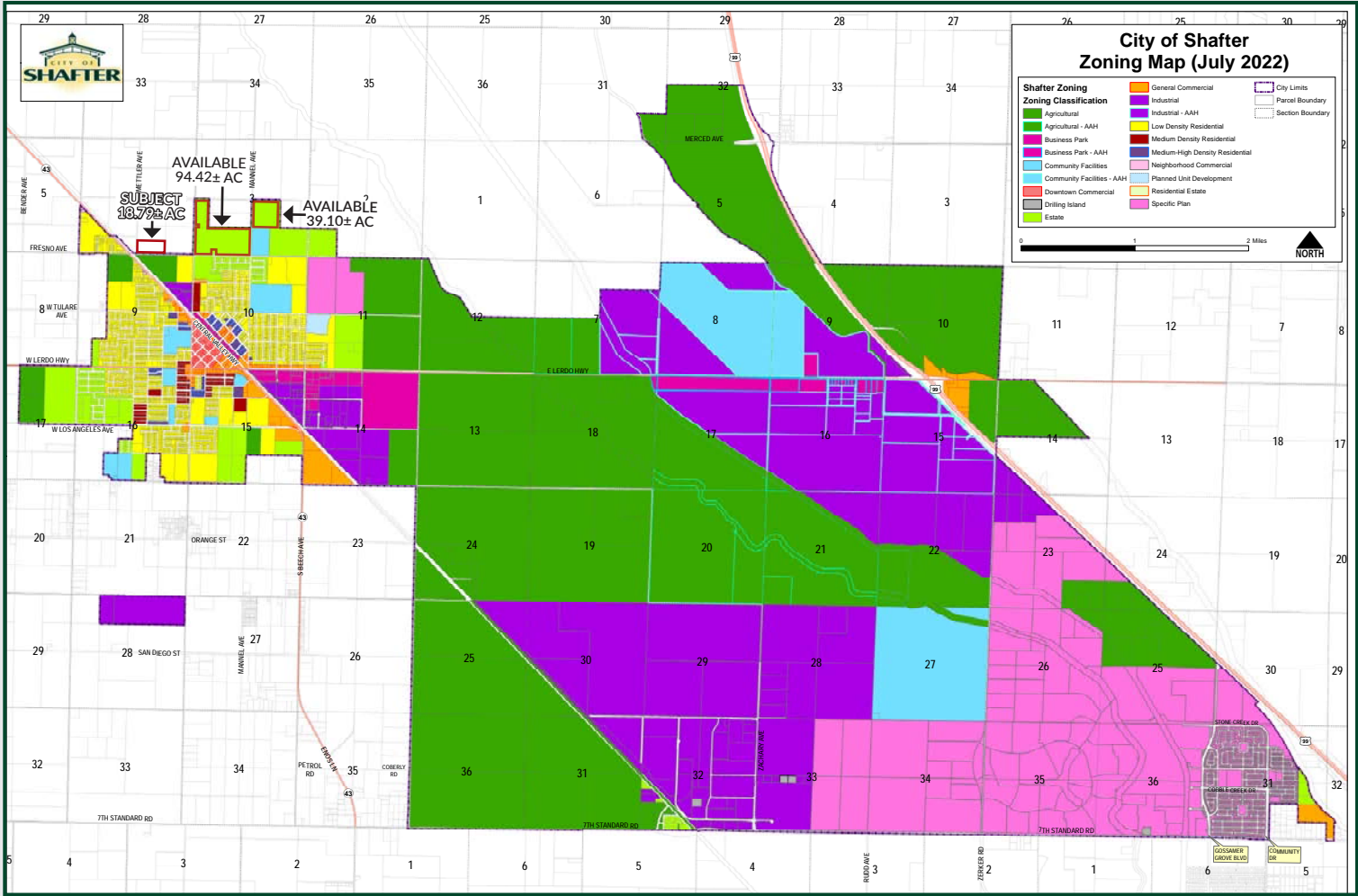


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## CITY OF SHAFTER ZONING MAP





**PROPERTY PHOTO**



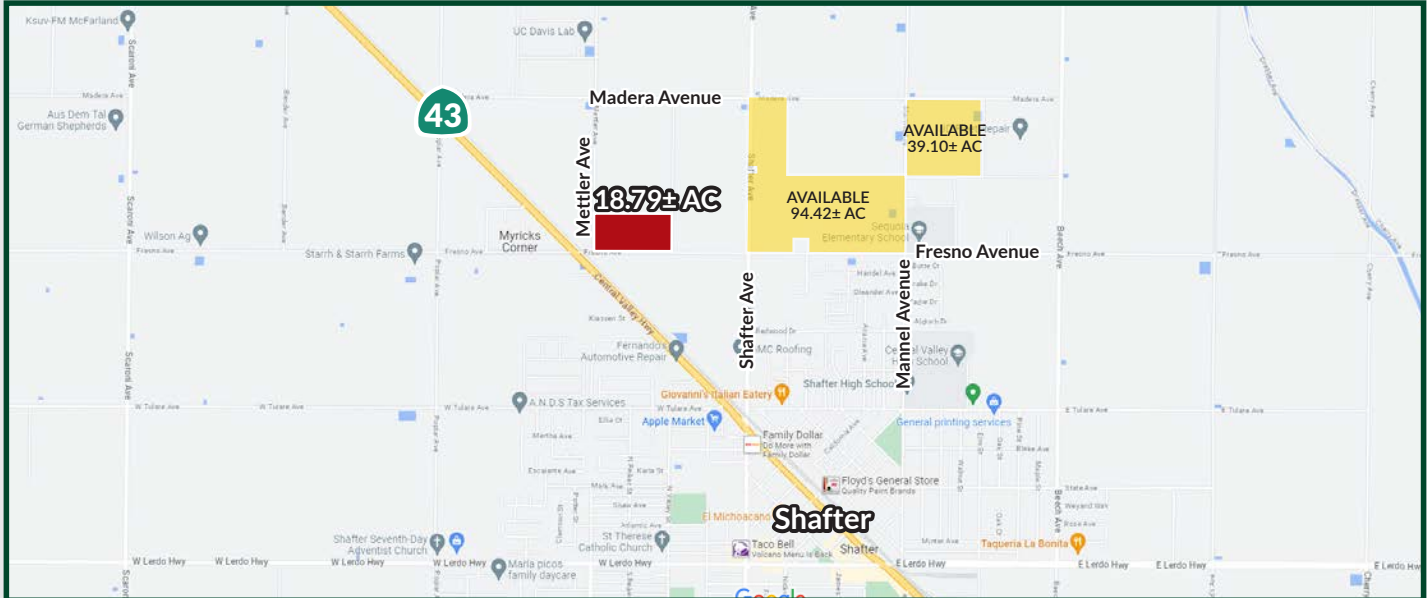


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## LOCAL AND REGIONAL MAPS



**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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