

WASCO ALMOND ORCHARD

Kern County, CA



455 Acres

**AVAILABLE
FOR SALE**



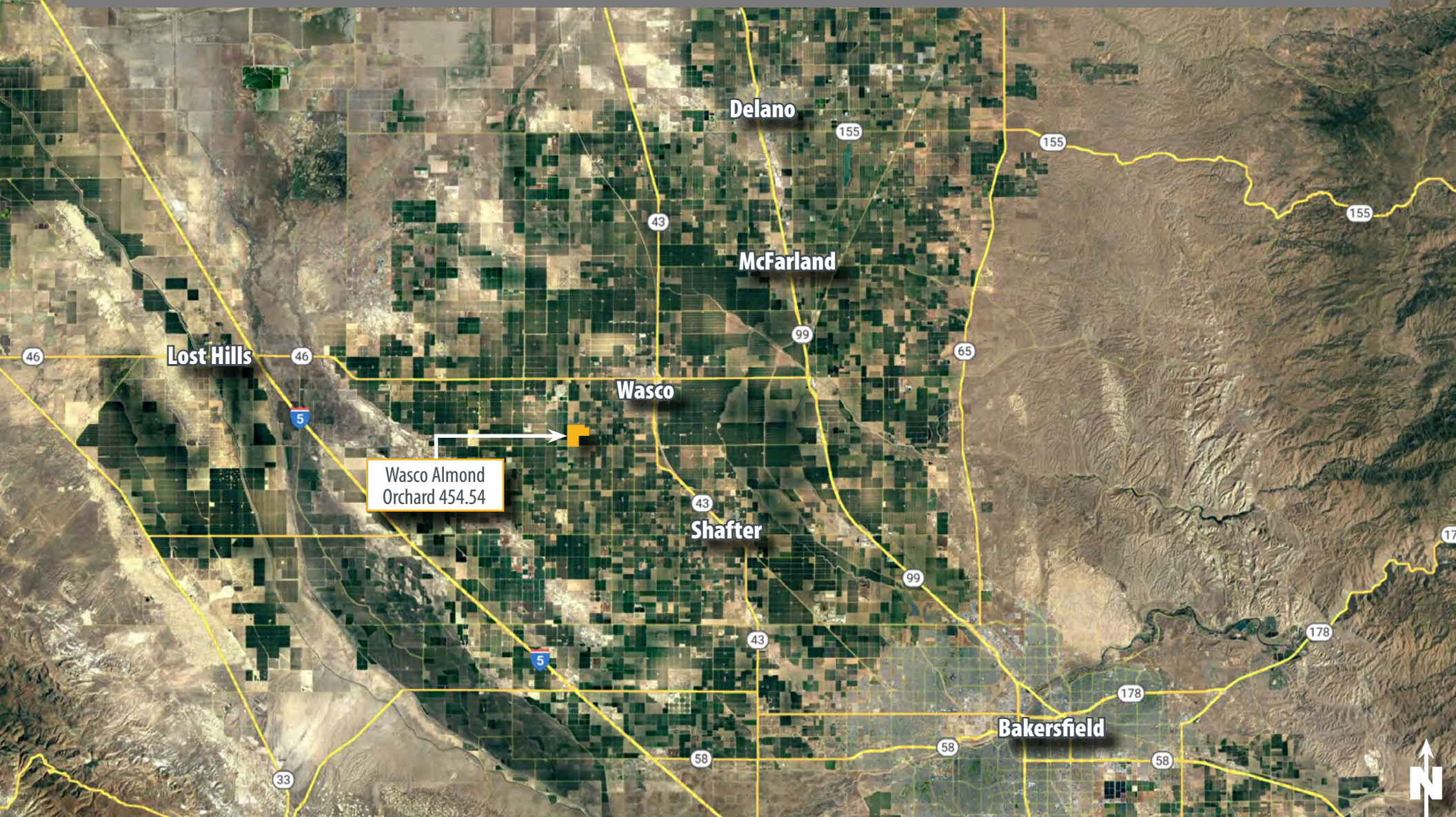
Michael T. Anchordoquy, AAC ▪ Principal ▪ 661 616 3577 ▪ manchor@asuassociates.com ▪ CA RE #01380986
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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455 Acres ■ Bakersfield, CA

Location Map



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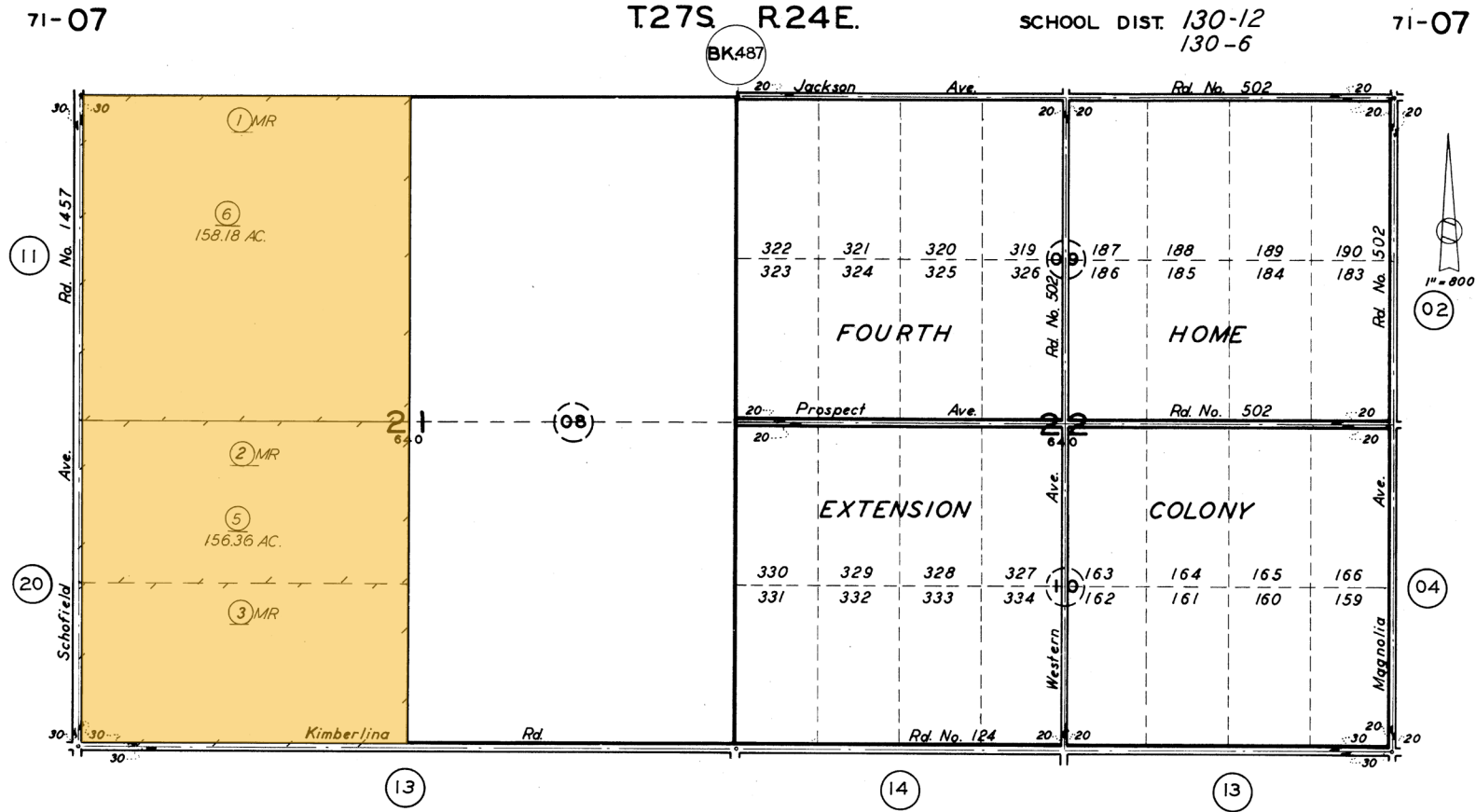
Property Profile

Location	The property is located at the northeast corner of Kimberlina Road and Scofield Avenue, southwest of the city of Wasco, CA.				
Gross Acres	455 Acres				
Kern County Assessor Parcel Numbers	071-070-05, 06; 071-080-09				
Legal Description	The west half and a portion of the NE 1/4 of Section 21 T.27S R.24E				
Zoning	According to the Kern County Planning Department, the property is zoned “A”, Exclusive Agriculture. The property is enrolled in the Williamson Act.				
Plantings		Acres	Year Planted	Variety	Spacing
	Block A	153.18	2021	NP, Monterey	15’ x 22’
	Block B	148.52	2021	NP, Monterey	15’ x 22’
	Block C	137.67	2021	NP, Monterey	15’ x 22’
Soils	Garces Silt Loam, Class III Kimberlina Finve Sandy Loam, 0-2% Slopes, MCRA 17, Class I				
Water	Semitropic Water Storage District (Non-Contract) and three deep wells. Each well is equipped with an electric motor that delivers water to a central reservoir. A filter station and booster pump housed by a metal building delivers water throughout the orchard utilizing a fan jet and dual line drip irrigation system.				
Improvements	A trailer house is located in the yard area with water supplied by a submersible well.				
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 – https://sgma.water.ca.gov/portal .				
Asking Price	\$5,900,000 (\$12,967/Acre)				

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Assessor's Parcel Map



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO.71-07.....
COUNTY OF KERN

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Kern County APNs
071-070-05
071-070-06

071-070-05

071-070-06



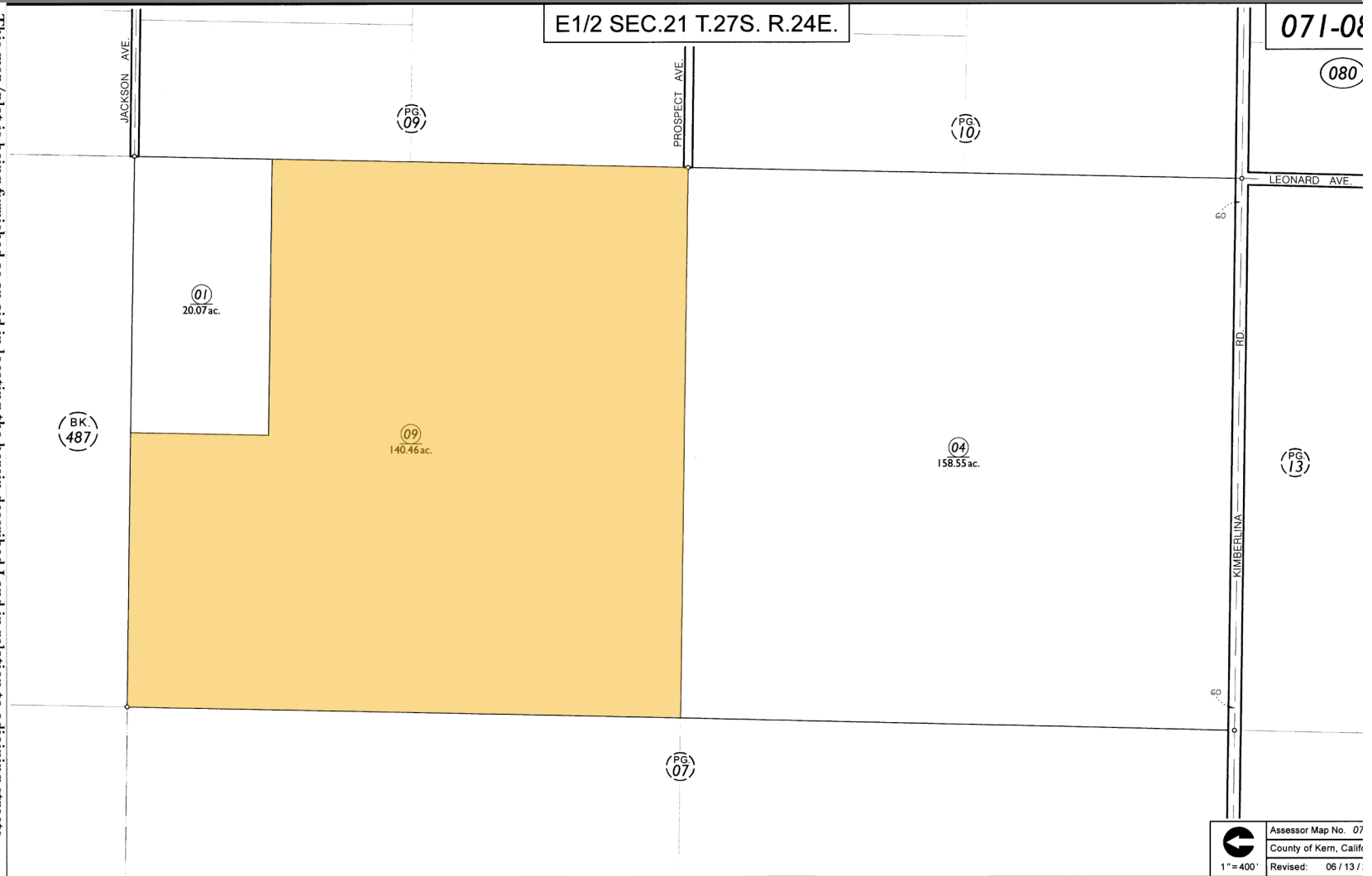
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071-080-09



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Property Photos



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Soils Map



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Ranch Aerial

