

156.56±
ASSESSSED ACRES

SEMITROPIC WSD ALMONDS AND PISTACHIOS

KERN COUNTY, CALIFORNIA

\$3,914,000
(\$25,000/ACRE)

EXCLUSIVELY PRESENTED BY:
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PROPERTY HIGHLIGHTS:

- YOUNG PISTACHIOS
- MATURE ALMONDS
- FULL CONTRACT SEMITROPIC WATER STORAGE DISTRICT

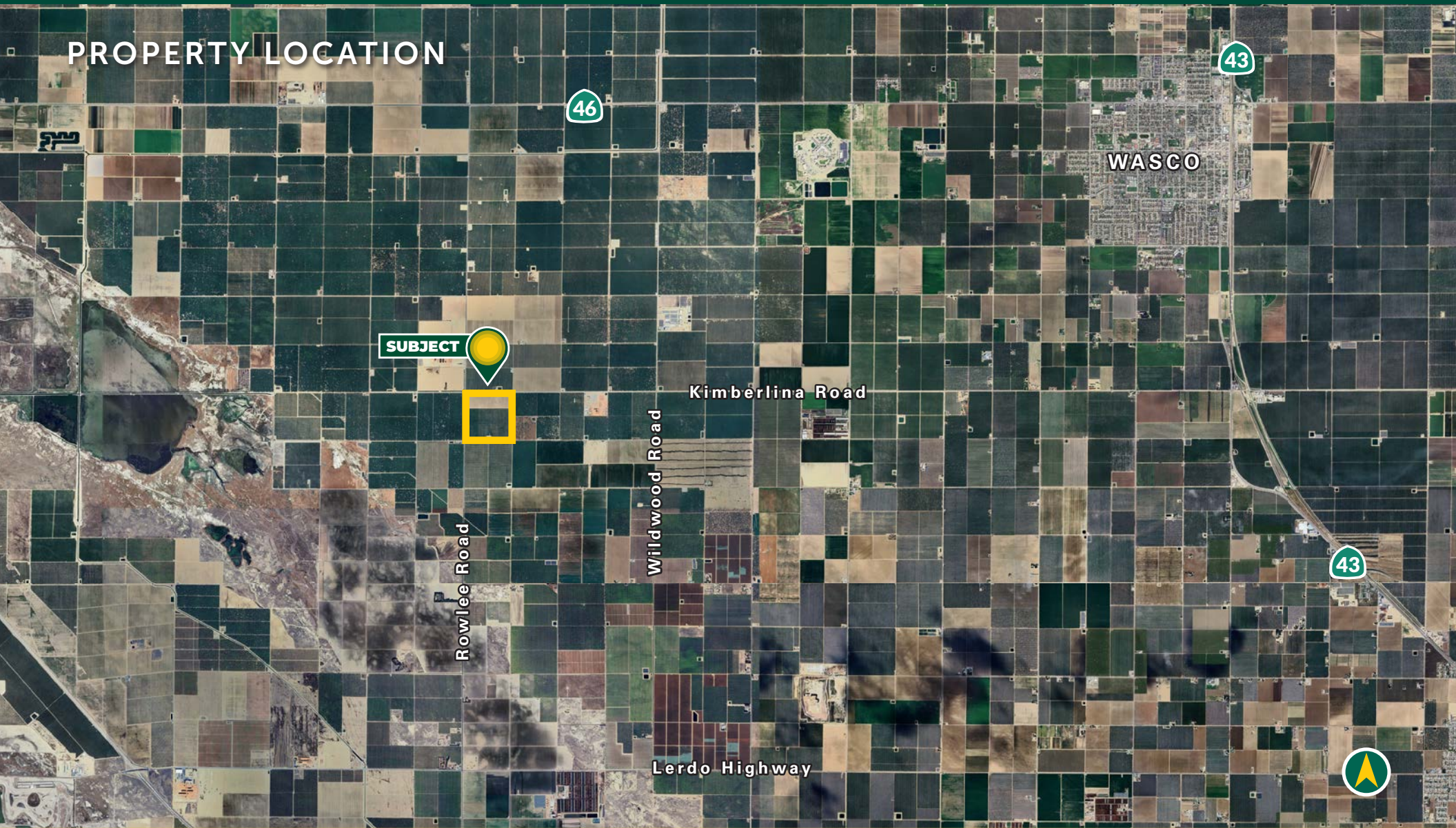
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a property planted to almonds and pistachios located southwest of Wasco, California. The property features mature almonds and young pistachios, irrigation water from Semitropic Water Storage District and an Ag well.

LOCATION

The property is located on the southeast corner of Kimberlina Road and Rowlee Road, southwest of Wasco, California and northwest of Bakersfield, California.

LEGAL

Kern County APN: 069-340-04-00-2

PLANTINGS

The property is planted to approximately 110± acres of 10th leaf Non-pariel and Monterey almonds, and approximately 55± acres of 4th leaf Golden Hills pistachios on UCB-1 rootstock.

WATER

Irrigation water is provided by Semitropic Water Storage District with a full contract and one large Ag well with a 150hp turbine pump.

SOILS

Milham sandy loam, 0 to 2 percent slopes.

PRICE/TERMS

The asking price is \$3,914,000.



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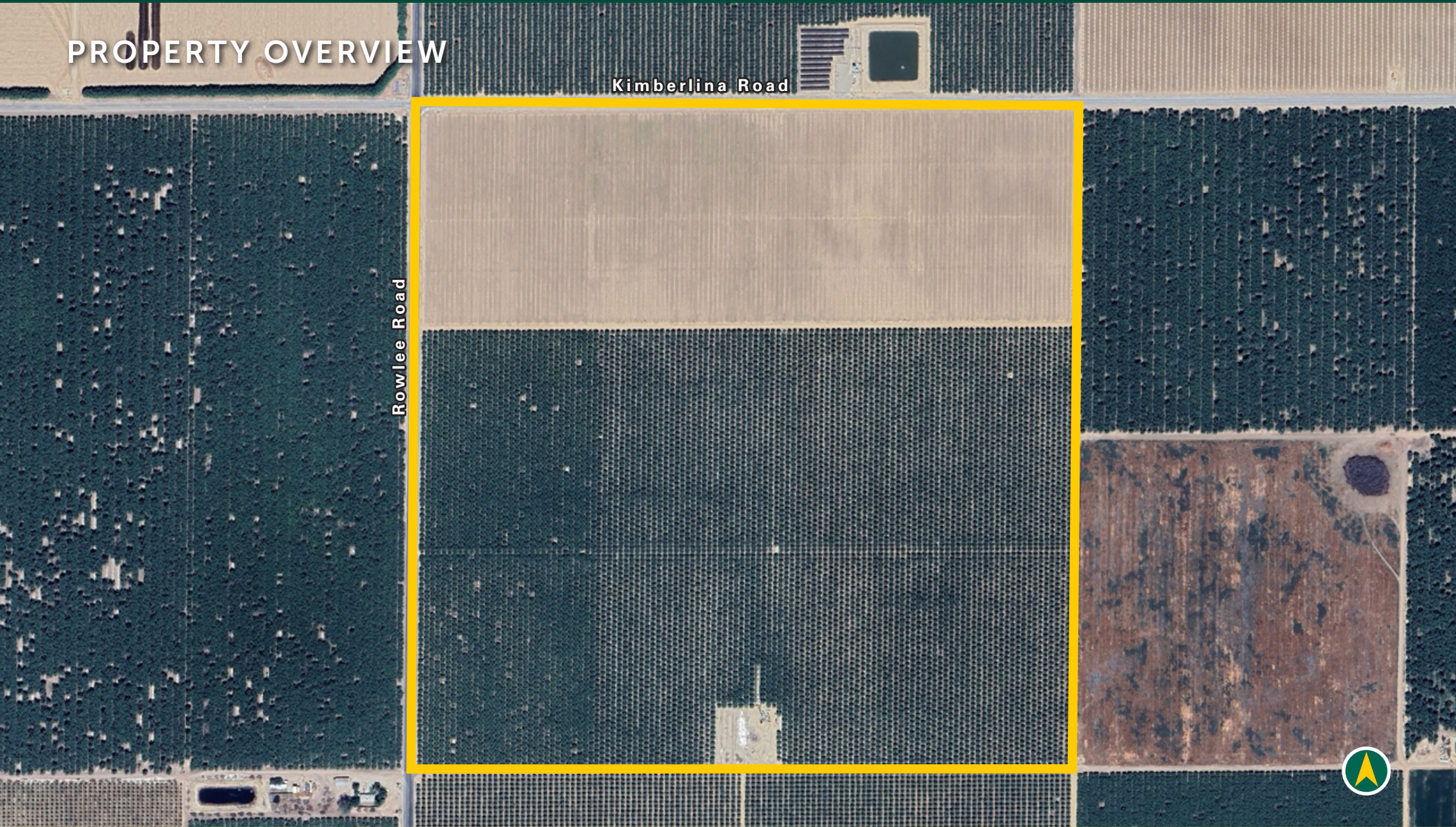
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PROPERTY OVERVIEW



Kimberlina Road

Rowlee Road



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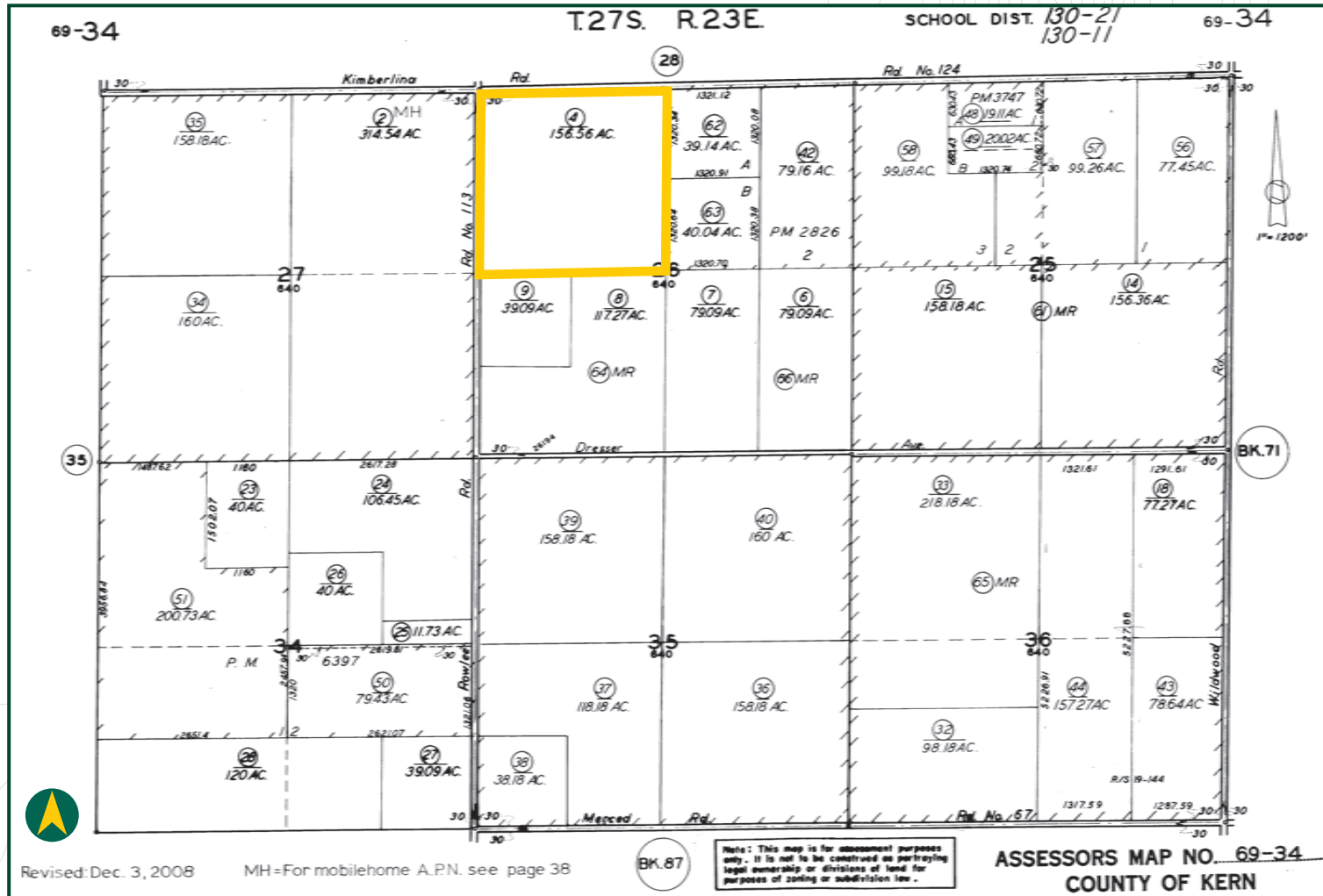
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SOILS MAP



California Revised Storie Index (CA)		
Map Unit Symbol	Map Unit Name	Percent of AOI
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	100.0%

PARCEL MAP



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PROPERTY PHOTOS



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