

±350 acres

SONBLEST FARMS

Wasco, CA

FOR SALE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



ALLIANCE AG

BROKERAGE - APPRAISAL - CONSULTING

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An aerial photograph of agricultural fields, likely almond orchards, with a semi-transparent blue overlay. The fields are arranged in a grid-like pattern, with some areas appearing more densely planted than others. The blue overlay covers the entire image, creating a uniform background for the text.

350.90 total acres consisting of 76.86 acres of open farmland, 191.23 acres of almond orchards, 79.92 acres of pistachio groves, and a 2.90 acre yard area located within the Shafter-Wasco Irrigation District and the Semitropic Water Storage District, two important agricultural regions that play a significant role in California's Central Valley farming operations. These districts are characterized by their productive soils, water infrastructure, and a history of supporting permanent crops like almonds and pistachios.

Within the Shafter-Wasco Irrigation District, land use is divided between permanent crops and open farmland. A total of 66.83 acres are planted with almonds, established in 2012, indicating a relatively mature orchard that is likely in full production. In addition, there are 76.86 acres of open farmland, which may be fallow or used for rotational crops, depending on seasonal water availability and crop planning decisions. Water supply for lands within the Shafter-Wasco Irrigation District is sourced from a combination of contract water deliveries—likely through federal water project—and groundwater from on-site well, providing flexibility and reliability.

In the neighboring Semitropic Water Storage District, agricultural land use includes a more diversified set of permanent crops. The district supports 78.20 acres of pistachio plantings, a drought-tolerant crop well-suited for the area's climate and water conditions. Additionally, there are 122.68 acres of almonds, with orchards planted in 2004, 2005, and 2012, reflecting a mix of tree ages. A small portion of the land—2.90 acres—is designated as yard area, which may be used for equipment storage, farm management, or other support uses. Water deliveries in the Semitropic district consist of district in-lieu water, as well as well water, which remains an essential part of water management in the region.

These two districts collectively illustrate the integration of land use planning, crop selection, and water resource management in California agriculture. The presence of both young and mature orchards, coupled with varied water supply sources, reflects adaptive strategies by growers to ensure long-term productivity under changing water availability and climate conditions.

SUMMARY

PROPERTY NAME:

Sonblest Farms

OFFERING PRICE:

Newly Priced from \$5,450,000 to \$5,250,000

ACERAGE:

±350.90 acres

ZONING:

AG

PROPERTY DETAILS:

Drip irrigation throughout farm
2 Wells powered by natural gas
±1 acre homesite on property that includes:

- Domestic Well
- Electricity

ACERAGE BREAKOUT:

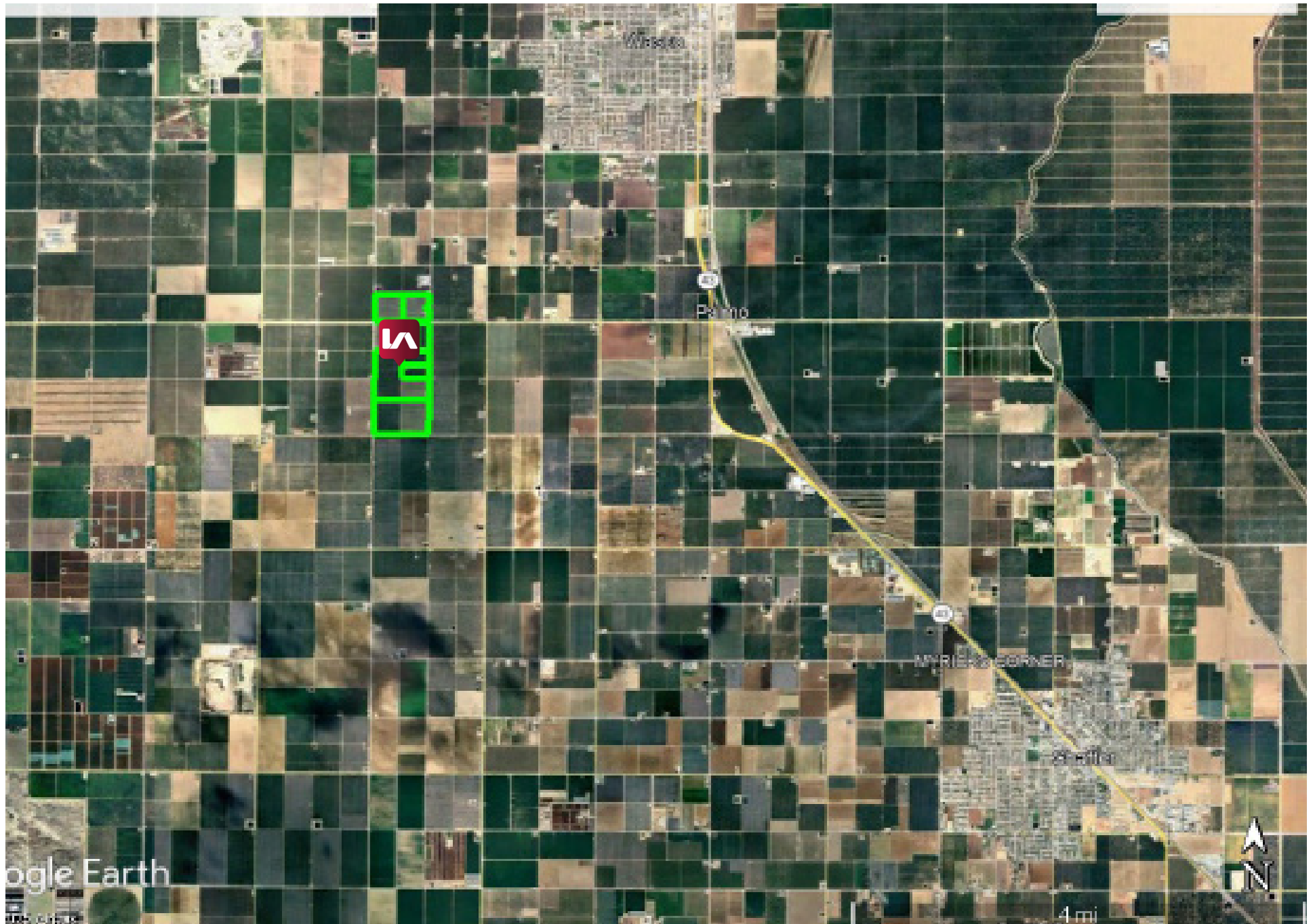
±76.86 acres Open Farmland
±191.23 acres Almond Orchard
±79.92 acres Pistachio Orchard
±2.90 acres yard

SGMA:

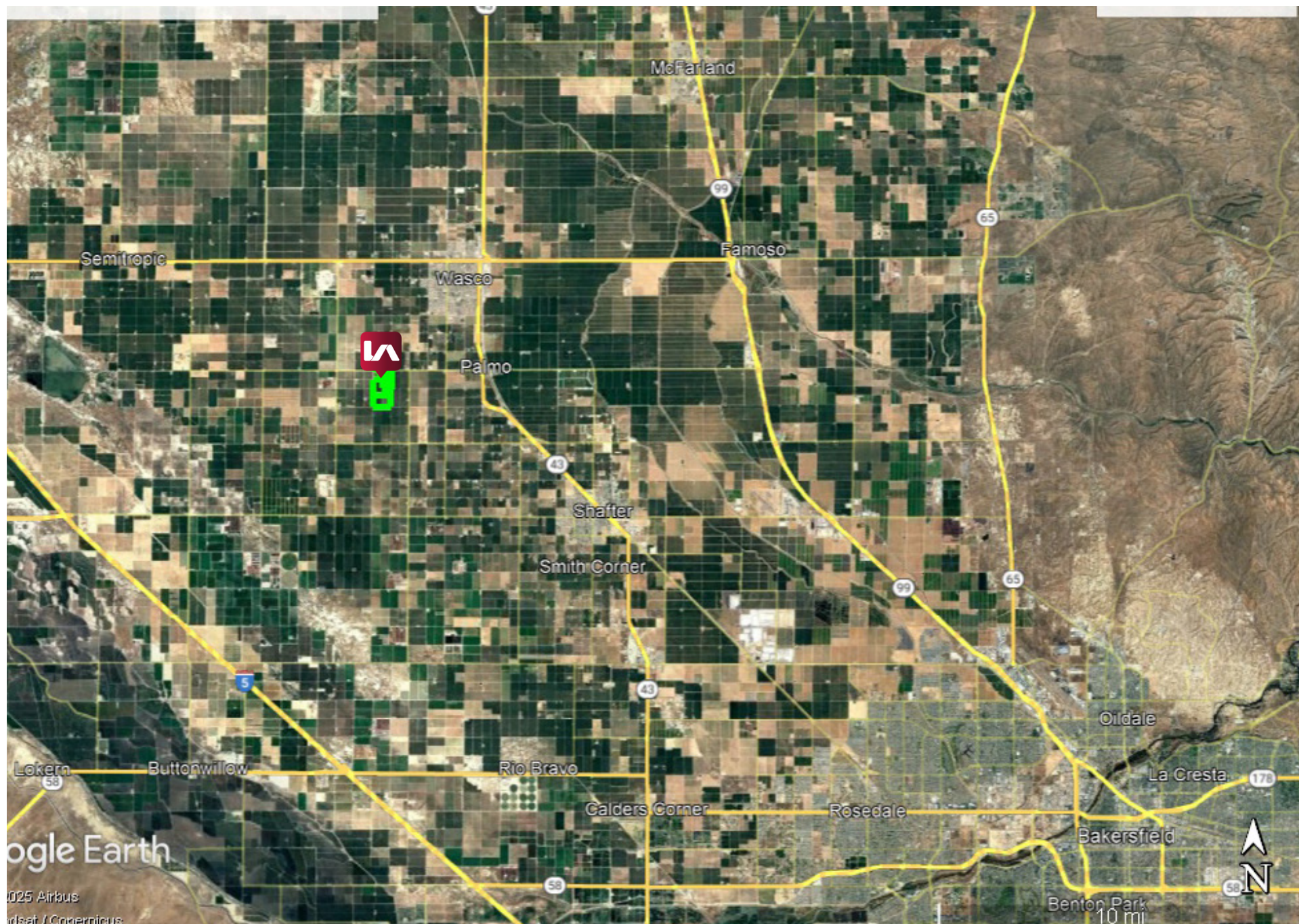
Shafter-Wasco Irrigation District and the Semitropic Water Storage District, two important agricultural regions that play a significant role in California's Central Valley farming operations is not utilized on this property.



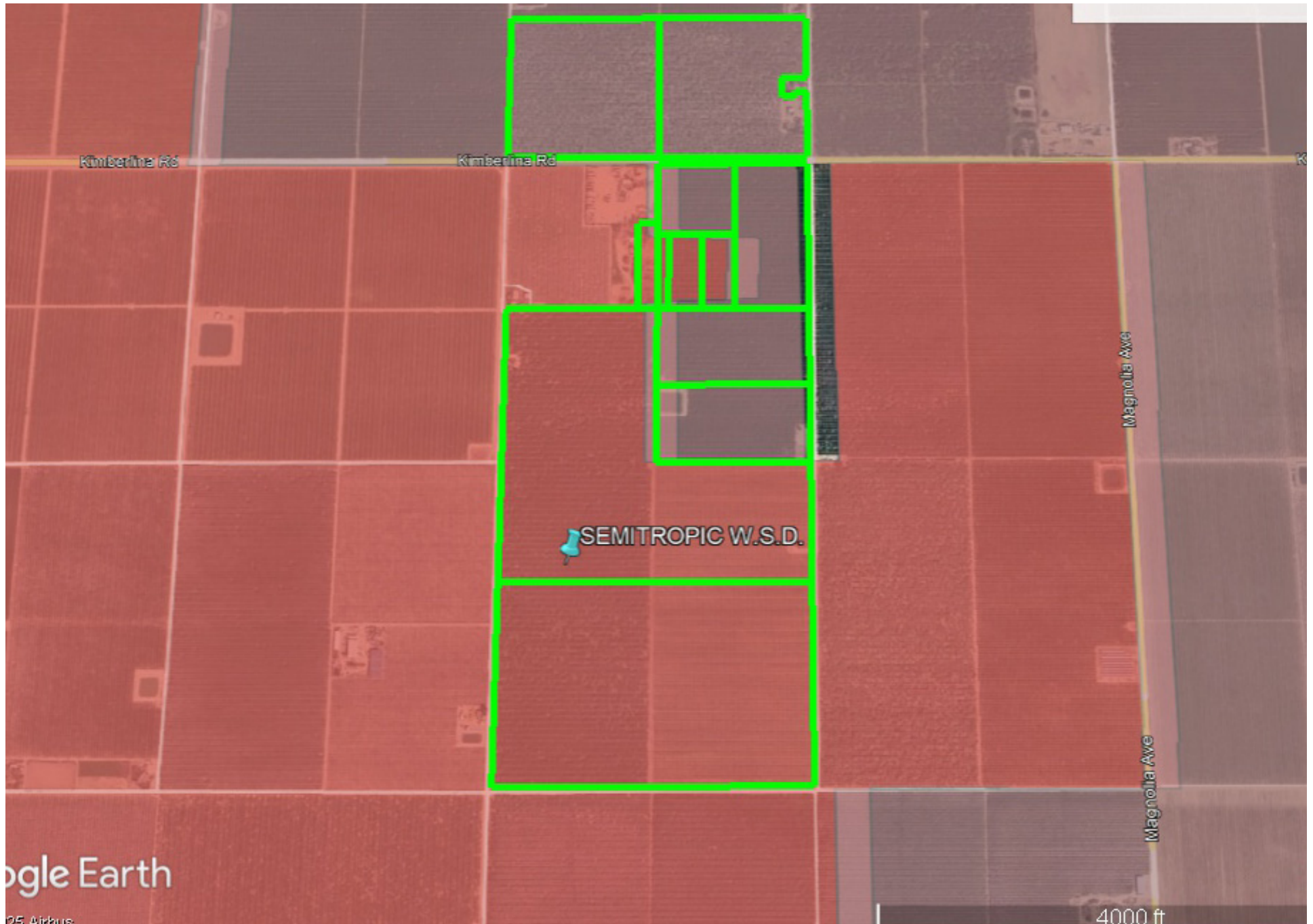
AERIAL MAP



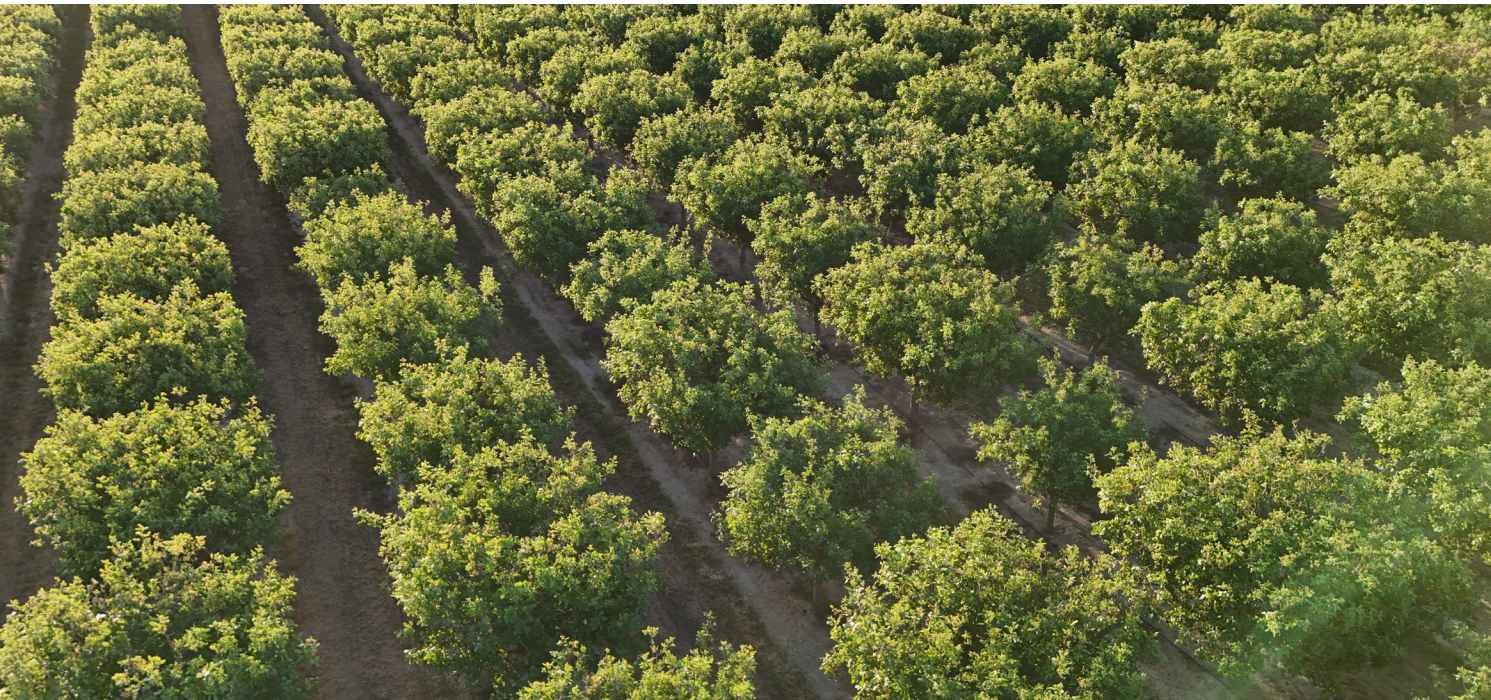
AERA MAP



WATER DISTRICTS



ADDITIONAL IMAGES





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For more information, please contact one of the following individual:

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- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

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. Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions. 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

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

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