

BAKERSFIELD DEVELOPMENT LAND & ALMONDS

Kern County, California

9 Parcels

\$51,442,500
(\$150,000 per Acre)

342.95[±] ACRES



- Income Producing Almonds • Investment Grade Acquisition • Large Contiguous Parcel • Desirable Almond Varieties
- Both District Water & Wells • Investment Benefits Including Income & Depreciation • Annexation in Progress



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BAKERSFIELD

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661.334.2777

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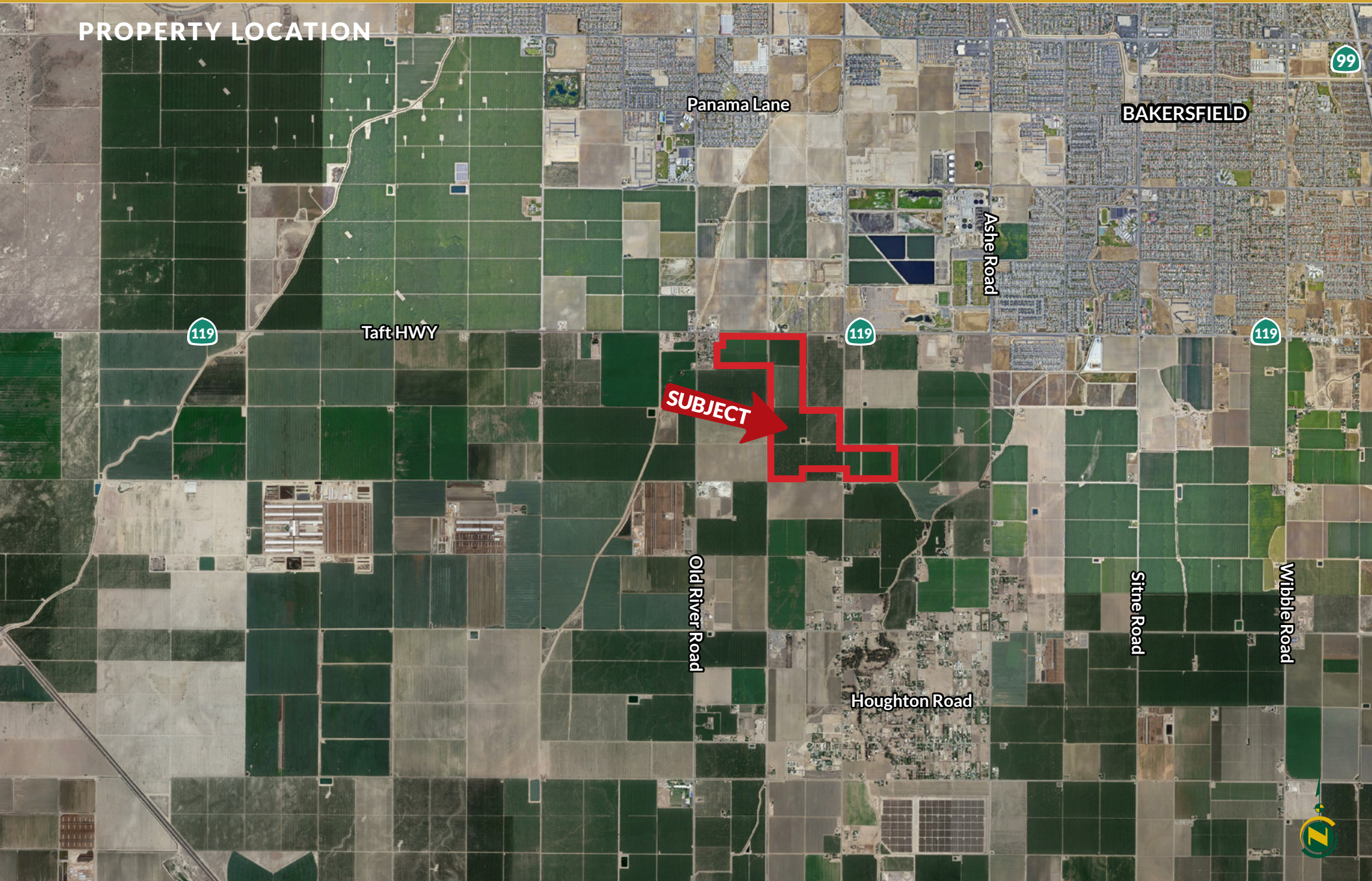


BAKERSFIELD DEVELOPMENT LAND & ALMONDS

342.95± Acres
Kern County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Unique opportunity to purchase 342.95± assessed acres of farmland proposed to be annexed into the City of Bakersfield by Q-1, 2024.

Potential annexation for nine separate parcels ranging between R-1 and R-5 zoning. Property is currently planted to income producing almonds and row crops within the Kern Delta Water District.

LOCATION

The subject property is located adjacent to the South Boundary of the city of Bakersfield in Kern County, CA. There are nine contiguous separate parcels.

ACREAGE

342.95± Assessed Acres.

LEGAL

KERN COUNTY APN'S	
184-270-01-00-3	184-270-14-00-1
184-270-02-00-6	184-260-23-00-4
184-270-10-00-9	184-260-24-00-7
184-270-11-00-2	184-260-29-00-2
184-270-04-01-1	

PLANTINGS

**Production available upon request*

TYPE	DETAILS
Almonds	149.12± Assessed Acres Nonpareil and Monterey varieties (40± acres - 5th Leaf - Hansen Rootstock) (40± acres - 8th Leaf - Nemaguard Rootstock) (69.12± acres - 11th Leaf - Titan Rootstock)
Total Open	193.83± Acres (134.35± Acres - Potential Development) (59.48± Acres - Open Ag Ground) Currently Farmed to Row Crops

WATER/IRRIGATION

The entire property is located within Kern Delta Water District and is entitled to receive water from the Kern Delta Water District canal fed via gravity flow pipelines.

The ranch also has three agricultural wells that supply water to the farm with (1) 250HP pump, (1) 125HP pump, and (1) 150HP pump which have historically yielded 2,500 GPM, 1,300 GPM and 1,500 GPM respectively, according to historical pump & well tests.

WILLIAMSON ACT

According to the County, none of the properties are enrolled in the Williamson Act.

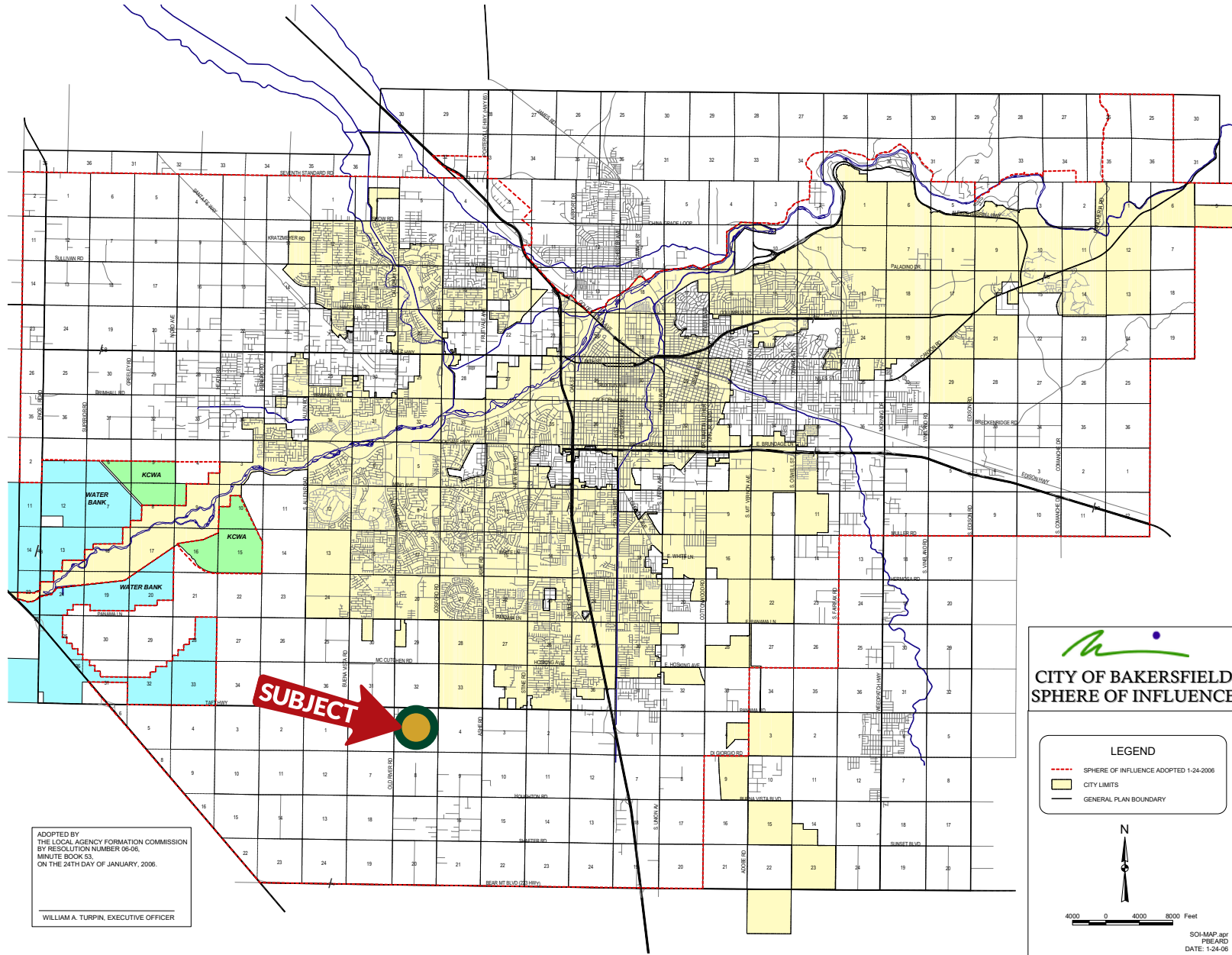
PRICE/TERMS

\$51,442,500.00 cash at the close of escrow.

Buyer to reimburse Seller for cultural costs incurred towards the growing crops through the close of escrow.

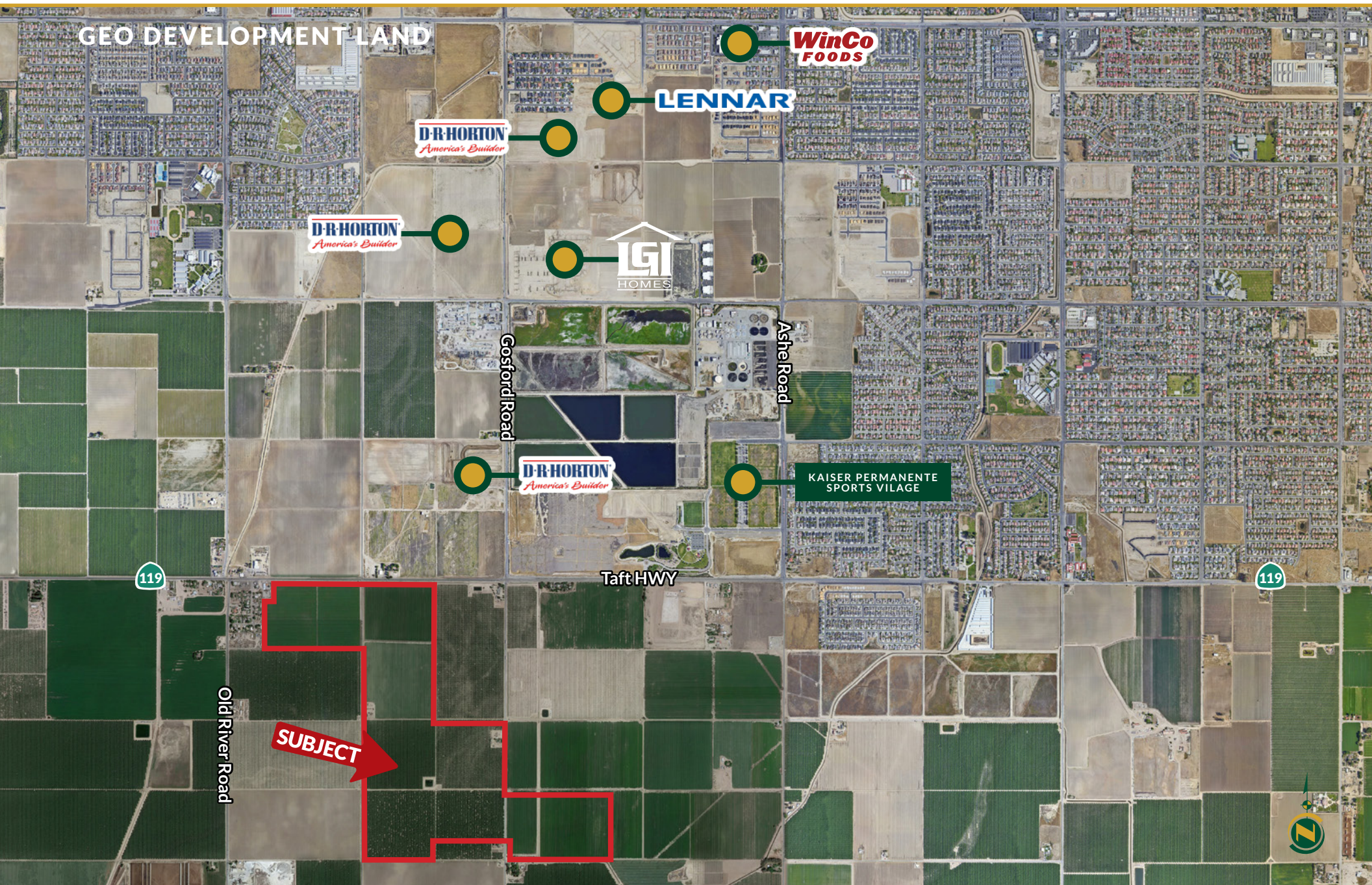


SPHERE OF INFLUENCE & CITY LIMITS



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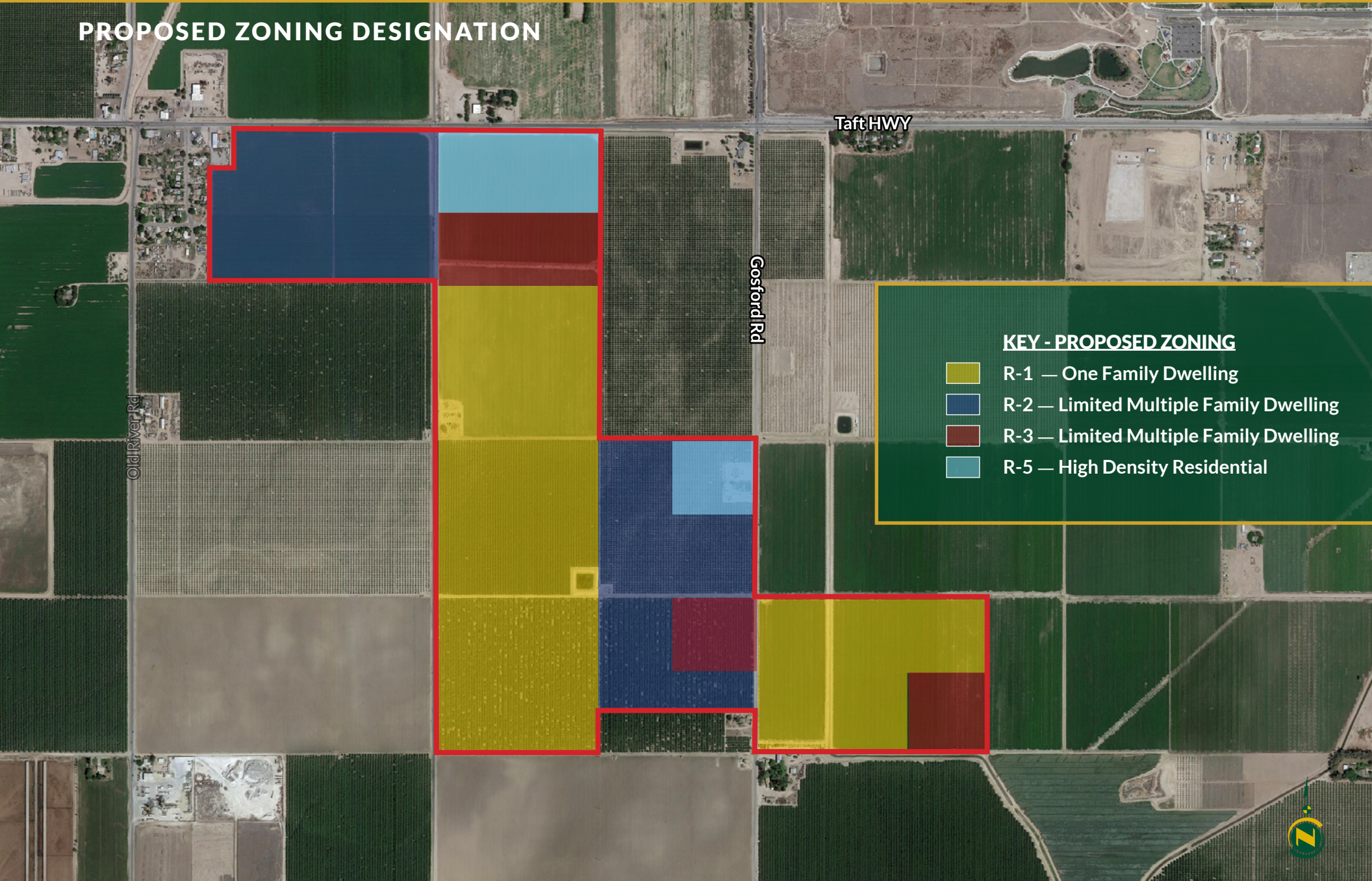


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PROPOSED ZONING DESIGNATION



KEY - PROPOSED ZONING

-  R-1 — One Family Dwelling
-  R-2 — Limited Multiple Family Dwelling
-  R-3 — Limited Multiple Family Dwelling
-  R-5 — High Density Residential



SOILS MAP

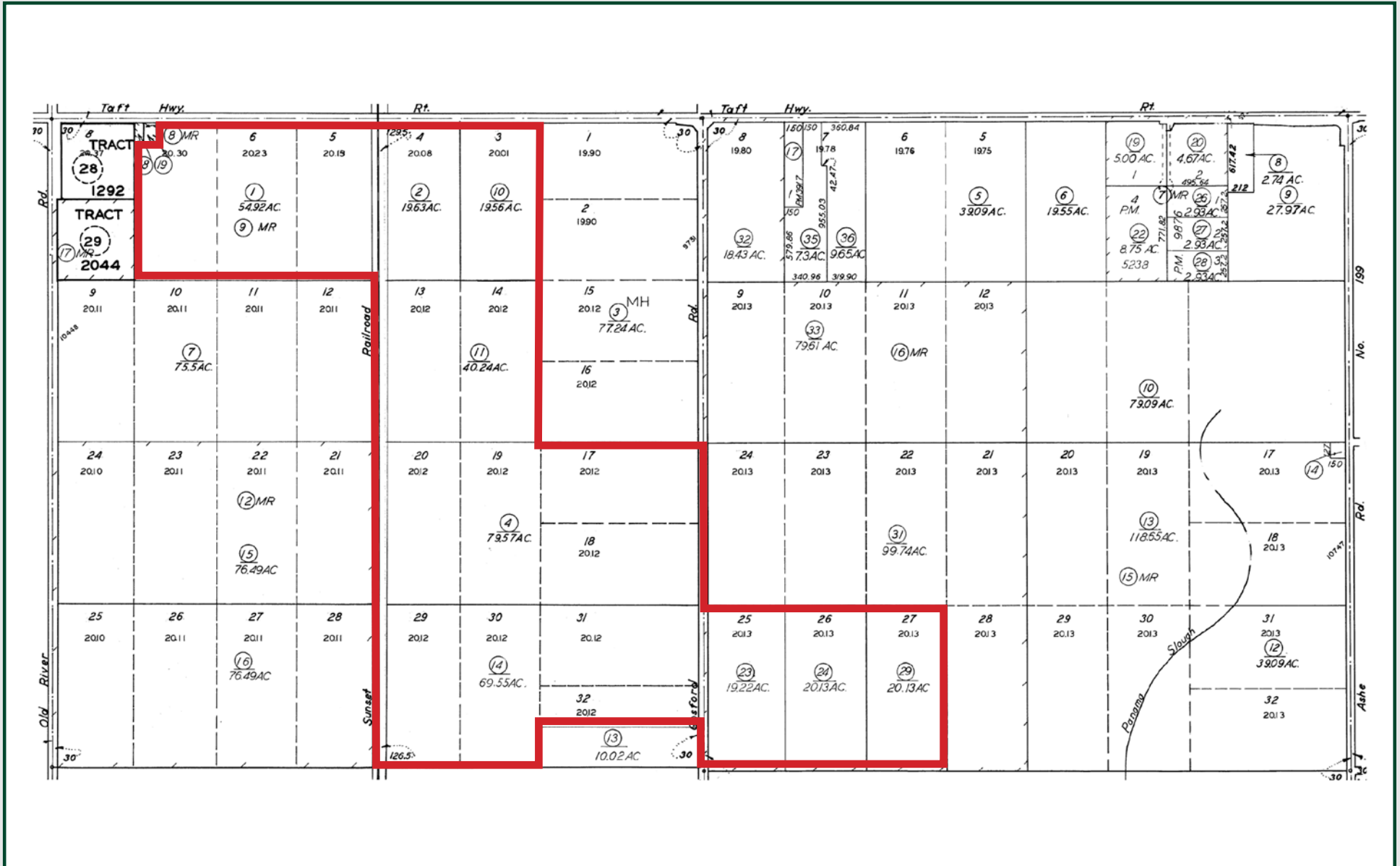


CALIFORNIA REVISED STORIE INDEX (CA)

101	Bakersfield fine sandy loam, drained, 0 to 1 percent slopes	Grade 1 Excellent
102	Bakersfield sandy loam, partially drained, 0 to 1 percent slopes	Grade 4 Poor
120	Granoso loamy sand, 0 to 2 percent slopes	Grade 2 Good
123	Granoso sandy loam, 0 to 2 percent slopes, overwash	Grade 1 Excellent
231	Milagro fine sandy loam, 0 to 1 percent slopes	Grade 1 Excellent

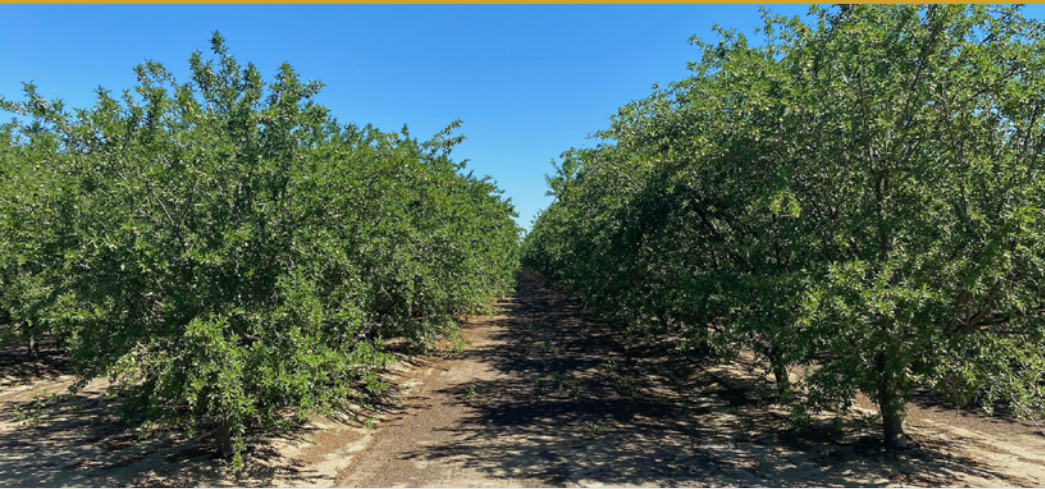


PARCEL MAP(S)



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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.**