

BERENDA MESA W.D. PISTACHIOS & OPEN LAND

80.00± Acres
Kern County, California

\$649,000
(\$8,113/Acre)



• 2018 Golden Hills Pistachios • Berenda Mesa W.D. • 68± Acs. Currently Farmed to Wheat • Current 3 Year Contract with Wonderful



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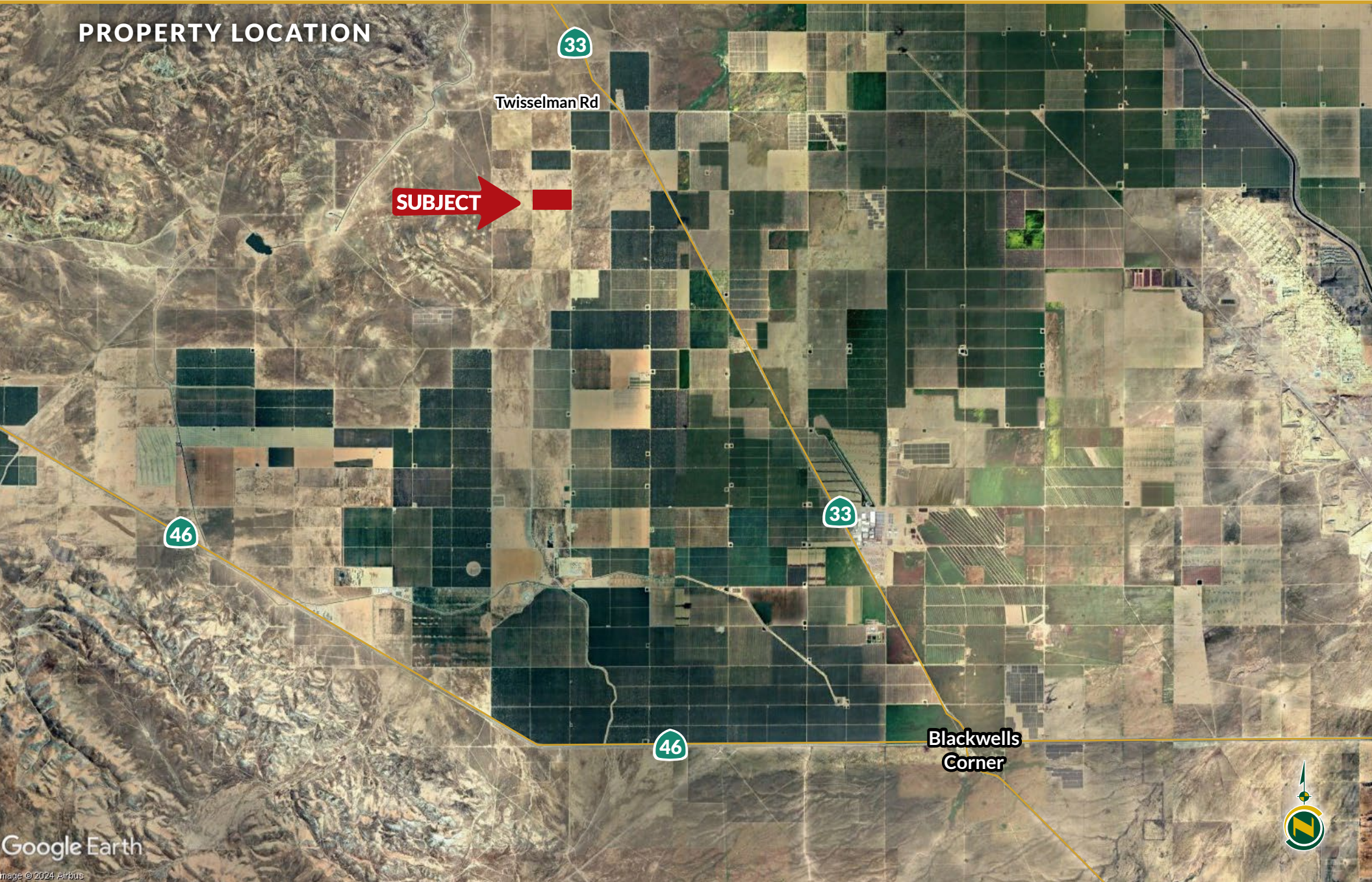


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PROPERTY LOCATION



Google Earth
Image © 2024 Airbus

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PROPERTY INFORMATION

DESCRIPTION

This property is located northwest of Blackwells Corner in Berenda Mesa Water District in a proven pistachio producing area. There are approximately 12± acres of 2018 Golden Hills pistachios and 68± acres that is currently being dry farmed. The property is hooked up to a Berenda Mesa turnout and actively receives water. Current 3 year pistachio contract with Wonderful for processing and harvesting.

LOCATION

½ mile southwest of Hwy 33 and Twisselman Road intersection, north of Blackwells Corner and Lost Hills.

LEGAL

Kern County APN: 043-370-26-02-5. Located in a portion of Section 31, T25S, R19E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).
The property is located within the Williamson Act.

PLANTINGS

12± acs. of 2018 Golden Hills pistachios. The owner currently dry farms the remaining 68± acres to wheat. The seller has previously pre-irrigated a portion of the open ground before planting wheat in late fall/early winter. This is depending on water availability for the year.

WATER

Berenda Mesa Water District.
(1) 2 HP well drilled to 750± feet deep.
3,000 gallon water storage tank.

SOILS

See Soils Map included.

BUILDINGS

30' x 16' shop.
Electricity available: 480V, 220V, 110V.

PRICE/TERMS

\$649,000 all cash at the close of escrow.



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PROPERTY OVERVIEW

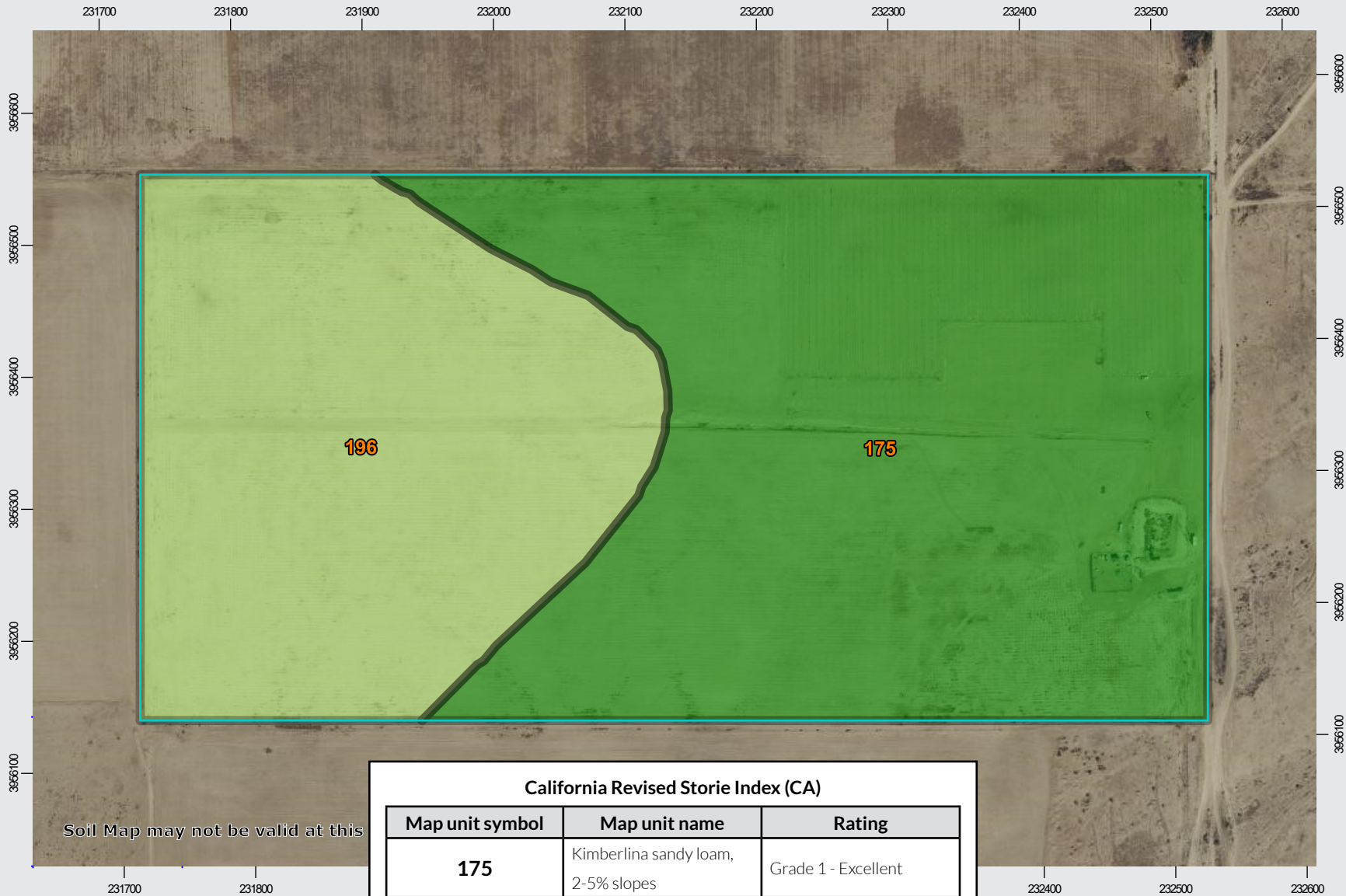


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SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
175	Kimberlina sandy loam, 2-5% slopes	Grade 1 - Excellent
196	Milham sandy loam, 0-2% slopes MLRA 17	Grade 2 - Good

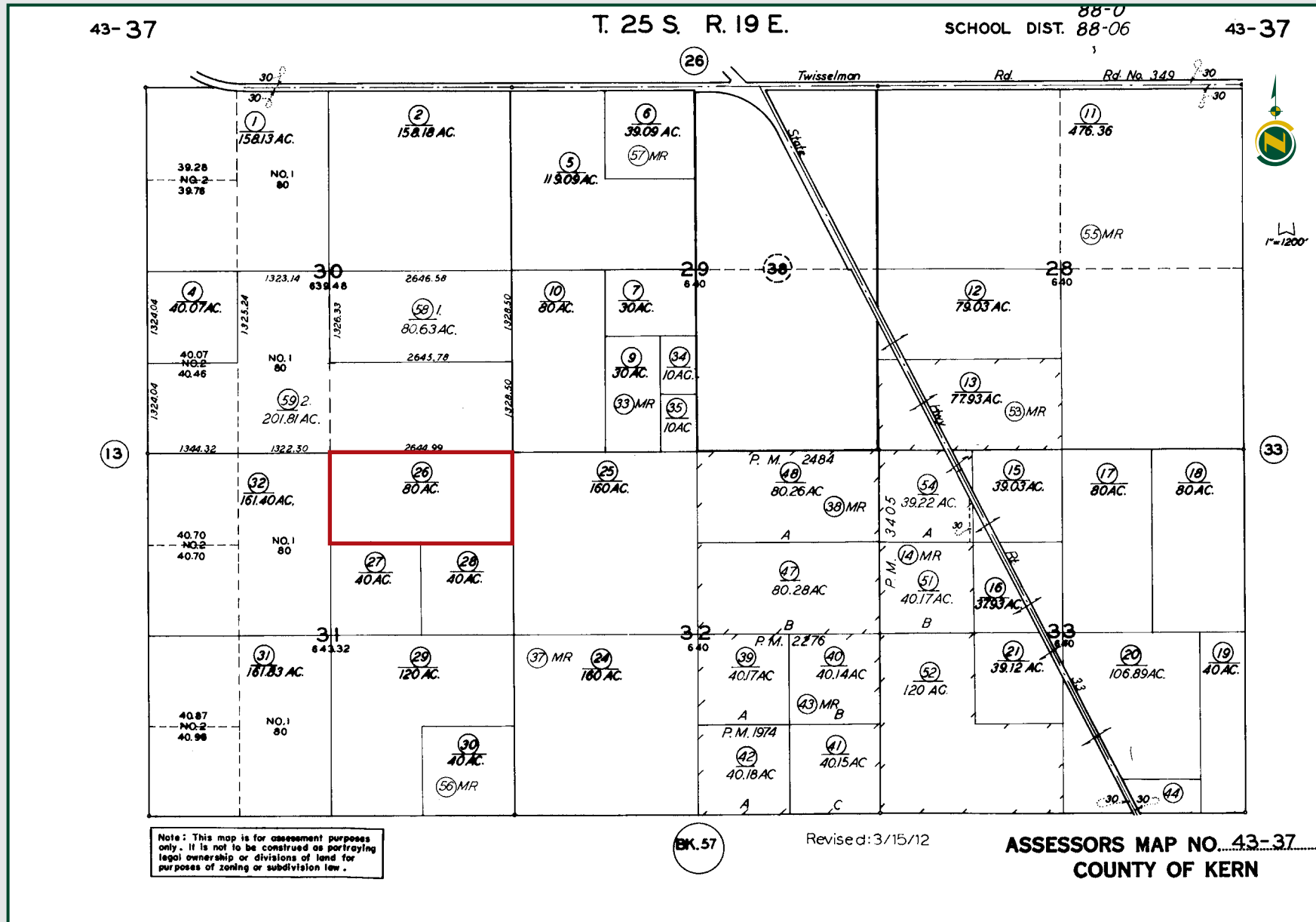


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PARCEL MAP



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PROPERTY PHOTOS



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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.