

**FOR SALE**

**248.95 +/- Acres of Young Almonds  
& Pistachios in SWID**



**John Moore**  
**Tech Ag Financial Group, Inc.**  
CA DRE No. 02083662  
661.303.6536  
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## DESCRIPTION

Subject Property consists of 248.95 +/- assessed acres of land with 242.50 +/- net planted acres of almonds and pistachios. There are 209.70 +/- net acres of almonds planted in 2014, 2018, 2019, and 2025 and 32.80 +/- net acres of pistachios planted in 2023. This property consists of majority Grade 1 – Excellent soils and is in the boundaries of Shafter Wasco Irrigation District irrigated via five separate turnouts and groundwater accessible through three (3) electric deep wells.

## LOCATION

The Property is in the Shafter Wasco Irrigation District and adjacent to Smith Corner on the north and south side of Orange Avenue with Shafter Avenue to the west and Highway 43 to the east and less than one-quarter (1/4) miles to the south of the City of Shafter in the County of Kern.

## LEGAL/ZONING

Kern County Assessor Parcel Numbers): 090-030-07, 08, 14, 15, 16, 17, 19, 21, 28, 41, 42, 69, 71; 090-050-10, 15, 16; Section 22; Township 28; Range 25; Quarter; MDB&M. The property is zoned A – Agriculture and is not enrolled in the Williamson Act.

## SOIL

The property benefits from majority excellent soils with approximately 90% Wasco sandy loam & Kimberlina fine sandy loam Grade 1 – Excellent, 9% Milham sandy loam Grade 2 – Good, and 1% Garces silt loam Grade 4 – Poor.

## PLANTINGS

Field	Cultivar	Rootstock	Plant Year	Spacing	Net Acres
2	50% NP, 50% Monterey	Nenaguard	2014	20' x 18'	35.6
1	50% NP, 50% Monterey	Hansen	2018	20' x 14'	20.6
4 & 6	50% NP, 50% Monterey	Hansen	2019	20' x 14'	96.4
5	50% NP, 50% Monterey	Hansen	2025	24' x 16'	57.1
3	100% Golden Hills	UCB-1	2023	20' x 17'	32.8

## PRODUCTION

Field	Net Acres	2020 Yield	2021 Yield	2022 Yield	2023 Yield	2024 Yield	5-Year Avg.
1	20.6	-	-	2562	2621	1889	2357
2	35.6	1582	3866	3425	2483	1322	2536
4 & 6	96.4	-	-	891	2451	1904	1749
Totals	152.6	1582	3866	2293	2518	1705	2214

Note: there is one huller and packer for the property. During harvest, trailers from various fields have been blended, which is illustrated in the fluctuating yields above.

## WATER

There are two sources of water on this property. Water is provided by Shafter Wasco Irrigation District with 239 acres enrolled with a surface water contract serviced through five (5) turnouts and groundwater accessible with three (3) electric deeps wells. The turnouts and designated service acreage are 1.1-3.6-3 (39 AC), 1.1-3.6-5 (59 AC), 1.1-3.6-9 (45 AC), 1.1-3.6-11 (39 AC) and 1.1-4.1-11 (57 AC). The current rate for surface supply is \$130.00 per acre-foot. The property is subject to a district assessment equal to \$123.66 per enrolled acre and is collected by the Kern County Assessor's office. Irrigation infrastructure includes through three (3) deep wells with one (1) 150 HP, one (1) 40 HP, and one (1) 75 HP electric motors with underground mainline and dual line drip system throughout the property. There is a central irrigation zone consisting of a reservoir and a six (6) filter filtration station with two (2) pumps for pressurization; one (1) 10 HP electric pump connected to two (2) filters and one (1) 50 HP electric pump connected to four (4) filters.

## PRICE

\$7,456,052.50 (\$29,950.00 per gross acre)

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## SITE PHOTOS



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## LOCATION MAP



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## AERIAL MAP



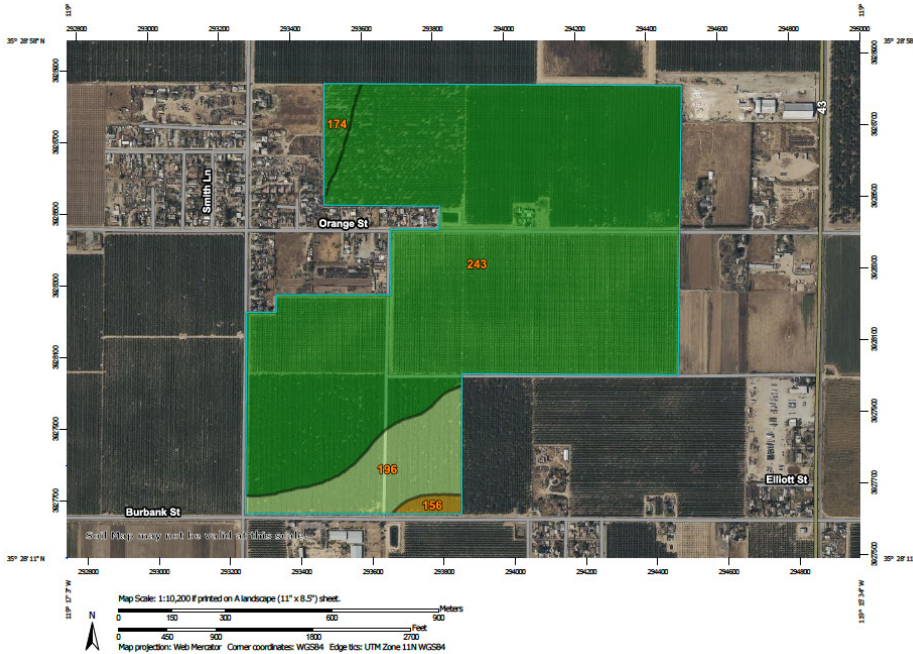
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## SOIL MAP



The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. On-site investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	2.1	0.8%
174	Kimberlina fine sandy loam, 0-2% slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	4.5	1.7%
196	Milham sandy loam, 0-2% slopes MLRA 17	Grade 2 - Good	Milham (85%)	23.3	9.1%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	226.2	88.3%
<b>Totals for Area of Interest</b>				<b>256.1</b>	<b>100.0%</b>

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Call **John Moore 661-303-6536**

## **TECH AG FINANCIAL GROUP, INC.**

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

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