

# KERN COUNTY ALMONDS & FARMLAND RANCH 404A

**\$14,000,000**

(\$14,069±/Acre)

**PRICE REDUCED**



**995.11± Assessed Acres  
Kern County, California**

- Well Water and Semi-Tropic WSD Contract Water
- Productive Soils
- Almonds in Full Production
- Open Land to Develop
- Income
- Tax Benefits

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CA DRE #00020875

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995.11± Acres  
Kern County, CA



## PROPERTY LOCATION

SUBJECT  
995.11± AC

McCombs Ave

McCoy Ave

Gun Club Rd

Rowlee Rd

FARMLAND  
AVAILABLE  
156.96± AC

46

Paso Robles Hwy



## PROPERTY INFORMATION

### DESCRIPTION

This 995.11± assessed acre opportunity is located in the desirable farming area of Wasco, CA. The offering is planted to 297.88± acres of almonds, with 623.36± acres of farmland available to plant. Additionally, there is a fenced equipment yard and a steel framed shop. The property has both contract water from Semi-Tropic WSD and 5 wells. The offering features contract water with Semi-Tropic WSD and well water, productive soils, almonds in full production, open land to develop, income, and tax benefits.

### LOCATION

The offering is located on the northwest corner of unimproved McCoy and McCombs Avenue, approximately 8± miles west of Wasco, CA. The property is 1± mile north of Highway 46 on McCoy Avenue, and 1± mile west of Gun Club Road on McCombs Avenue. Approximately 33± miles northwest of Bakersfield, 146± miles north of Los Angeles, and 200± miles south of San Jose.

### LEGAL

Kern County, California. APN's: 058-292-16, and 059-160-54, 56 and 67. The east ½ of Section 36, Township 26S, Range 22E, MDB&M, portion of south ½ of Section 30 and portion of east ½ and SE ¼ of Section 31, Township 26S, Range 23E, MDB&M.

### ZONING

The land is zoned A (Exclusive Agricultural), and all but 059-160-56 and 67 are enrolled in the Williamson Act.

### SOILS

- 41.1±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Ca. Rev. Storie Index, Grade 2-Good.
- 58.9±% (156) Garces silt loam, Ca. Rev. Storie Index, Grade 4-Poor.

### WATER

The property is irrigated with both contract water from Semi-Tropic WSD and 5 wells. Two wells are equipped with 300HP electric motors and 3 with a 250HP electric motor. The land is located the Semi-Tropic Water Storage District (STWSD), 435.54± acres have 1,524.39± acre feet of contract water entitlement delivered through 3 contract meters (S16, S17 and S18) with the balance of the land having access to 2 temporary service non-contract meter (S16T & S19T). Additionally there are district pump back devices (S18GW, S16GW, S16TGW). In 2025, STWSD levee's three primary charges; service charge of \$87 per acre foot of entitlement, water charge \$61 per acre foot delivered, and an ET charge. Non-Contracted lands are assessed two primary charges; \$168/\$170/\$172/AF (when available; winter/summer/allocated) and ET charge based on usage. In 2024/25, on behalf of the STWSD the Kern County Tax Collector collected a charge of \$139±/acre with the 2024/25 property taxes for all parcels, except 059-160-67, which is only \$11±/acre. The orchards are irrigated by nicely appointed double line drip system, with 2 reservoirs, sand media filters, Spinklin filter cartridge at small reservoir, electric booster pumps, acid injection system, and gypsum silo at the larger reservoir.

Well	HP	GPM±	Date Tested
404-01S	250	1724	1/18/24
404-01N	250	1798	1/19/24
404-06	300	1938	1/19/24
404-A07	300	1254	1/19/24
404-09	250	2013	1/19/24

### PRICE/TERMS

\$14,000,000 (or \$14,069±/acre) cash at close of escrow. Crop available subject to reimbursement of agreed farming expenses.



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## PROPERTY INFORMATION

### PLANTING DETAILS

Fields	Acres	Planted	Varieties	Spacing
404A 1, 3, 7	297.8±	2011	50% Non Pareil, 25% Mont, 12.% Fritz	12.5% Independence 22'x16'
404-2, 4, 5, 6, 8, 9	623.45±	Open Farmland		
Total Farmable	921.24±			
	18.6±	Not farmed		
	55.26±	Roads, Reservoirs, Waste		
Assessed Acres	995.11±			

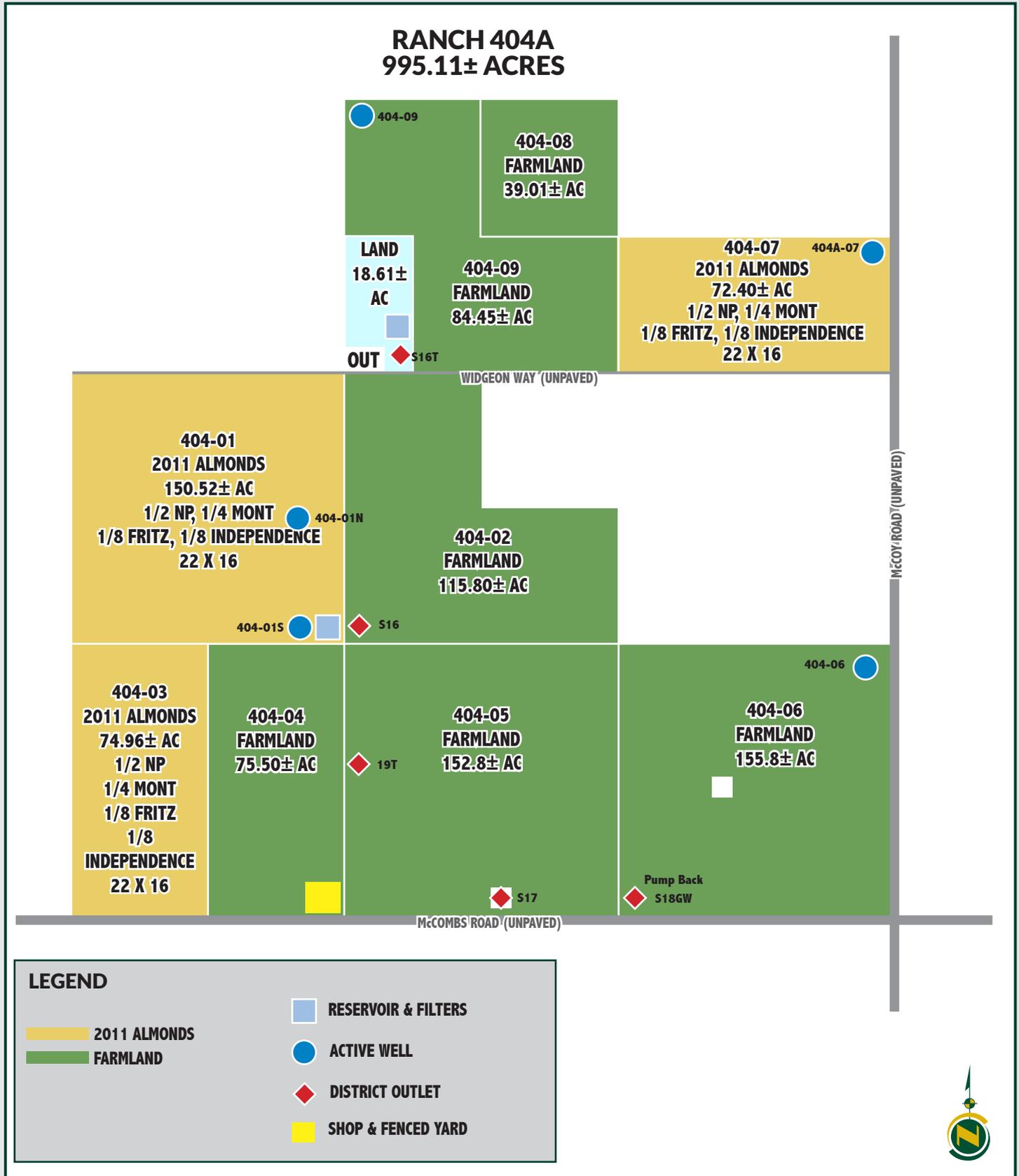


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## FARM MAP



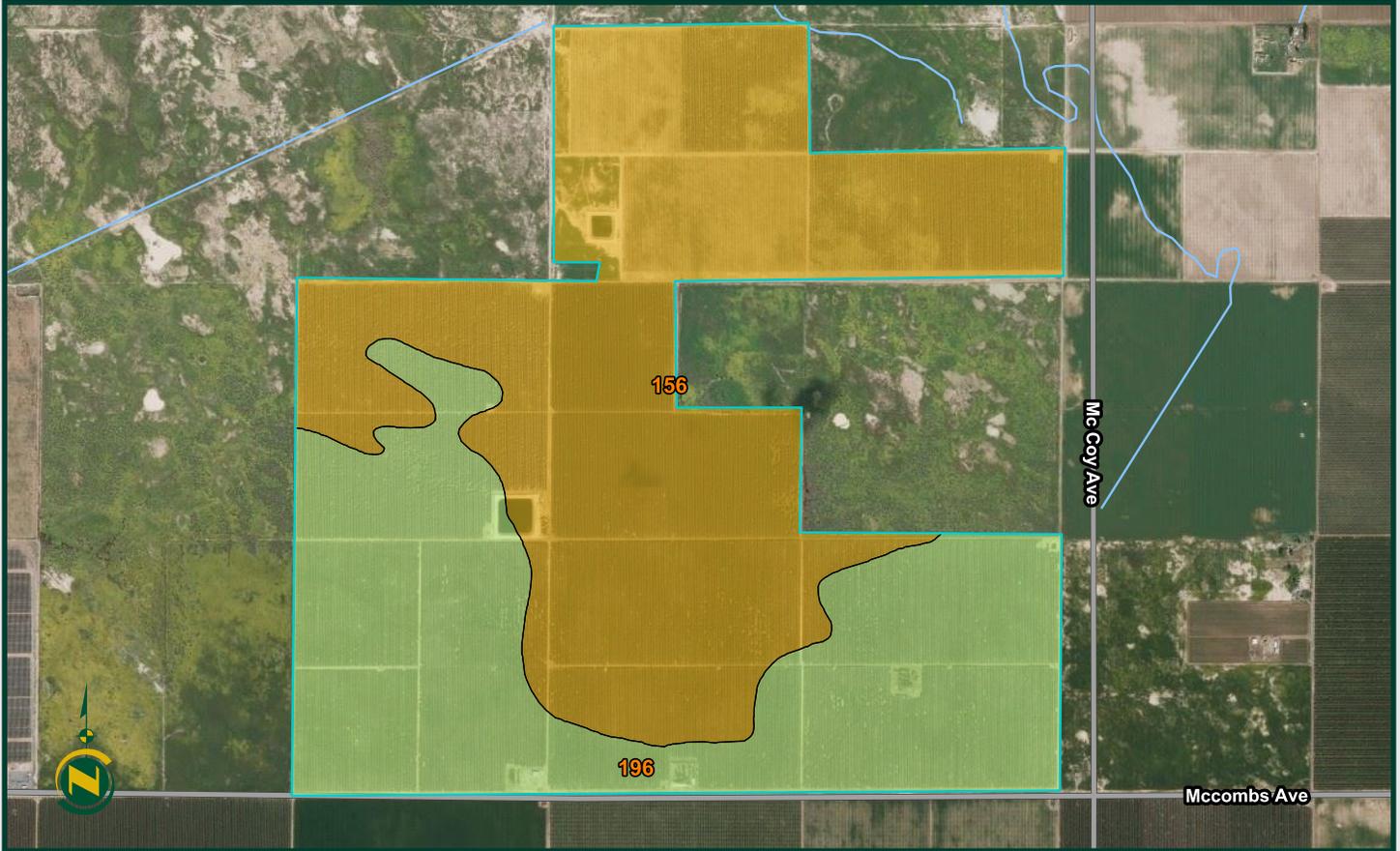


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## SOIL MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	58.9%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	41.1%
<b>Totals for Area of Interest</b>				<b>100.0%</b>



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## LOCATION MAP



## REGIONAL MAP



**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.**



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