

SEMI-TROPIC WATER STORAGE DISTRICT ALMONDS

\$3,037,000
(\$19,502±/Acre)

PRICE REDUCED



Kern County, California

155.73± Acres

- 2 Types of Semi-Tropic WSD Contract Water
- Well Water
- Solar to Offset Electric Costs
- Class I Soils (Ca. Rev. Storie Index)
- Almonds in Production
- Income & Tax Benefits

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SEMI-TROPIC WATER STORAGE DISTRICT ALMONDS

155.73± Acres
Kern County, CA



PROPERTY INFORMATION

DESCRIPTION

The 155.73± assessed acre opportunity is planted to 152± acres of Independence Almonds established in February 2015. The orchard currently has three (3) sources of water; Semi-Tropic WSD contract entitlement (3.5AF/acre), Semi-Tropic WSD Supplemental Ag Water (SAW) program (up to 5AF/acre), and well water. Additionally, the site is improved with a 61.52kW total CEC-AC rated solar system, general shop with loading ramp, enclosed shop, and pole barn.

The offering features: Two types of contract water with Semi-Tropic WSD, well water, solar to offset utilities cost, reasonable soils, almonds in production, income, and tax benefits.

LEGAL

The land is zoned A (Exclusive Agricultural) and is enrolled in the Williamson Act according to the county website. SE 1/4 of Section 17, Township 27S, Range 23E, MDB&M. Kern County, California. APN: 069-310-38

SOILS

100% (196) Milham sandy loam, 0 to 2 percent slopes, Class 1

PRODUCTION

- 2021 – 2,355± lbs/acre
- 2022 – 1,855± lbs/acre
- 2023 - 1,372± lbs/acre
- 2024 - 1,559± lbs/acre

PLANTINGS

152± acres Almonds Planted Feb-2015.
100% Independence on Nemaguard root stock.
19'X14' spacing.

LOCATION

The offering is located at the northwest corner of Jackson Avenue and Gun Club Road, Wasco, CA. Approximately 8± mile west of Wasco, 29± miles northwest of Bakersfield, 142± miles north of Los Angeles, and 204± miles south of San Jose.

WATER

The offering is located in Semi-Tropic Water Storage District (STWSD). The entire property has contract entitlement of 3.5AF/acre or 547.26AF through meter S-67. Additionally, the property has a district contract for the Supplemental Ag Water (SAW) program that allows the owner the ability to supplement their contract entitlement supply up to a total of 5AF/acre or 781.80AF until 2035. In addition to the abundant district water the farm has a well was well drilled in 2010. It is equipped with 200HP electric motor. 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. Water is delivered to the orchard by double line drip system, with a reservoir, sand media filters, acid injection system, and two (2) 50HP booster pumps.

SOLAR

The Solar is 61.52kW total CEC-AC rated solar system. With 2 Solectria Renewables PVI 50TL-480 Inverters, and 206 Hyundai Heavy Industrial HIS-S335TI PV modules.

OTHER IMPROVEMENTS

The site has a 9,500± SF general shop with loading ramp, 2,500± SF enclosed shop, and 8,700± SF pole barn.

PRICE/TERMS

\$3,037,000 or \$19,502±/acre. Crop is available upon reimbursement of agreed farming expenses.

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SOIL AND FARM MAP



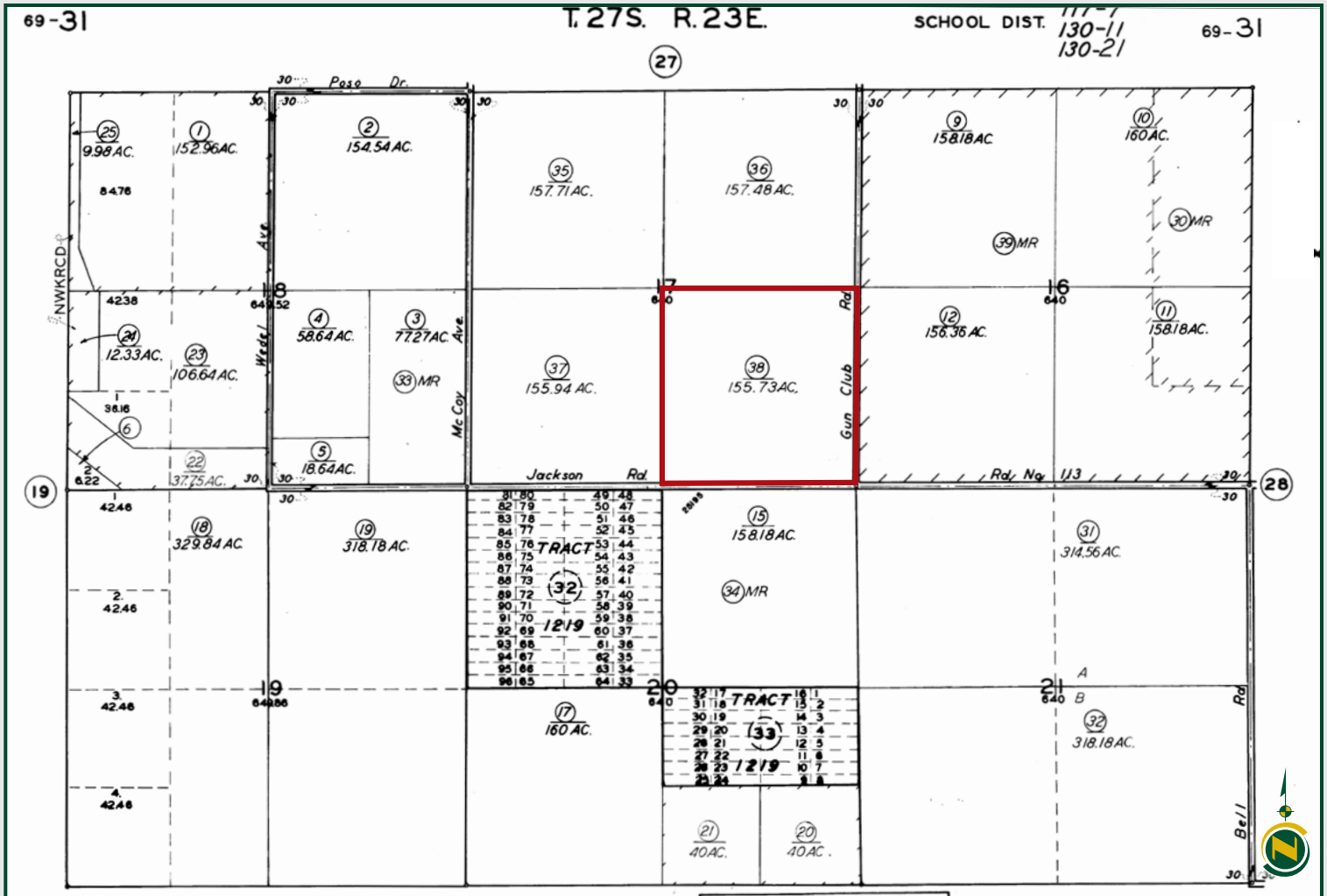
California Revised Storie Index (CA)			
Map Unit symbol	Map Unit Name	Rating	Percent AOI
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	100.0%

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APN MAP



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PROPERTY PHOTOS



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PROPERTY PHOTOS

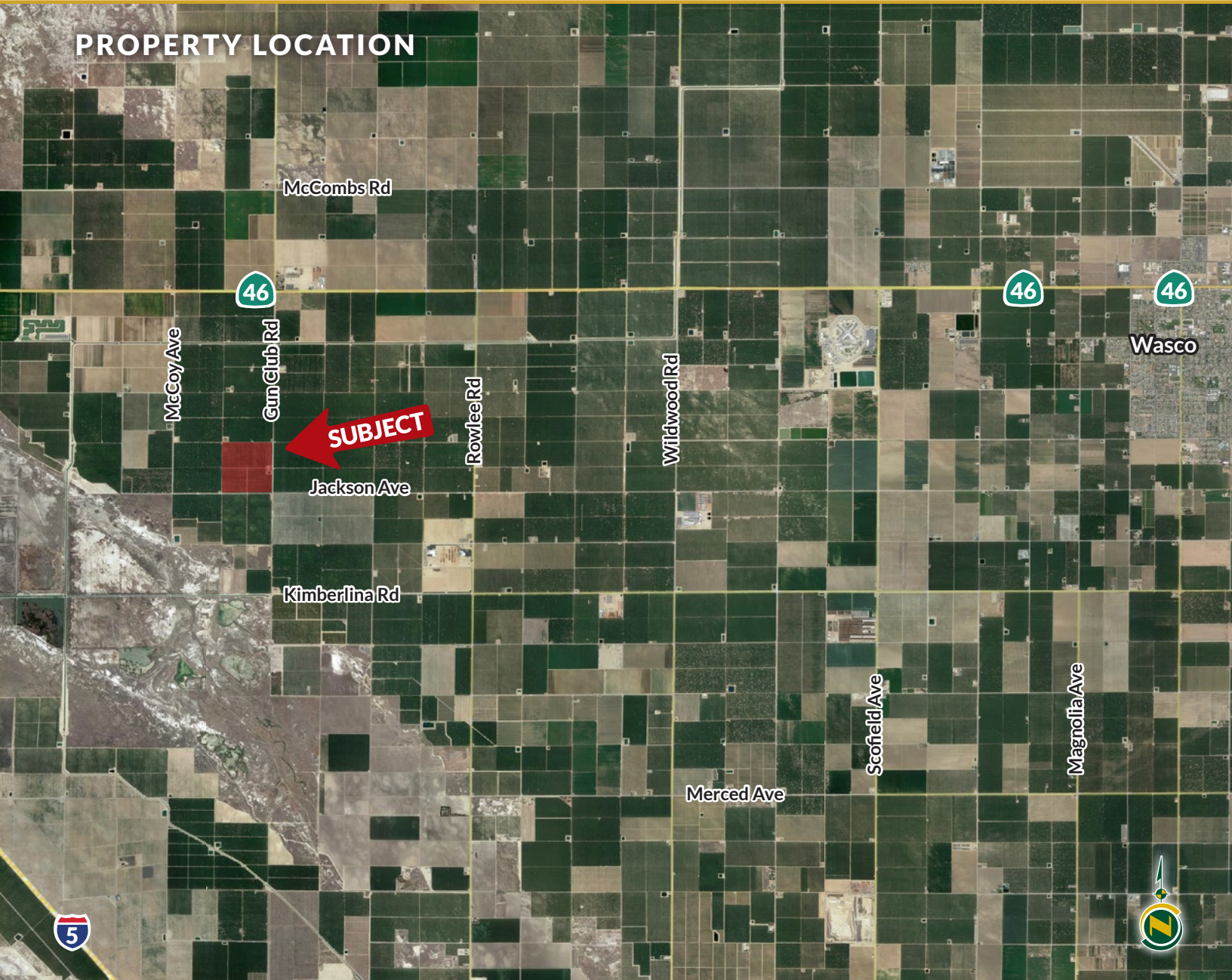


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PROPERTY LOCATION



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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