

# WASCO ALMONDS PORTWOOD KERN RANCH

**1,237.33± Acres**  
Kern County, California

**\$18,500,000**  
(\$14,952±/Acre)

**PRICE REDUCED**



- Well Water & Access to Semi-Tropic WSD Non-Contract Water
- Pump back meters into Semi-Tropic WSD
- Income & Tax Benefits
- Young Orchards
- Nicely Appointed Reservoirs and Drip Irrigation Systems
- Productive Soils



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:



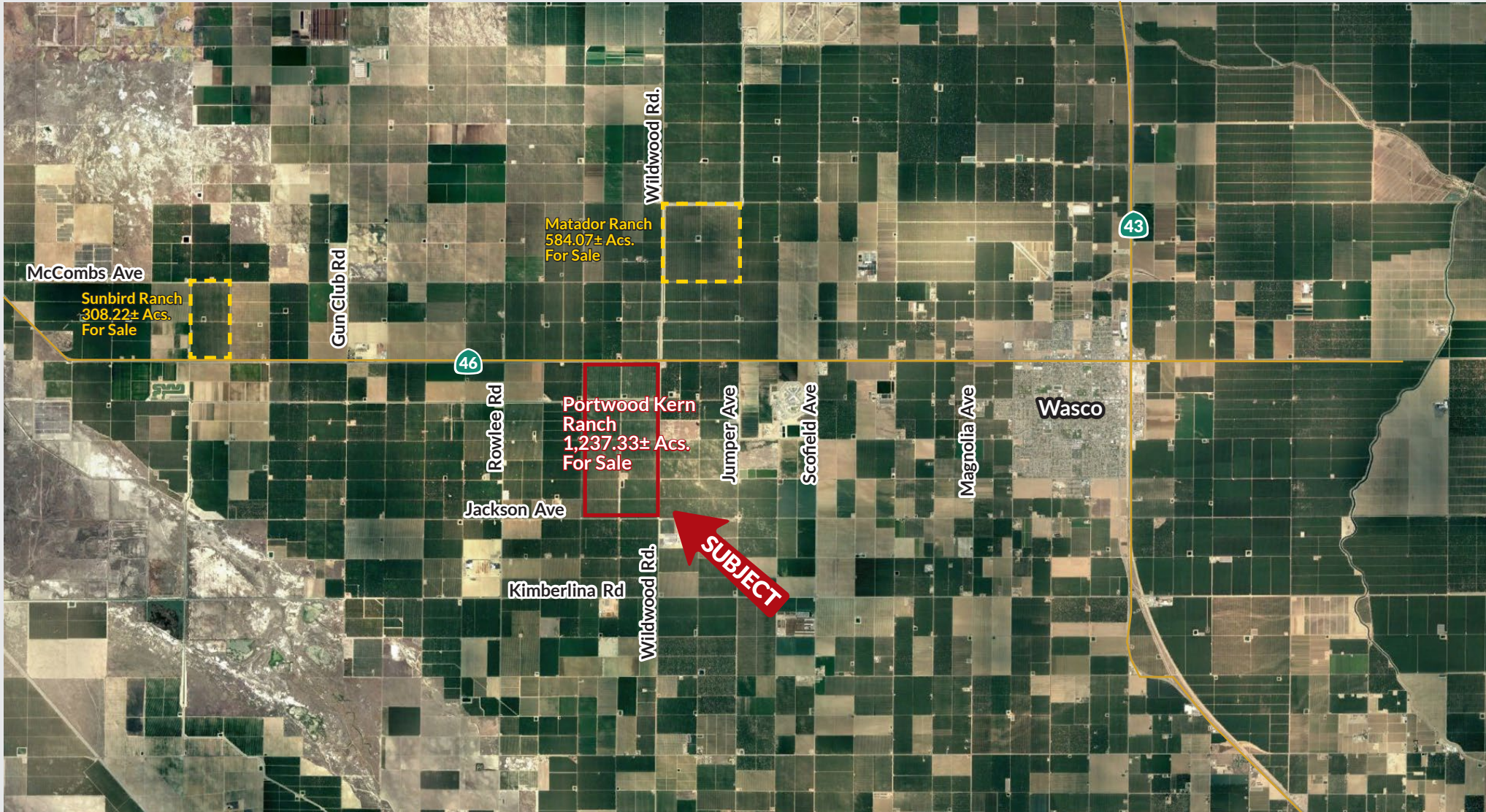
# WASCO ALMONDS PORTWOOD KERN RANCH

1,237.33± Acres  
Kern County, CA



## PROPERTY LOCATION

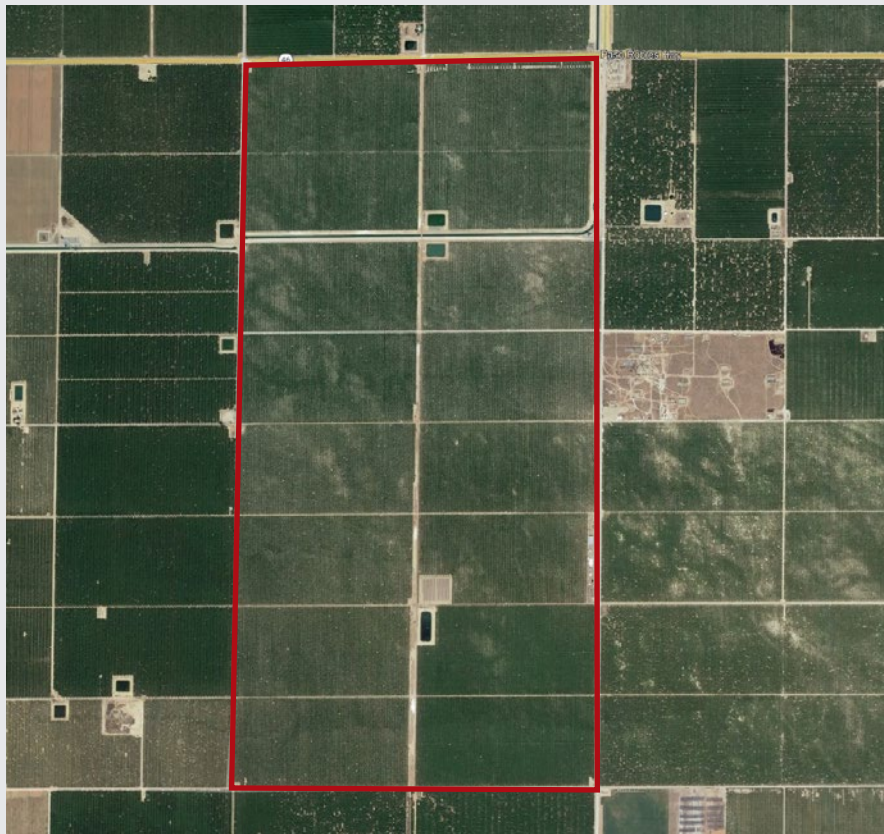
Southwest corner of Highway 46 and Wildwood Road, west of Wasco, Ca. The property has 1± mile of frontage on Highway 46 and 2+-miles frontage on Wildwood Road. Approximately 5± miles west of Wasco, and 31± miles NW of Bakersfield. The physical address of the equipment yard is 15689 Wildwood Road, Wasco, Ca 93280.



## PROPERTY DETAILS

### DESCRIPTION

This 1,237.33± assessed acre opportunity is planted to 1,189.2± acres of almonds. There are 7 irrigation wells, 3 reservoirs with 3 filter stations, and a 694 kw AC solar system. The site is located in Semi-Tropic WSD and has 4 non-contract meters and 4 non-contract canal lift pumps, though the property does not have contract water. Additionally, there is a fenced equipment yard, steel framed shop, and pole barn. The offering also features: Young almond plantings, pump back meters into Semi-Tropic WSD, productive soils, and offers income & tax benefits.



### WATER

The property is irrigated by 7 wells and Semi-Tropic WSD non-contract water when available. The wells are equipped with 300 HP electric motors. There is 1 old ag well with an 8" PVC casing installed that is not currently in use and condition is unknown. The land is located in Semi-Tropic Water Storage District (STWSD) and has 4 intermittent service non-contract meters (P-30, P-32, P-34 & P-40) and 4 non-contract canal lift pumps (meters PP357ST, PP357NT, PP383NT & PP383ST). The intermittent service meters are set up to pump water back into the district as needed. In 2025 STWSD non-contract owners are assessed two primary charges; water charge of \$168/\$170/\$172 AF delivered when available (*winter/summer/allocated*), and an ET charge. In 2024/25, on behalf of the STWSD, the Kern County Tax Collector collected a charge of \$139±/acre with the county property taxes. The orchards are irrigated by nicely appointed double line drip systems with 3 lined reservoirs. The north reservoirs are equipped with 12 sand media filters, the south reservoir with 24 sand media filters, each with sulfur burners, 1 gypsum silo (south reservoir), and with electric 125 HP booster pumps with VFD's at each of the north reservoirs & 2 electric 150 HP booster pumps at the south reservoir. Additionally, the following improvements in Section 12 purchase power from STWSD: 2 canal lift pumps, 1 of the filter stations & the booster pumps, and 1 well. There is a domestic pressure system with storage tank for the equipment yard and shop area.

### SOLAR GENERATION

Within the last 12 billing cycles (10/10/23 to 10/7/24) the solar system produced savings of \$171,024.

### PRICE/TERMS

\$18,500,000 (\$14,952±/acre) cash at close of escrow. Crop available upon reimbursement of farming expenses through close of escrow.

# WASCO ALMONDS PORTWOOD KERN RANCH

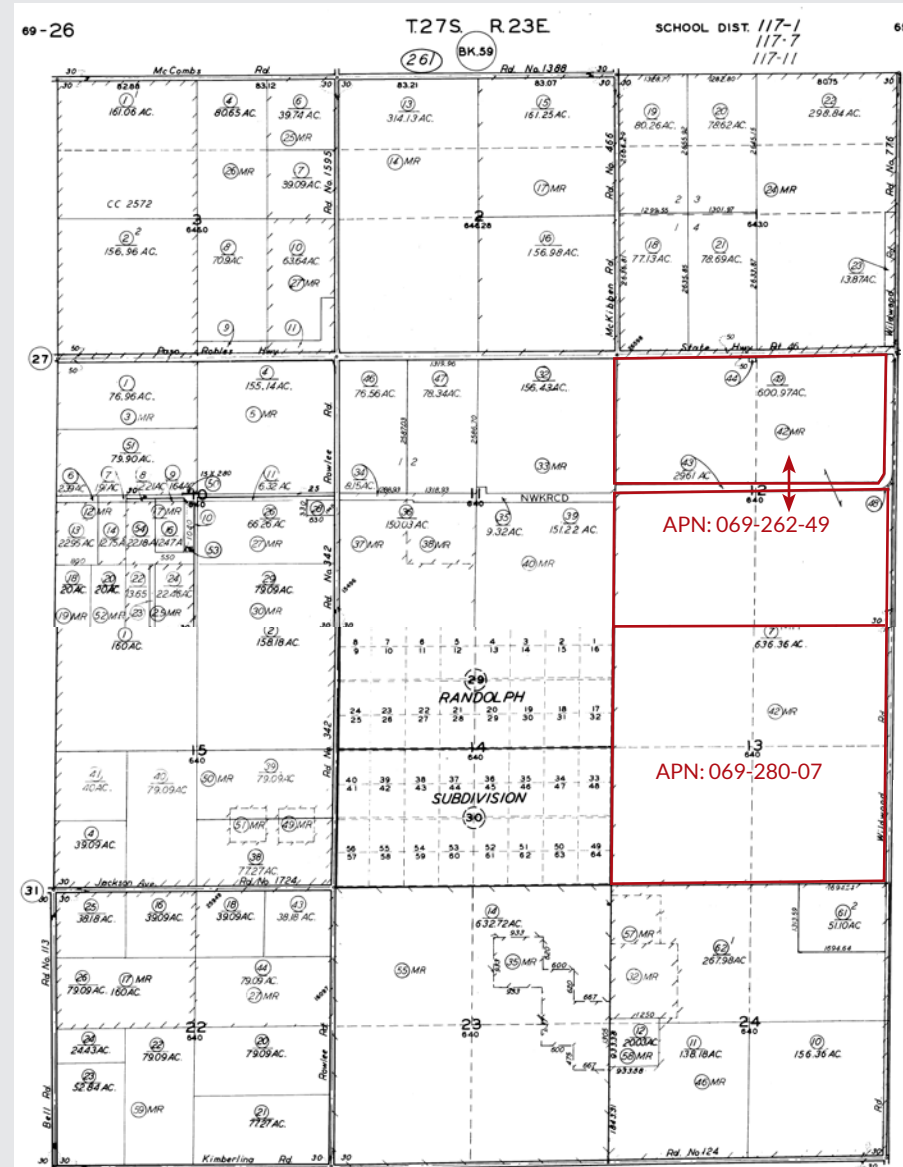
1,237.33± Acres  
Kern County, CA



## LEGAL

The land is zoned A (*Exclusive Agricultural*), and is enrolled in the Williamson Act. Portions of Section 12 & 13, Township 27S, Range 23E, MDB&M. Kern County, California. APN: 069-262-49 and 069-280-07.

APN	ACRES±	ZONING
069-262-49	600.97±	A
069-280-07	636.36±	A
TOTAL	1,237.33±	



# WASCO ALMONDS PORTWOOD KERN RANCH

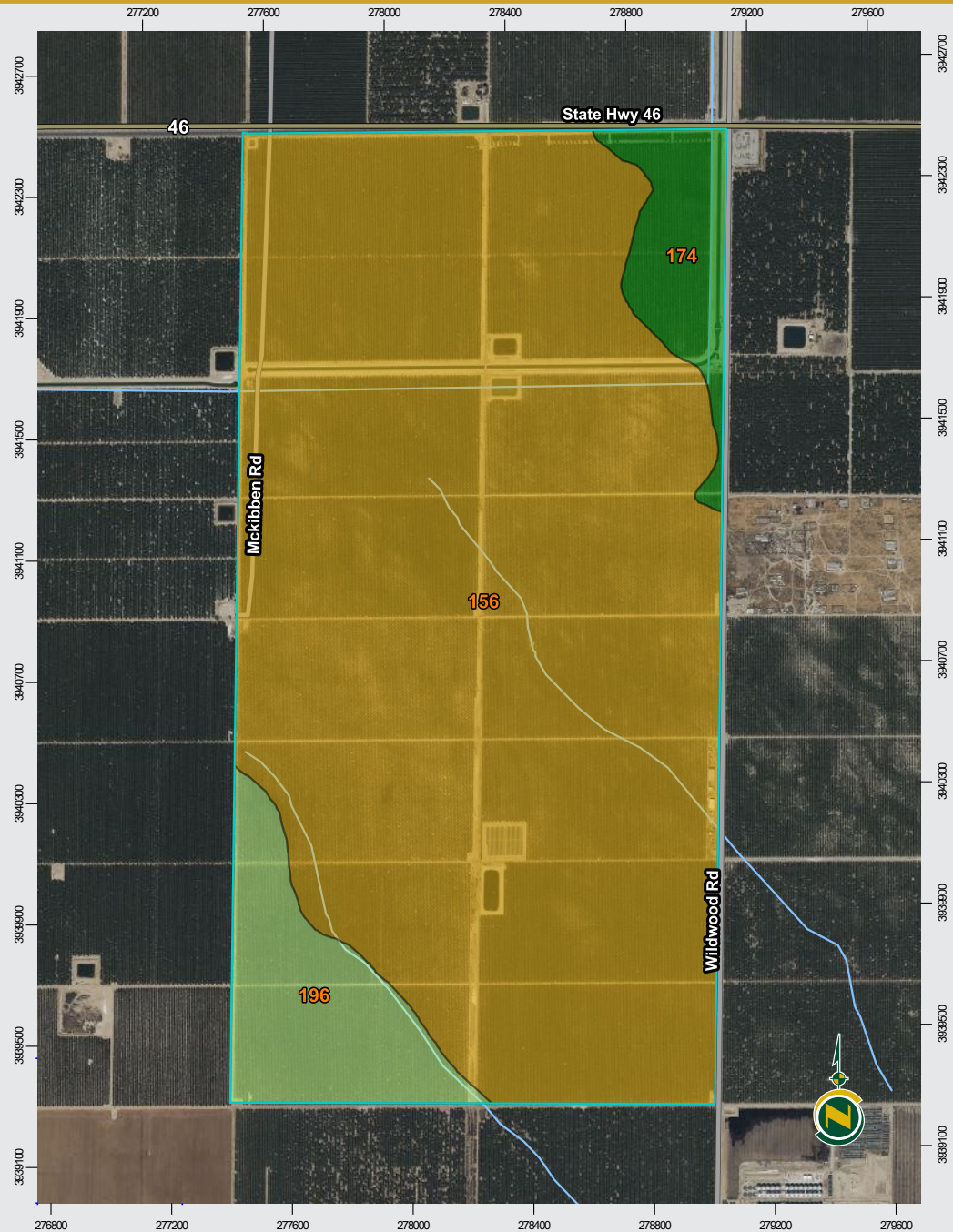
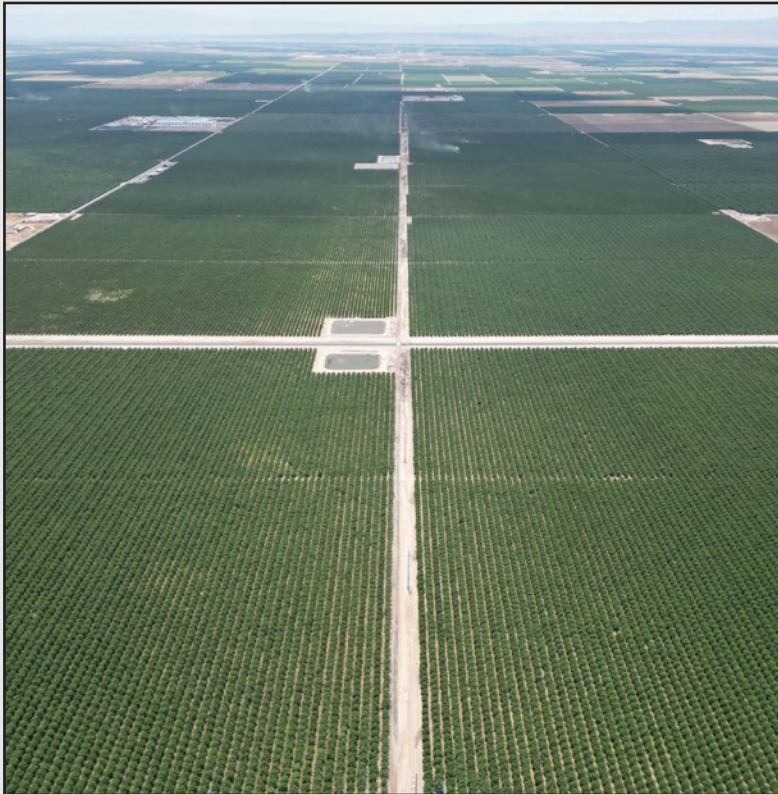
1,237.33± Acres  
Kern County, CA



## SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
156	Garces silt loam	Grade 4 - Poor
174	Kimberlina fine sandy loam, 0-2% slopes, MLRA 17	Grade 1 - Excellent
196	Milham sandy loam, 0-2% slopes, MLRA 17	Grade 2 - Good



## PLANTING MAP/WELLS

### PLANTINGS

The farm was planted in 2013, 2014, 2015 & 2016 to 1,189.2± acres with the following almond varieties: 609.12± acres (51.22±%) are Independence, 290.01± acres (24.39±%) are Nonpareil, and 290.07± acres (24.39±%) are Monterey.

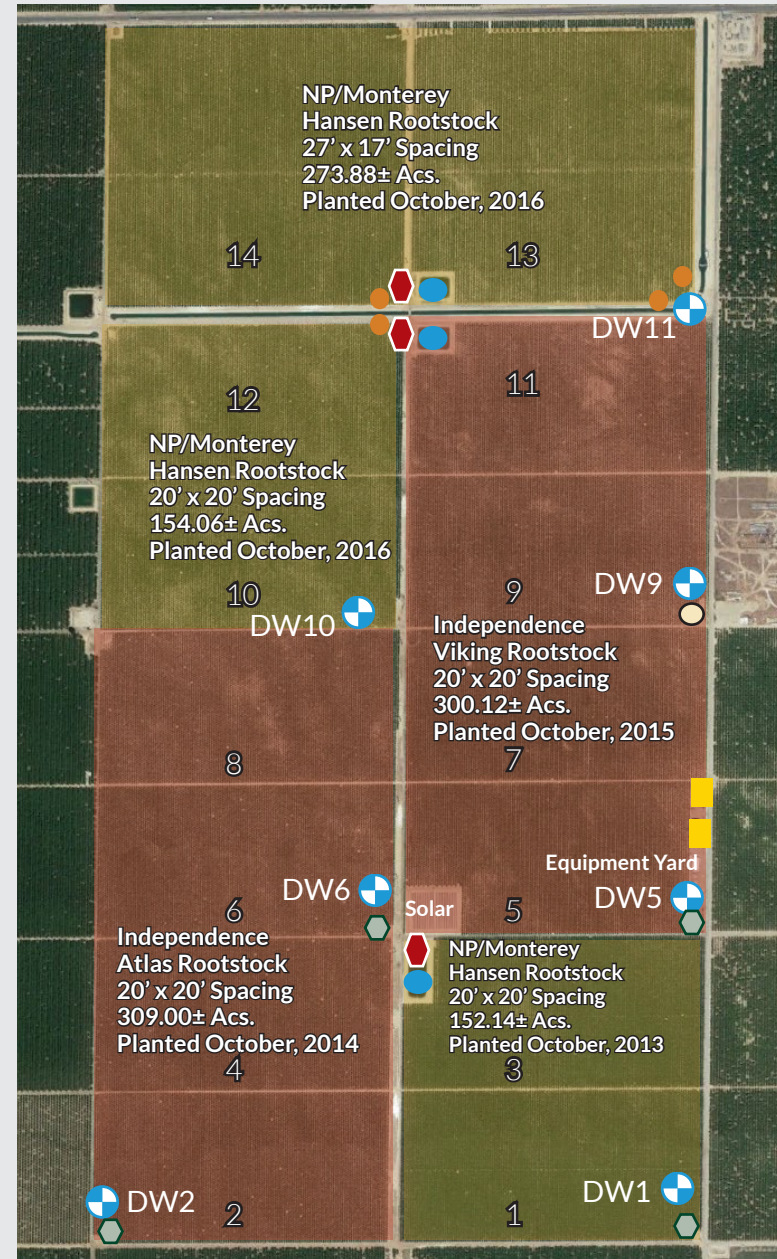
### PRODUCTION

Detailed production records are available by contacting the listing agents.

Well	Name	HP	Date Tested	GPM
1	DW1	300	4/19/23	1,885±
2	DW2	300	4/19/23	1,863±
3	DW5	300	4/19/23	1,665±
4	DW6	300	4/19/23	1,952±
5	DW9	300	4/19/23	1,858±
6	DW10	300	4/19/23	1,798±
7	DW11	300	4/20/21	1,432±
Total				12,453±

### Legend

- Deep Well
- Reservoir
- District Canal Lift Pumps
- Filter Station
- Shop & Pole Barn
- Old Well w/8" PVC line
- Pump Back



# WASCO ALMONDS PORTWOOD KERN RANCH

1,237.33± Acres  
Kern County, CA



## PROPERTY PHOTOS



# WASCO ALMONDS PORTWOOD KERN RANCH

1,237.33± Acres  
Kern County, CA



**Offices Serving The Central Valley**

**FRESNO**  
7480 N. Palm Ave.  
Suite 101  
Fresno, CA 93711  
559.432.6200

**VISALIA**  
3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**  
4900 California Ave.  
Suite 210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)  
DRE# 00020875

**Download Our Mobile App!**  
<http://pearsonrealty.com/mobileapp>

Download on the App Store

GET IT ON Google Play



**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.*