

# ROSEDALE-RIO BRAVO ALMONDS

Kern County, CA



**321.61 Acres**  
**AVAILABLE**  
**FOR SALE**



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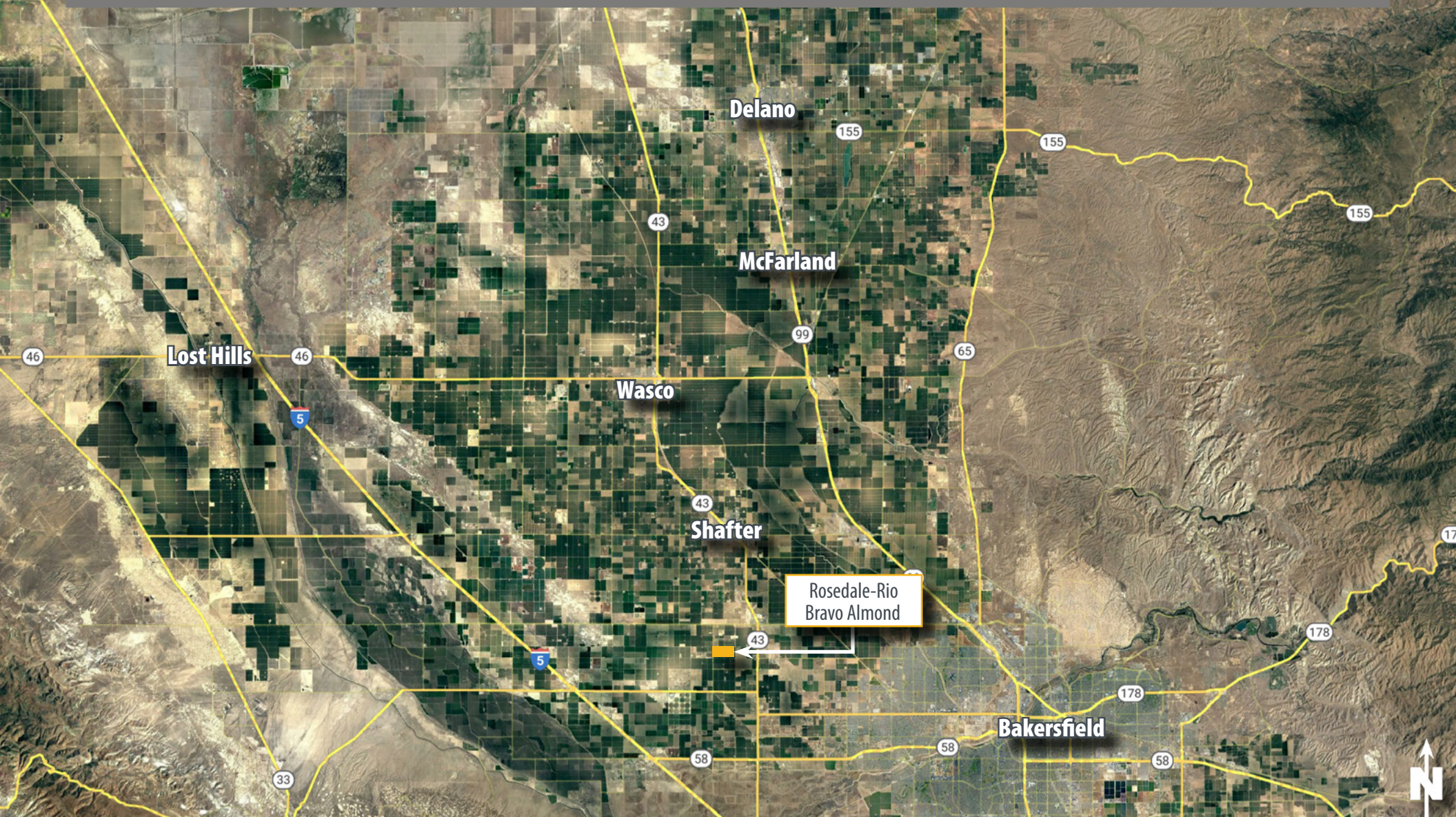
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## Location Map





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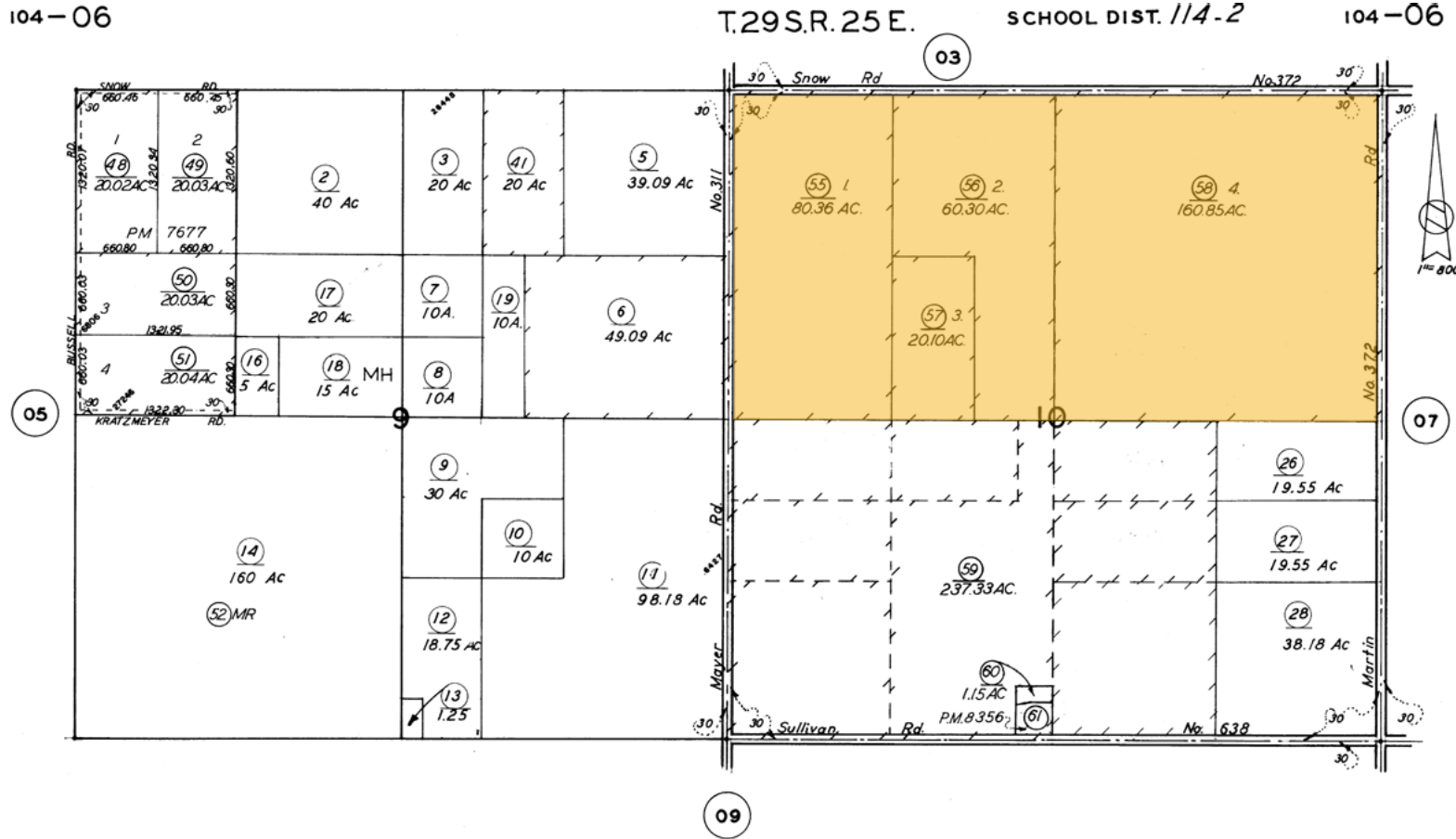
### Property Profile

<b>Location</b>	The property is located on the south line of Snow Road between Martin Avenue and Mayer Avenue in northwest Kern County.				
<b>Gross Acres</b>	321.61 Acres				
<b>Kern County Assessor Parcel Numbers</b>	104-060-55, 56, 57, 58				
<b>Legal Description</b>	The north 1/2 of Section 10 T.29S R.25E				
<b>Zoning</b>	According to the Kern County Planning Department, the property is zoned "A", Exclusive Agriculture. The property is enrolled in the Williamson Act.				
<b>Plantings</b>	<b>Acres</b>	<b>Year Planted</b>	<b>Variety</b>	<b>Spacing</b>	
	<b>Block 1</b>	75.5	1999	NP, Sonora, Fritz	20' x 24'
	<b>Block 2</b>	76.2	1999	NP, Sonora, Fritz	20' x 24'
	<b>Block 3</b>	72.5	1999	NP, Sonora, Fritz	20' x 24'
	<b>Block 4</b>	70.1	1999	NP, Sonora, Fritz	20' x 24'
<b>Soils</b>	Kimberlina Fine Sandy Loam, 0-2% Slopes, MCRA 17, Class I Milham Sandy Loam, 0-2% Slopes, MLRA 17, Class I				
<b>Water</b>	Rosedale-Rio Bravo Water Storage District and two deep wells. One well is equipped with a 250 hp electric motor and the other is equipped with a recently installed 200 hp electric motor. A metal shop building houses the filter station and booster pumps adjacent to the reservoir. Water is distributed throughout the orchard utilizing a fan jet irrigation system.				
<b>Improvements</b>	Reservoir, booster pump, filter stations				
<b>Production</b>	Available upon request				
<b>Sustainable Ground Water Management Act (SGMA)</b>	SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found at the California Department of Water Resources Sustainable Groundwater Management Act Portal – <a href="https://sgma.water.ca.gov/portal">https://sgma.water.ca.gov/portal</a> .				
<b>Asking Price</b>	<b>\$7,000,000 (\$21,765/Acre)</b>				

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### Assessor's Parcel Map



#### Kern County APNs

- 104-060-55
- 104-060-56
- 104-060-57
- 104-060-58

Revised Aug. 8, 2008

MH= Mobile Home see pg. 35

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

**ASSESSORS MAP NO. 104-06**  
**COUNTY OF KERN**

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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## Property Photos





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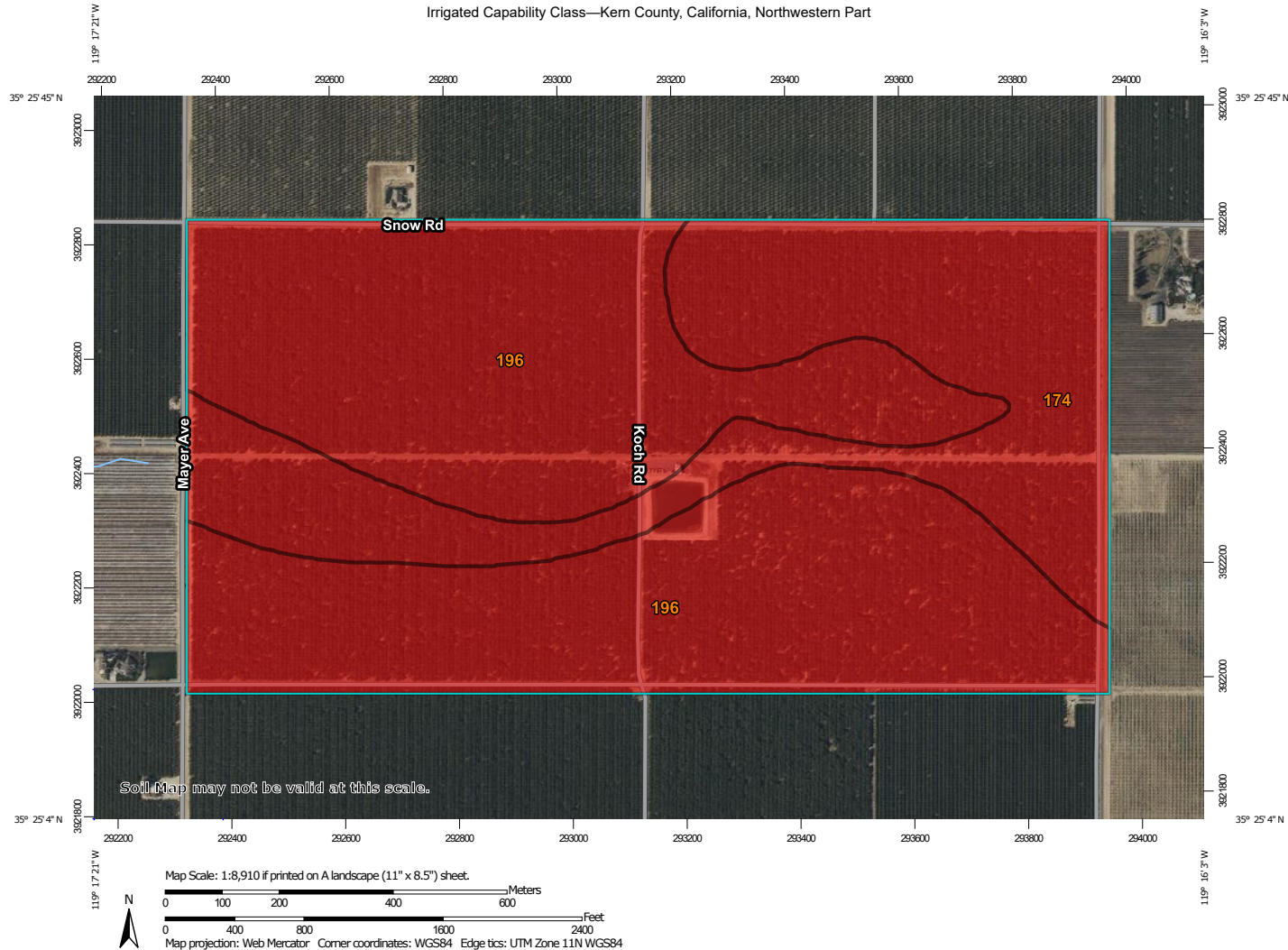
## Property Photos



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## Soils Map



USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

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## Ranch Aerial

