

KERN COUNTY ALMONDS MATADOR RANCH

584.07± Acres
Kern County, California

\$7,800,000
(\$13,355±/Acre)

PRICE REDUCED

- Young Orchard
- Pump Back Meters into Semi-Tropic WSD
- Productive Soils
- Well Water and Access to Semi-Tropic WSD Non-Contract Water
- Nicely Appointed Reservoir and Fan Jet Irrigation System
- Investment Offers Income and Tax Benefits



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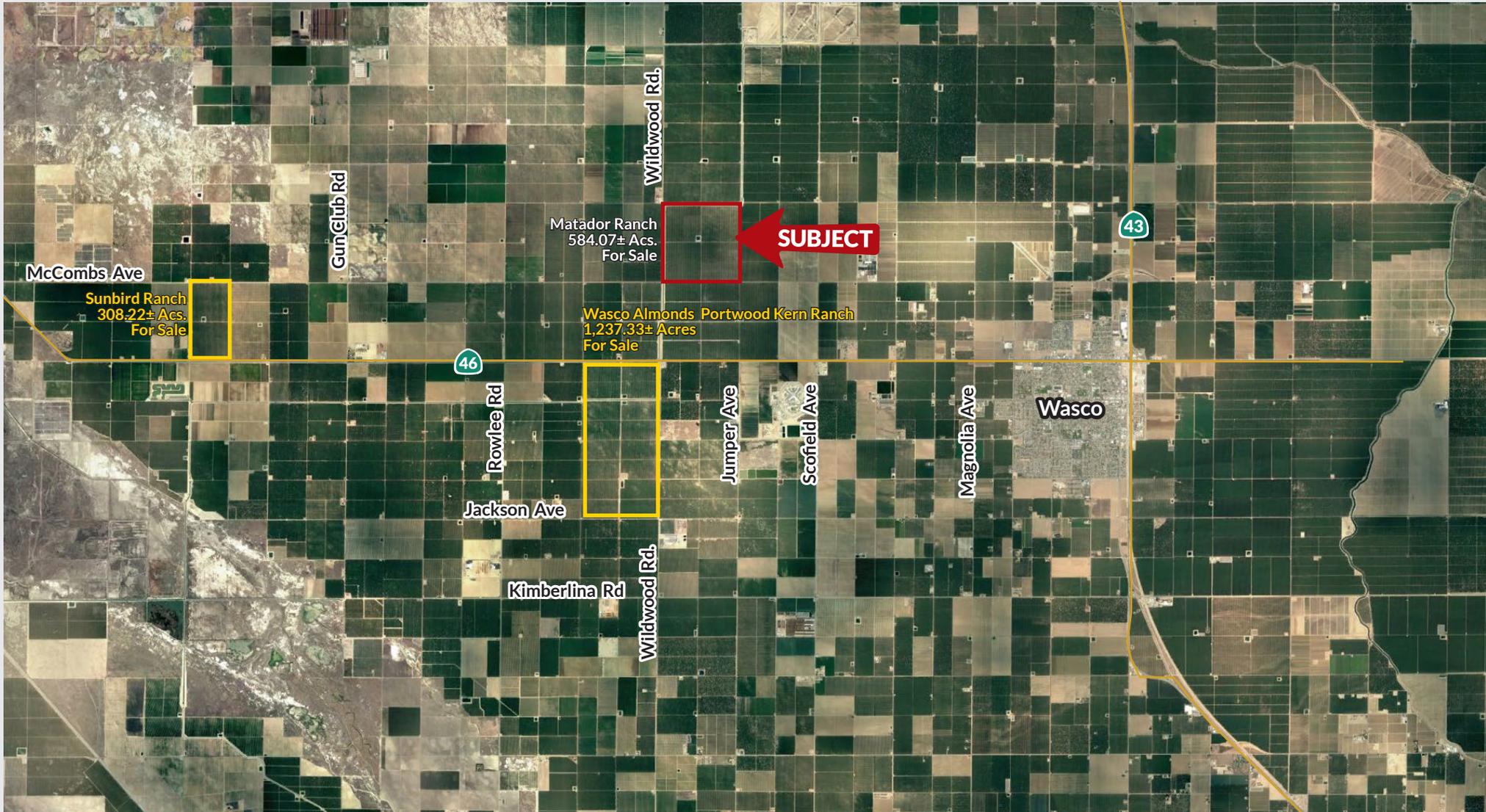
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PROPERTY LOCATION

The Matador Ranch is located at the northeast corner of Wildwood Road and McCombs Road. Approximately 7.5± miles northwest of the City of Wasco and 34± miles northwest of the City of Bakersfield.



PROPERTY DETAILS

DESCRIPTION

The Matador Ranch consists of 584.07± assessed acres and is planted to 574.72± acres of Almonds. There are 4 wells, reservoir and filter station. The filter station is enclosed within a steel framed metal building. The property is located in Semi-Tropic Water Storage District and has access to non-contract water from two meters. The offering also features young plantings, well water and access to STWSD non-contract water, pump back meters into Semi-Tropic WSD, productive soils, and offers income and tax benefits.

| Ranch | APN | Assessed | Zoning |
|----------------------|------------|---------------|--------|
| | | Acres± | |
| Matador | 059-290-09 | <u>584.07</u> | A |
| Total Assessed Acres | | 584.07 | |

LEGAL

The land is zoned A (Exclusive Agricultural), APN: 059-290-09. Portion of Section 36, Township 26S, Range 24E, MDB&M. Kern County, California.

SOILS (Ca. Rev. Storie Index)

- 31.1±% (211) Panoche clay loam, 0 to 2 percent slope, Grade 1-Excellent
- 26.5±% (174) Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17, Grade 1- Excellent
- 23.9±% (243) Wasco sandy loam, Grade 1-Excellent
- 10.5±% (156) Garces silt loam, Grade 4-Poor
- 8.0±% (214) Calflax clay loam, 0 to 2 percent slopes MLRA 17, Grade 1-Excellent

WATER

The property is irrigated by 4 wells and has access to Semi-Tropic WSD non-contract water when available. In 2025, STWSD Non-Contracted lands are assessed two primary charges; \$168/\$170/\$172/AF delivered 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. There are 4 wells equipped with a 400HP electric motor, and (3) 250HP natural gas engines/gearheads. The equipment has been removed from DW2, but the well offers potential for restoration and enhancement. This ranch has 584.1± acres of non-contract service through turnouts PP561T and PP474T. The orchard is irrigated by a nicely appointed fanjet system, with one reservoir, 30 sand media filters enclosed in a steel framed metal building, two (167 HP) natural gas engine booster pumps, and gypsum silo.

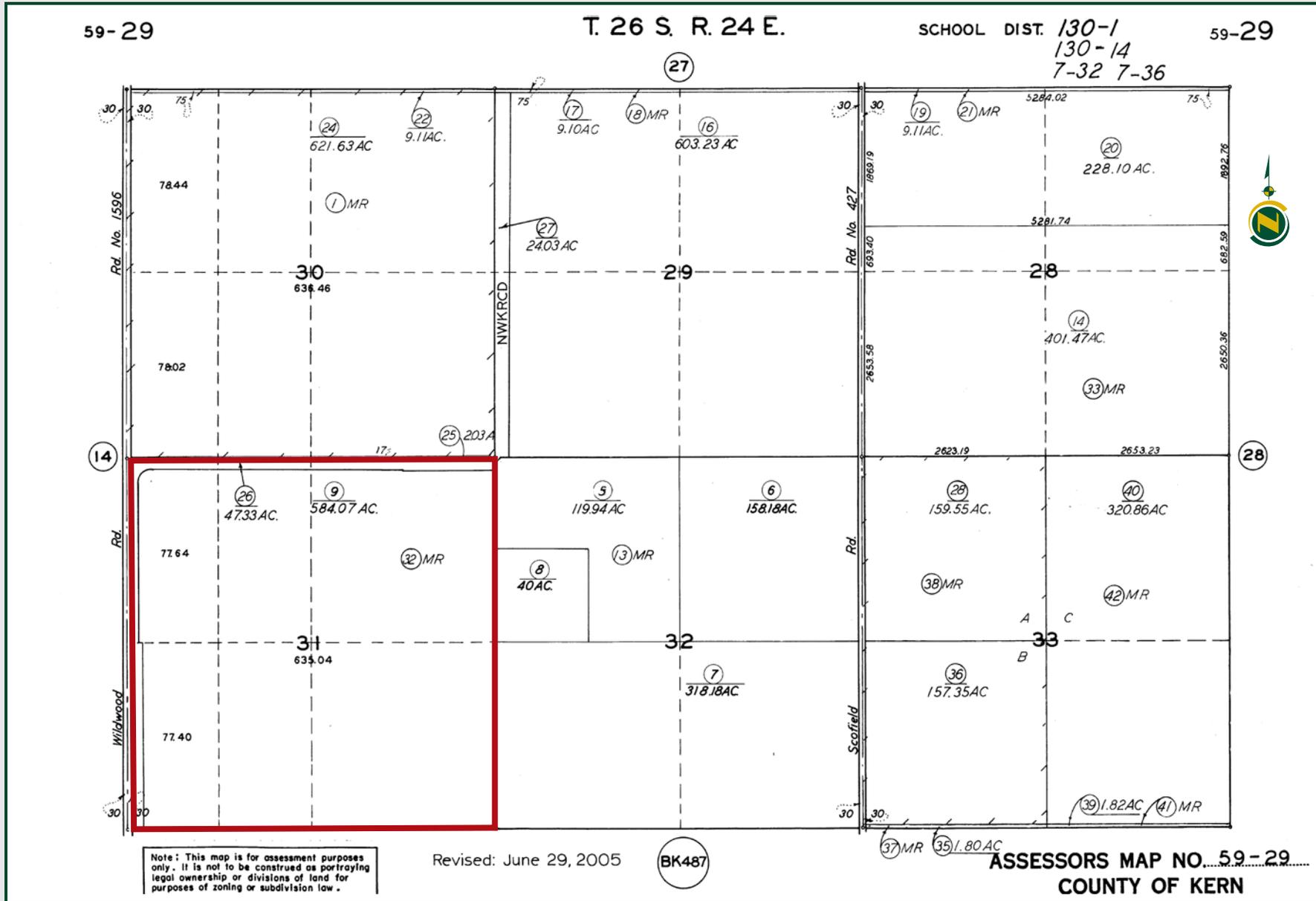
| Well | Name | Power | HP | GPM* |
|-----------|------|-------------|--------|--------------|
| 1-Matador | DW1 | Natural Gas | 250 | 664 |
| 2-Matador | DW2 | Natural Gas | Pulled | |
| 3-Matador | DW4 | Natural Gas | 250 | 907 |
| 4-Matador | DW5 | Electric | 400 | <u>2,272</u> |
| Total | | | | 4,293 |

*Pump Tests dated 3/12/24.

PRICE AND TERMS

\$7,800,000 (or \$13,355±/acre) cash at close of escrow. Crop available upon reimbursement of farming expenses through close of escrow. The rented diesel pump is excluded from the sale.

PARCEL MAP



SOIL 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 to 2 percent slopes MLRA 17 | Grade 1 - Excellent |
| 211 | Panoche clay loam, 0 to 2 percent slopes | Grade 1 - Excellent |
| 214 | Calflax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17 | Grade 1 - Excellent |
| 243 | Wasco sandy loam | Grade 1 - Excellent |

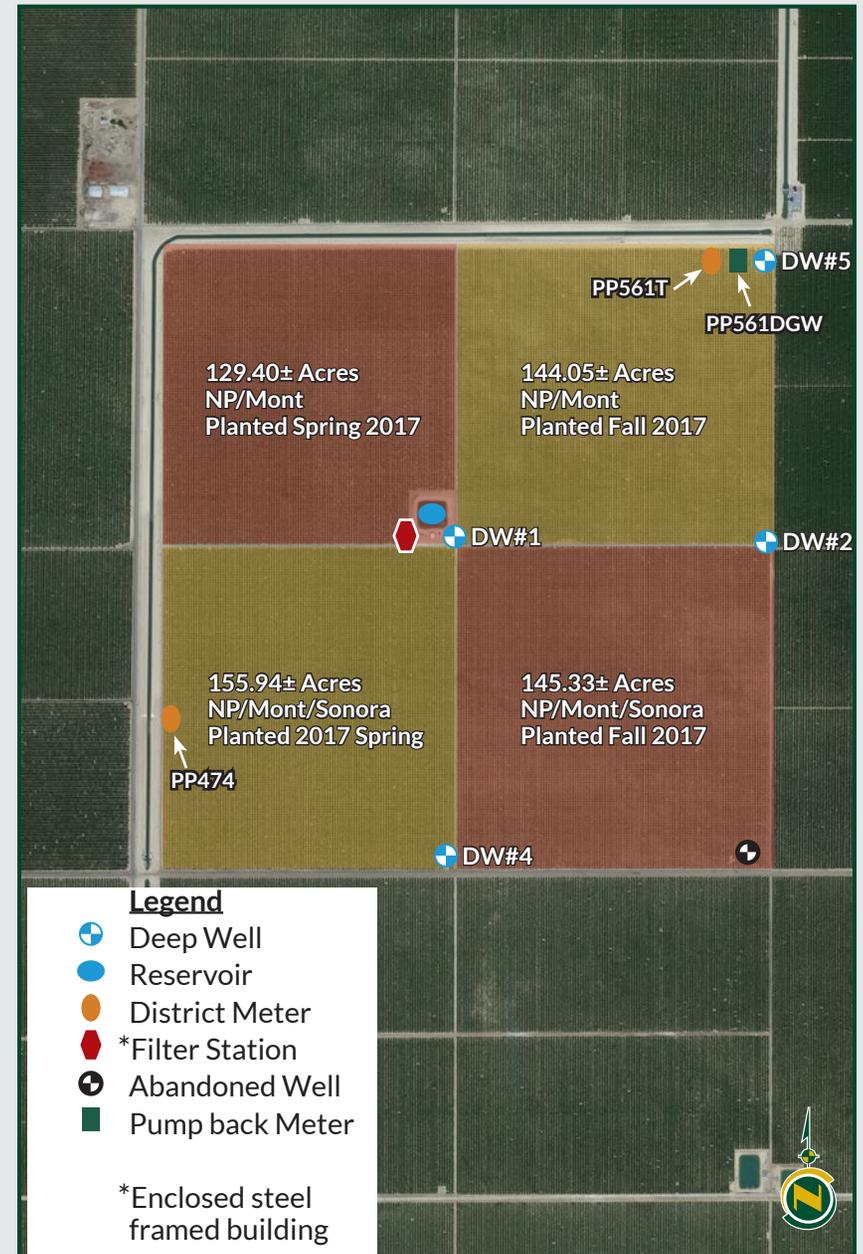


PLANTING MAP/WELLS

PRODUCTION

Detailed production records are available by contacting the listing agents.

| Fields | Acres | Planted | Varieties | Spacing | Rootstock |
|--------------------------------|---------|-------------|--|---------|----------------|
| 1 | 129.40± | Spring 2017 | 50% Non Pareil, 50% Monterey | 20'x22' | Brights Hybrid |
| 2 | 144.05± | Fall 2017 | 50% Non Pareil, 50% Monterey | 20'x22' | Brights Hybrid |
| 3 | 145.33± | Fall 2017 | 50% Non Pareil, 25% Monterey, 25% Sonora | 20'x22' | Brights Hybrid |
| 4 | 155.94± | Spring 2017 | 50% Non Pareil, 25% Monterey, 25% Sonora | 20'x22' | Brights Hybrid |
| 574.72± Total Planted | | | | | |
| 9.35± Roads, Reservoirs, Waste | | | | | |
| Assessed Acres | 584.07± | | | | |



PROPERTY PHOTOS



KERN COUNTY ALMONDS - MATADOR RANCH

584.07± Acres
Kern County, CA



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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.