

ALMOND ORCHARD & OPEN LAND

Kern County, CA

315.12 Acres
AVAILABLE
FOR SALE



Michael T. Anchordoquy, AAC

Principal

661 616 3577

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CA RE #01380986

11601 Bolthouse Drive Suite 110
Bakersfield, CA 93311

661 862 5454 main • 661 862 5444 fax

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Property Profile

Location	The property is located in the Arvin-Edison Water District along the south line of Panama Road between Tower Line Road and Rock-pile Road.
Gross Acres	315.12 Gross Acres
Kern County Assessor Parcel Numbers	503-021-02/04/05/07/09/11/13
Legal Description	The N 1/2 of Section 6 T.31S R.30E
Zoning	"A" Exclusive Agriculture.
Plantings	Approximately 237± acres of open land and 78± acres of almonds. See Ranch Maps for information on plantings. Approximately 160± acres on the west side of the property is in the process of being removed.
Soils	Hesperia Sandy Loam, 0-2% Slopes, Class II Cuyama Sandy Loam, 2-5% Slopes, Class II Calicreek Loamy Coarse Sand, 0-2% Slopes, Class III Whitewolf Loamy Sand, 0-2% Slopes, Class III
Water	The property is located and receives water from the Arvin-Edison Water Storage District. The property receives water for 315.12 acres via turnouts A25 and C-35. There are no wells on the property. Water for the almonds is distributed by a booster pump and reservoir.
Sustainable Ground Water Management Act (SGMA)	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 – https://sgma.water.ca.gov/portal .

ASKING PRICE

\$4,750,000
(\$15,073/Acre)

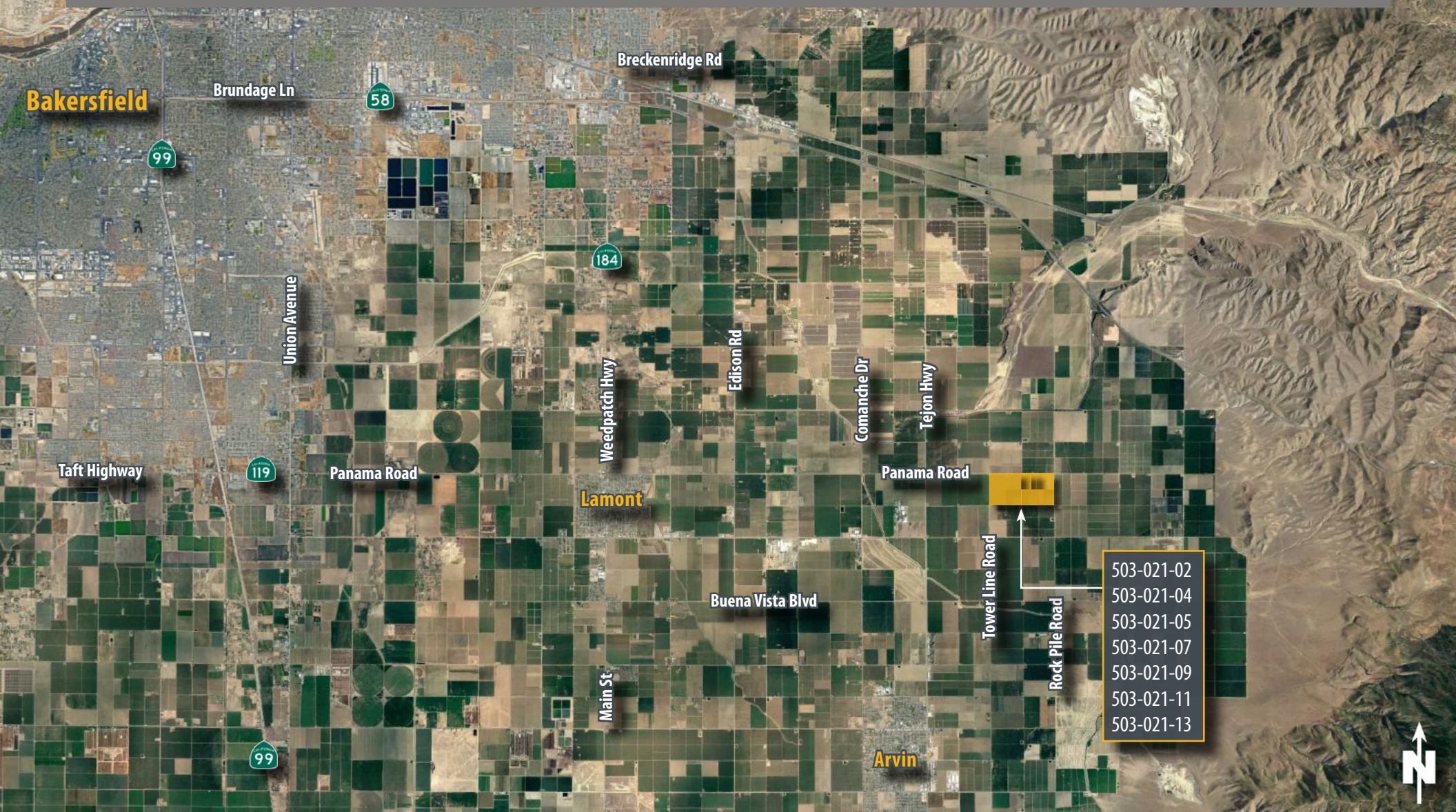


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Property Location & Assessor's Parcel Numbers



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Assessor's Parcel Map

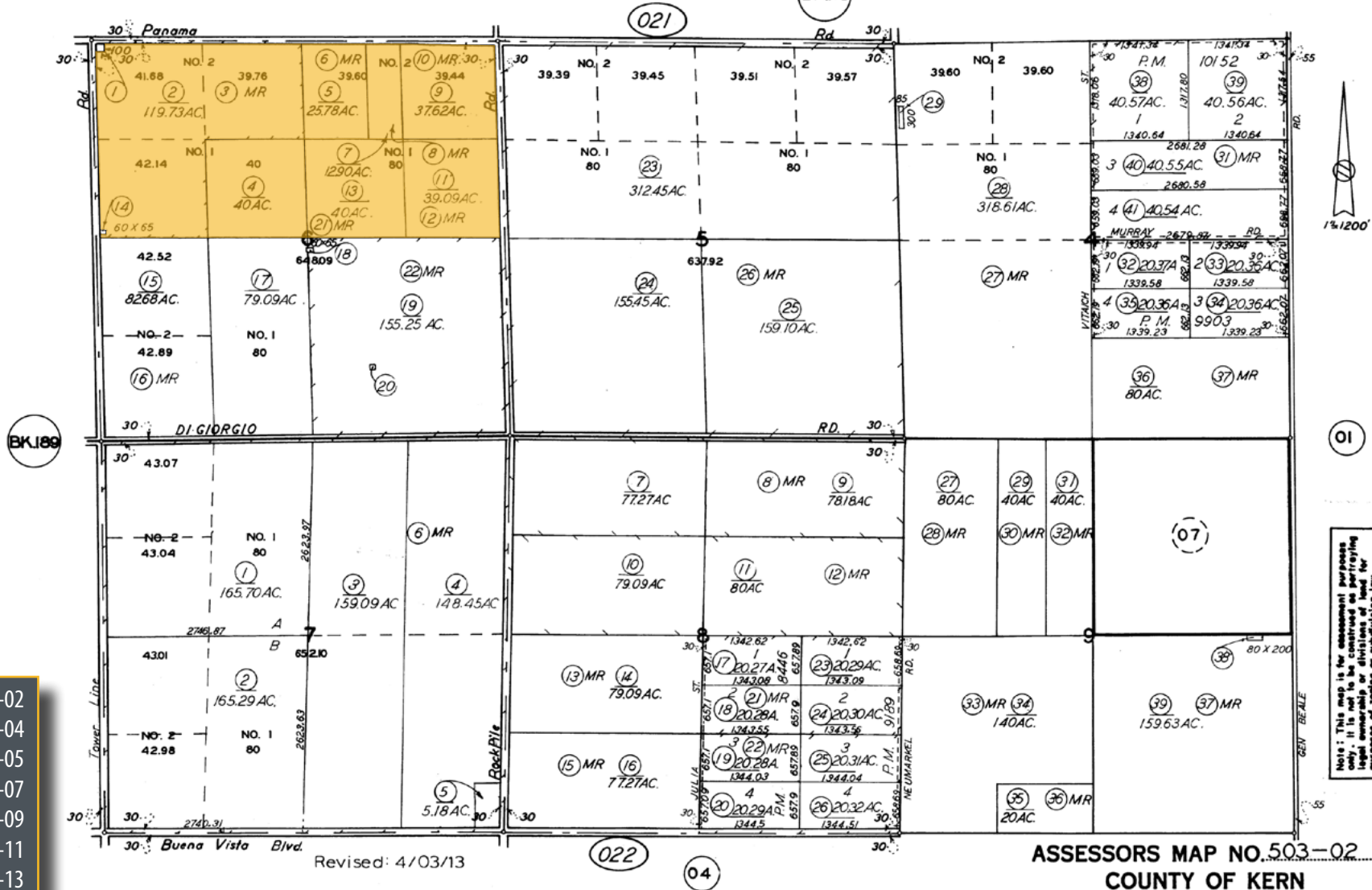
503-02

T. 31 S. R. 30 E.

BKJ79

SCHOOL DIST. 115-4

503-02



- 503-021-02
- 503-021-04
- 503-021-05
- 503-021-07
- 503-021-09
- 503-021-11
- 503-021-13



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Property Photos



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Ranch Aerial



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Soils Map



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/25/2021
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Location Map

