

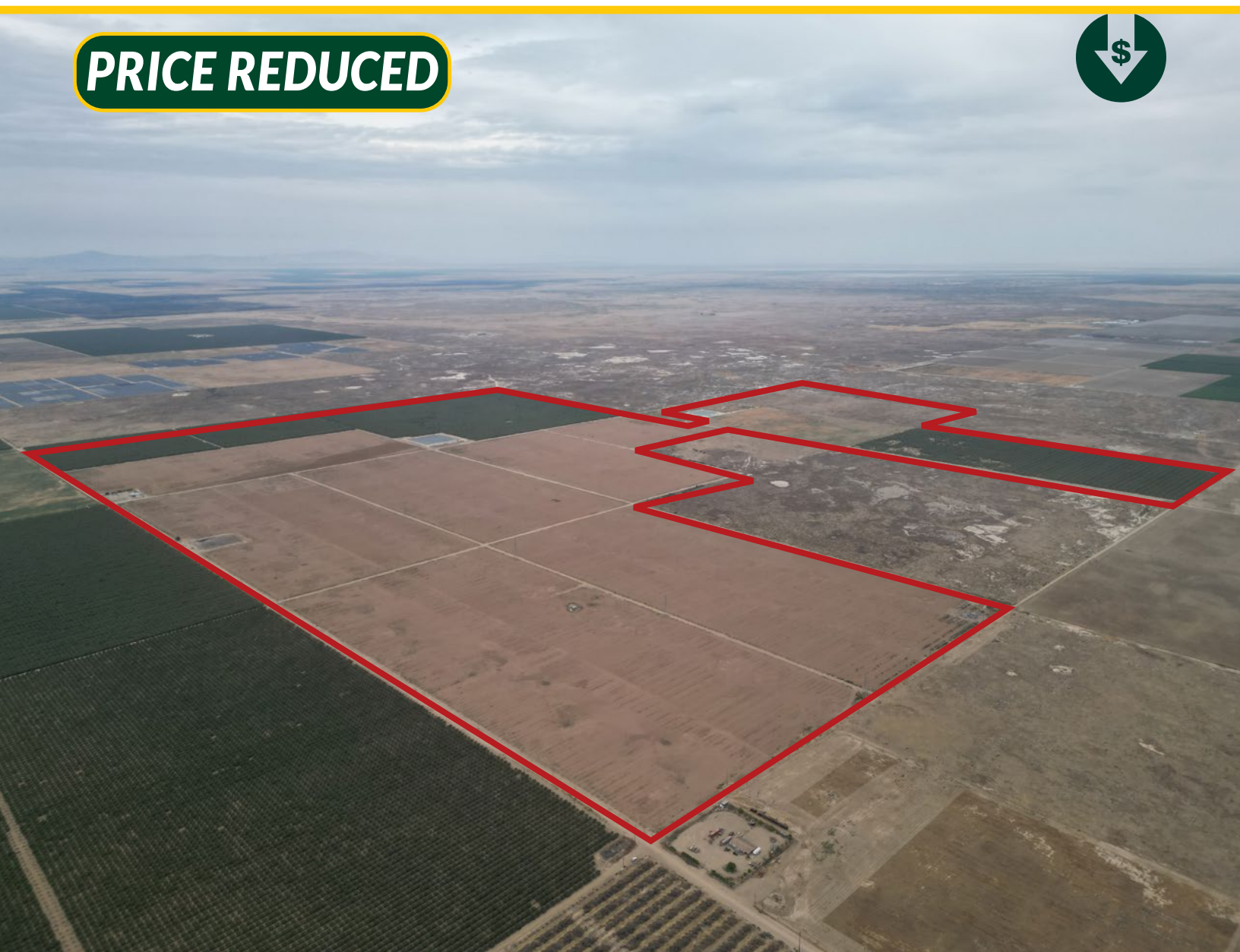
ALMONDS AND FARMLAND RANCH 404A

995.11± ACRES | COUNTY, CALIFORNIA

\$8,900,000

(\$8,944±/ACRE)

PRICE REDUCED



PROPERTY HIGHLIGHTS

- WELL WATER AND SEMI-TROPIC WSD CONTRACT WATER
- PRODUCTIVE SOILS
- ALMONDS IN FULL PRODUCTION
- OPEN LAND TO DEVELOP
- INCOME AND TAX BENEFITS



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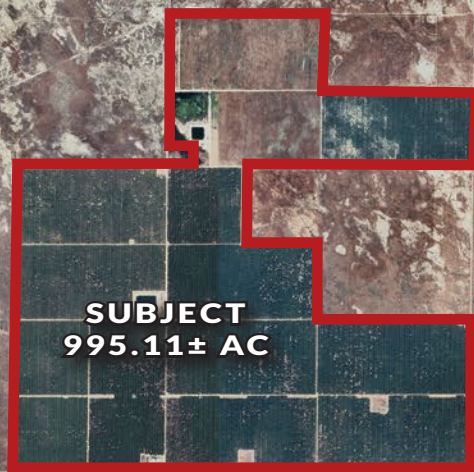
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

ALMONDS AND FARMLAND RANCH 404A
KERN COUNTY, CA | 995.11± ACRES

PROPERTY LOCATION



SUBJECT
995.11± AC

McCombs Ave

McCoy Ave

Gun Club Rd

Paso Robles Hwy

Rowlee Rd

**FARMLAND
AVAILABLE**
156.96± AC

46

PROPERTY INFORMATION

DESCRIPTION

This 995.11± assessed acre opportunity is located in the desirable farming area of Wasco, CA. The offering is planted to 297.88± acres of almonds, with 623.36± acres of farmland available to plant. Additionally, there is a fenced equipment yard and a steel framed shop. The property has both contract water from Semi-Tropic WSD and 5 wells. The offering features contract water with Semi-Tropic WSD and well water, productive soils, almonds in full production, open land to develop, income, and tax benefits.

LOCATION

[The offering is located on the northwest corner of unimproved McCoy and McCombs Avenue, approximately 8± miles west of Wasco, CA. The property is 1± mile north of Highway 46 on McCoy Avenue, and 1± mile west of Gun Club Road on McCombs Avenue. Approximately 33± miles northwest of Bakersfield, 146± miles north of Los Angeles, and 200± miles south of San Jose.

LEGAL

Kern County, California. APN's: 058-292-16, and 059-160-54, 56 and 67. The east ½ of Section 36, Township 26S, Range 22E, MDB&M, portion of south ½ of Section 30 and portion of east ½ and SE ¼ of Section 31, Township 26S, Range 23E, MDB&M.

ZONING

The land is zoned A (Exclusive Agricultural), and all but 059-160-56 and 67 are enrolled in the Williamson Act.

SOILS

[41.1±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Ca. Rev. Storie Index, Grade 2-Good.
58.9±% (156) Garces silt loam, Ca. Rev. Storie Index, Grade 4-Poor.

WATER

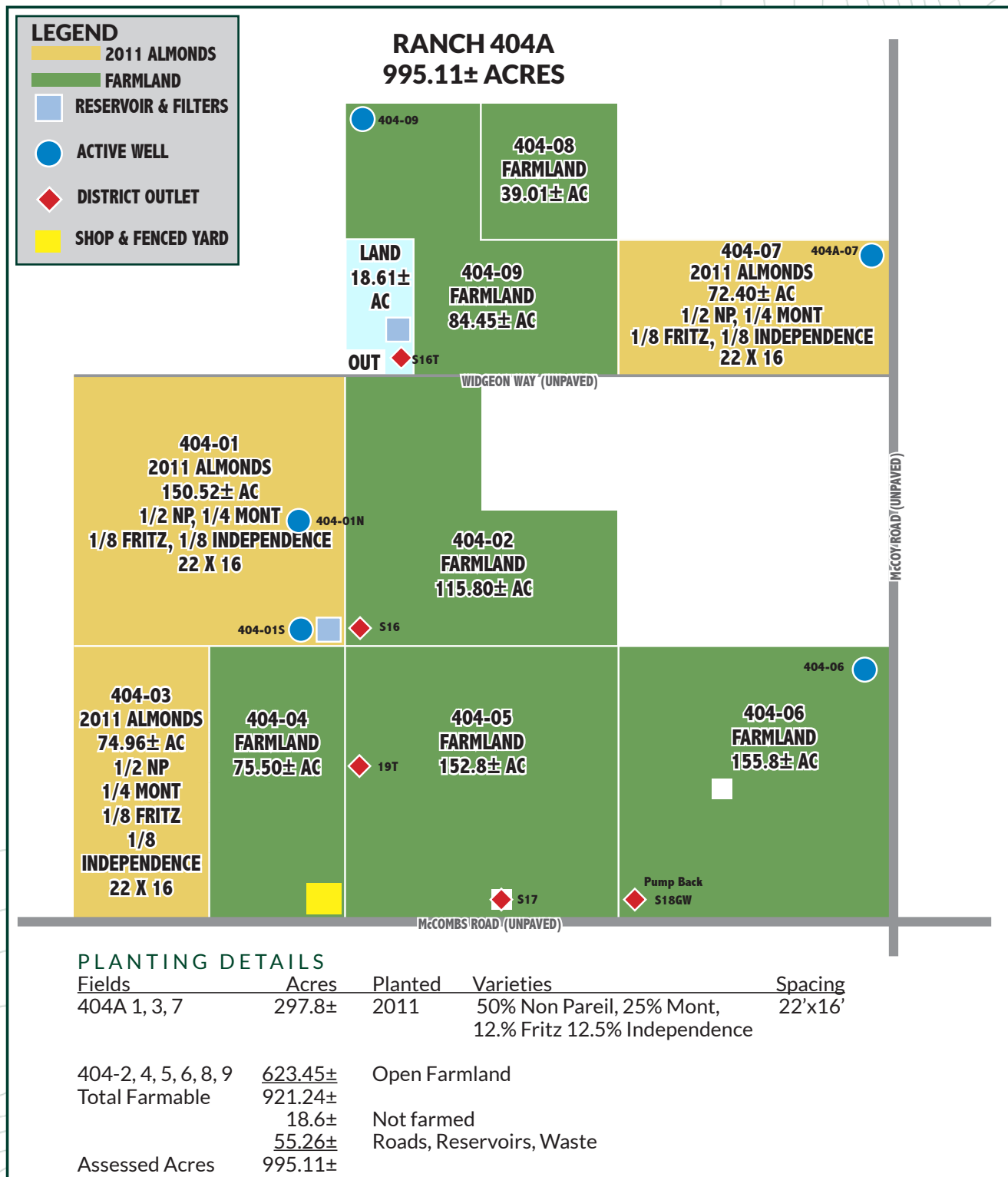
[The property is irrigated with both contract water from Semi-Tropic WSD and 5 wells. Two wells are equipped with 300HP electric motors and 3 with a 250HP electric motor. The land is located the Semi-Tropic Water Storage District (STWSD), 435.54± acres have 1,524.39± acre feet of contract water entitlement delivered through 3 contract meters (S16, S17 and S18) with the balance of the land having access to 2 temporary service non-contract meter (S16T & S19T). Additionally there are district pump back devices (S18GW, S16GW, S16TGW). In 2025, STWSD levee's three primary charges; service charge of \$87 per acre foot of entitlement, water charge \$61 per acre foot delivered, and an ET charge. Non-Contracted lands are assessed two primary charges; \$168/\$170/\$172/AF (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, except 059-160-67, which is only \$11±/acre. The orchards are irrigated by nicely appointed double line drip system, with 2 reservoirs, sand media filters, Spinklin filter cartridge at small reservoir, electric booster pumps, acid injection system, and gypsum silo at the larger reservoir.

Well	HP	GPM±	Date Tested
404-01S	250	1724	1/18/24
404-01N	250	1798	1/19/24
404-06	300	1938	1/19/24
404-A07	300	1254	1/19/24
404-09	250	2013	1/19/24

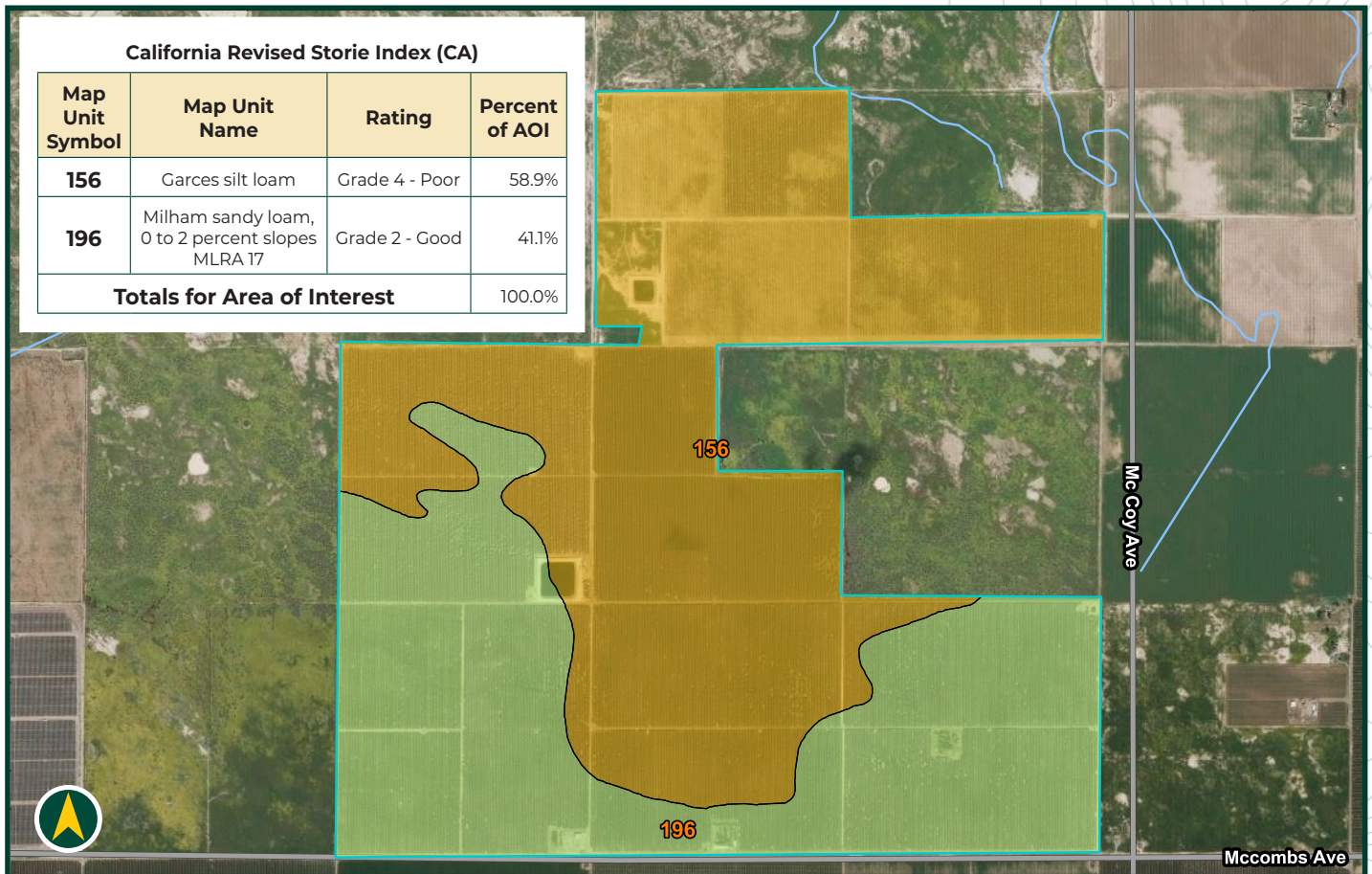
PRICE/TERMS

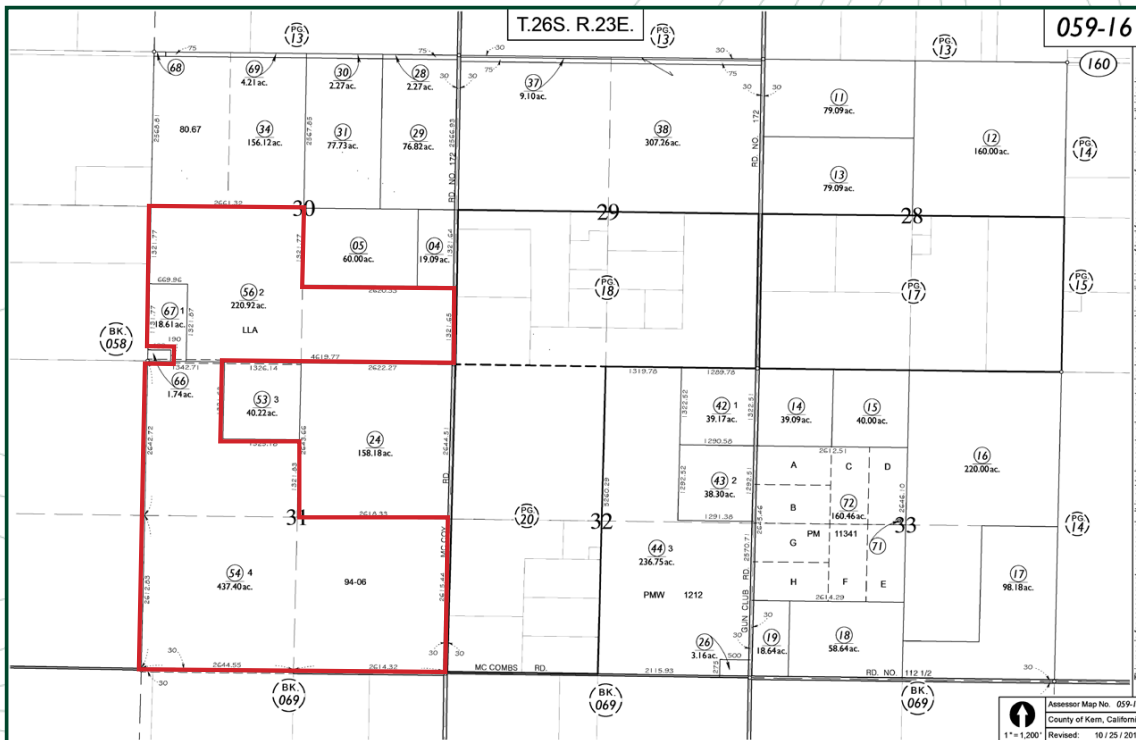
\$8,900,000 (or \$8,944±/acre) cash at close of escrow. Crop available subject to reimbursement of agreed farming expenses..

FARM MAP



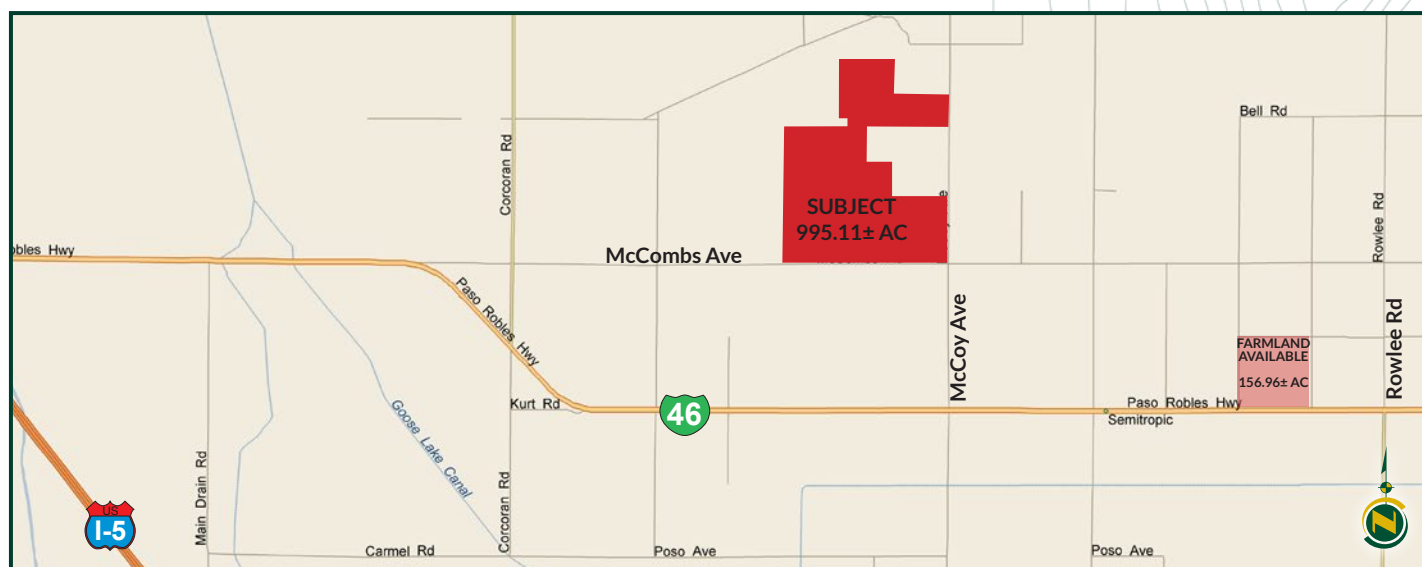
SOILS MAP



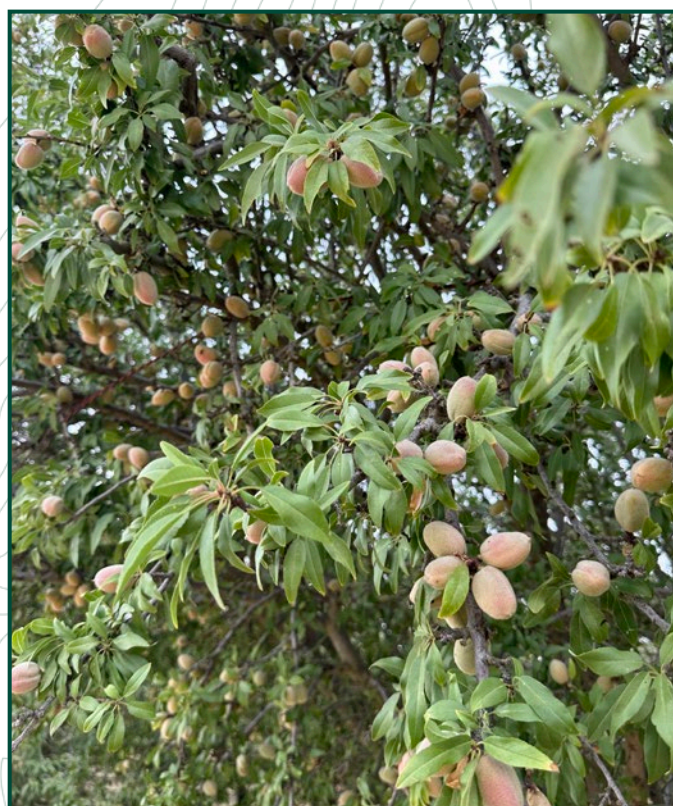


\$8,900,000
(\$8,944± / ACRE)

LOCATION MAP



REGIONAL MAP



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106
YEARS

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