

HIGHWAY 46 WASCO ALMONDS

394.47± ACRES - KERN COUNTY, CALIFORNIA

\$4,250,000

(\$10,774±/ACRE)



PROPERTY HIGHLIGHTS

- WELL WATER AND SEMI-TROPIC WSD NON-CONTRACT WATER
- PRODUCTIVE SOILS
- ALMONDS IN PRODUCTION
- OPEN LAND TO PLANT OR FOR WATER BANKING
- 863.4±KW SOLAR SYSTEM
- TAX BENEFITS



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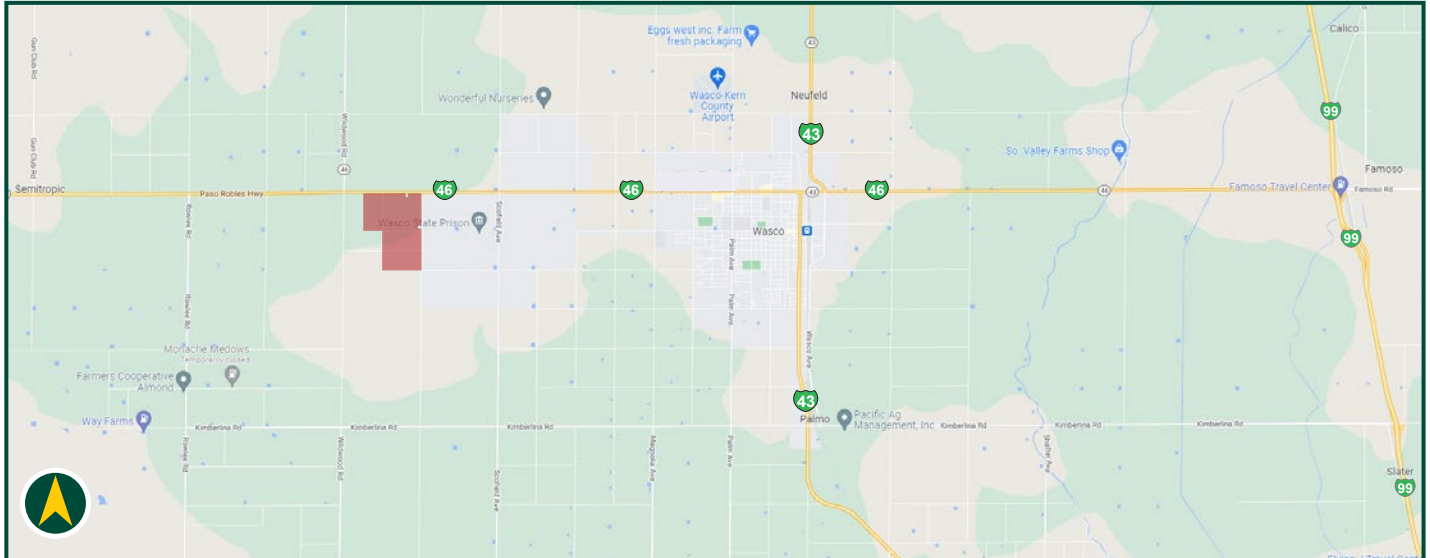
BAKERSFIELD

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



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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This 394.47± assessed acre opportunity is located in the desirable farming area of Wasco, CA. This land is planted to 225± acres of almonds in production and 150± acres of open land planned for solar with an 863.46±KW solar system installed in 2016. The property has access to non-contract water from Semi-Tropic WSD and 3 wells. Additional improvements include; office, shop, equipment yard, and 4 covered carports. The offering features: non-contract water with Semi-Tropic WSD and well water, productive soils, almonds in production, open land to plant or for water banking, 863.46±KW solar system, and tax benefits.

LOCATION

The offering is located conveniently between Jumper and Wildwood Avenue on the south side of Highway 46, approximately 5.8± miles west of Wasco, CA. Regionally the subject property is located 34± miles northwest of Bakersfield, 140± miles north of Los Angeles, and 218± miles south of San Jose.

LEGAL

The land is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act. The east ½ and east ½ of the northwest ¼ of Section 7, Township 27S, Range 24E, MDB&M. APN's 487-080-03, 06, and 27.

SOILS - CA Rev. Storie Index

92.4±% (174) Kimberlina Fine Sandy Loam, 0 to 2 percent slopes MLRA 17, Grade 1 - Excellent
6.3±% (243) Wasco Sandy Loam, Grade 2 - Good
1.2±% (214) Garces silt loam, Grade 4 - Poor

WATER

The property is irrigated with well water and has access to non-contract water from Semi-Tropic WSD. The 3 wells are equipped with 100HP, 150HP and 200HP electric motors with VFD panels. Fields 3 and 4 are irrigated with: fan jet systems, FloGard filters, acid injection systems, and centrifugal booster pumps. Field 5 is irrigated using a reservoir, dual line drip, turbine booster pump, Netafim filters, and an acid injection system.

The land is located within Semi-Tropic Water Storage District (STWSD) and has 3 non-contract meters (P-6, P-8 and P-14) with pump back devices. 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. Pursuant to the STWSD intermittent agreement STWSD has the right to use the well to pump back a balance of 1,555.52AF (as of 12/31/24) of water into the district when needed at STWSD expense and when the owner is not using the well. In 2024/25, on behalf of the STWSD the Kern County Tax Collector collected a charge of \$139±/acre with the property taxes. There is a domestic well on the property near the office that is shared with off site house on APN: 487-080-26.

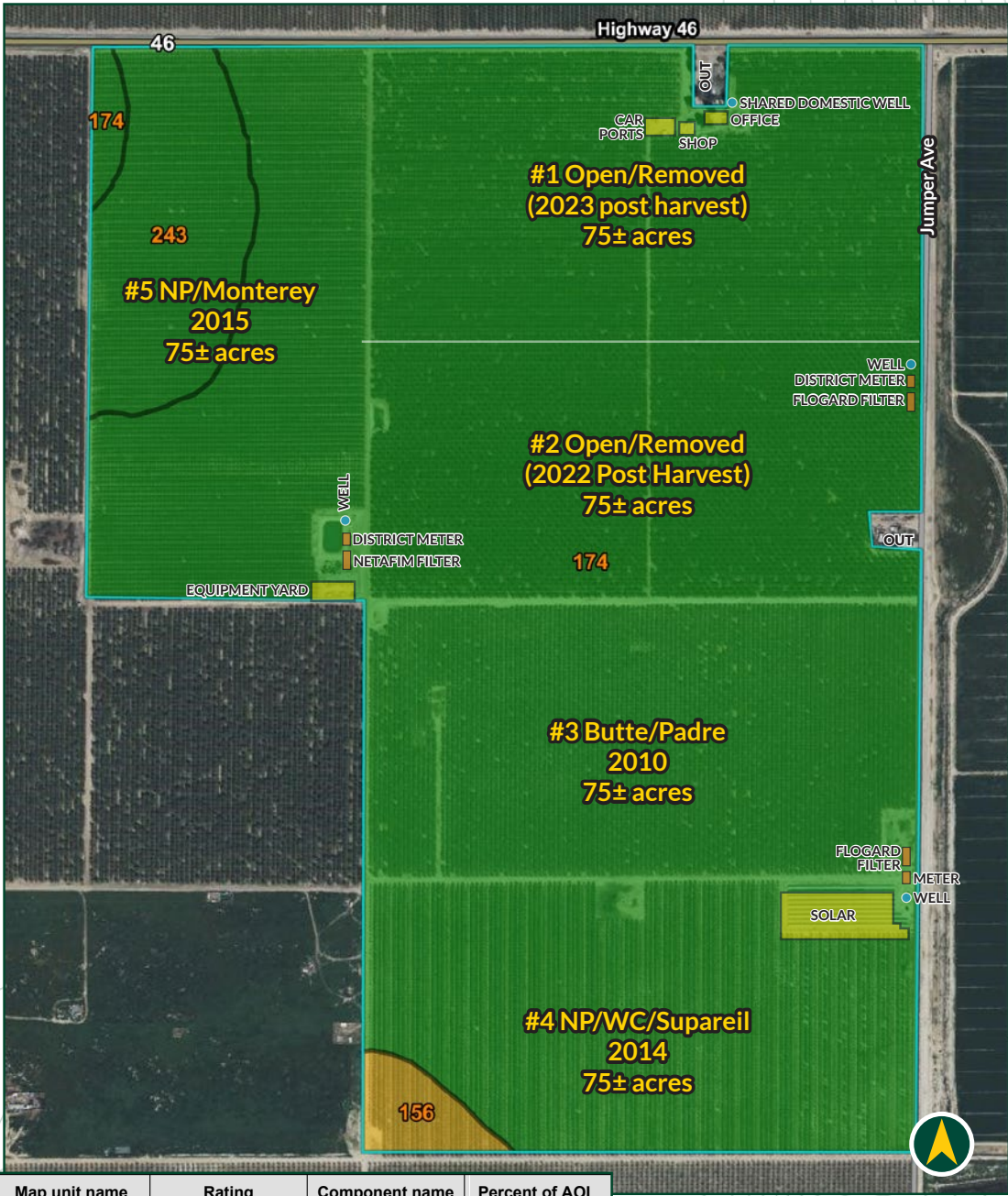
PRICE/TERMS

\$4,250,000 (or \$10,774±/acre) cash at close of escrow, excluding any remaining mineral rights. Crop is available subject to reimbursement of agreed farming expenses. A shared domestic well/pump agreement will be required to complete sale.

FIELDS	ACRES	PLANTED	VARIETIES	SPACING	ROOTSTOCK
1	75.00±	–	Removed/open land	–	–
2	75.00±	–	Removed/open land	–	–
3	75.00±	2010	66% Butte, 33% Padre	23'x18'	–
4	75.00±	2014	50% Non Pareil, 25% WC, 25% Supareil	23'x18'	Hansen
5	75.00±	2013	50% Non Pareil, 50% Mont	23'x18'	Hansen
Total Almonds	225.00±				Hansen
Total Open	150.00±				
	19.47±	Roads, Reservoirs, Waste			
Assessed Acres	394.47				

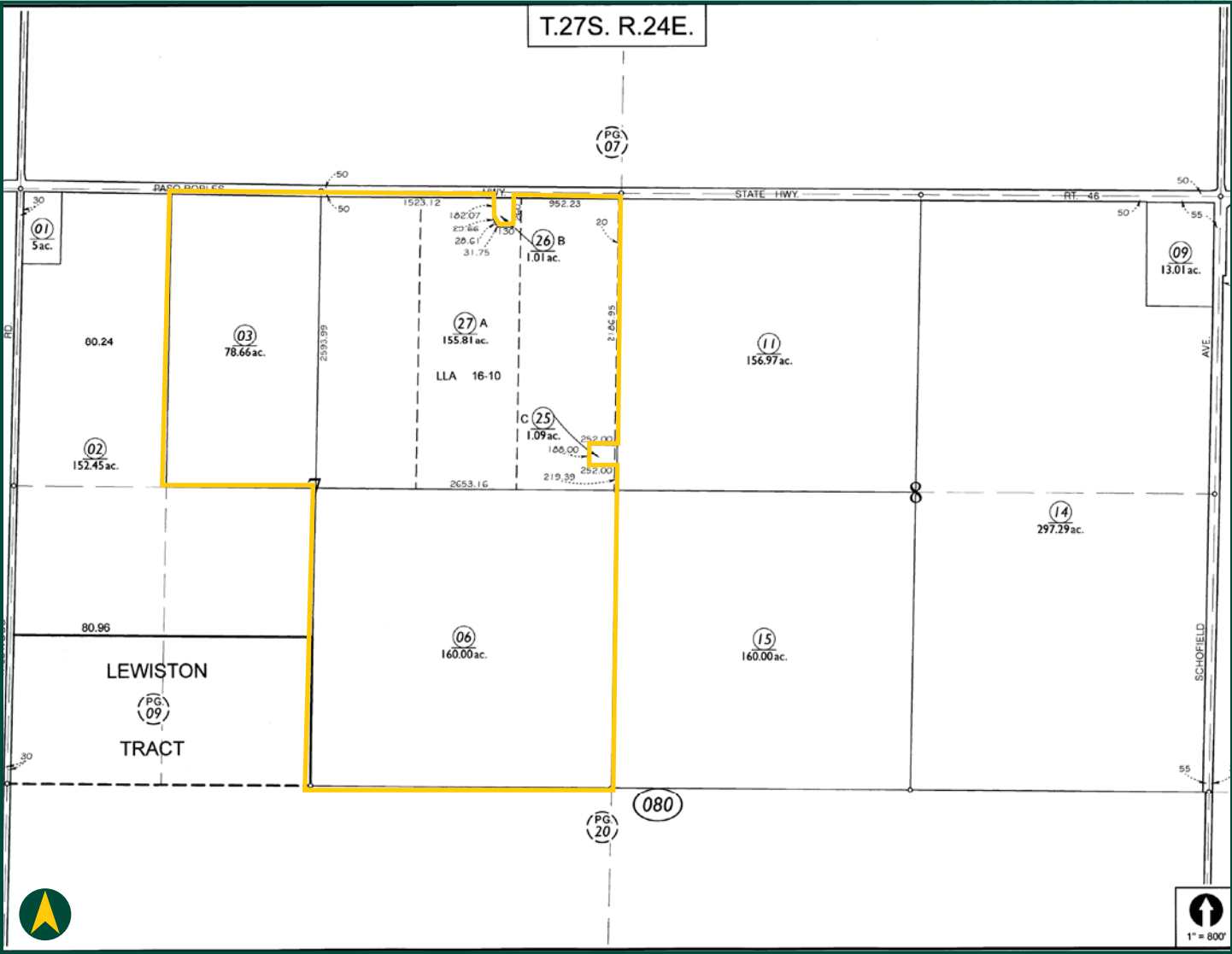
The 2024 year yield history is reported to be 2,403± lbs/acre average all on varieties. Detailed production records are available upon submission of offer.

SOIL/FARM MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	1.2%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	92.4%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	6.3%
Totals for Area of Interest				100.0%

APN MAP



PROPERTY PHOTOS



\$4,250,000
(\$10,774± / ACRE)

PROPERTY PHOTOS



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106
YEARS

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