

ESTATE HOME, ALMONDS, CHERRIES AND SOLAR

156.68± ACRES | KERN COUNTY, CALIFORNIA

\$1,959,000

(\$12,503±/ACRE)



PROPERTY HIGHLIGHTS

- WELL WATER
- PRODUCTIVE SOILS
- ALMONDS AND CHERRIES IN FULL PRODUCTION
- INCOME
- 205KW SOLAR SYSTEM
- TAX BENEFITS
- HOME AND SHOP AVAILABLE



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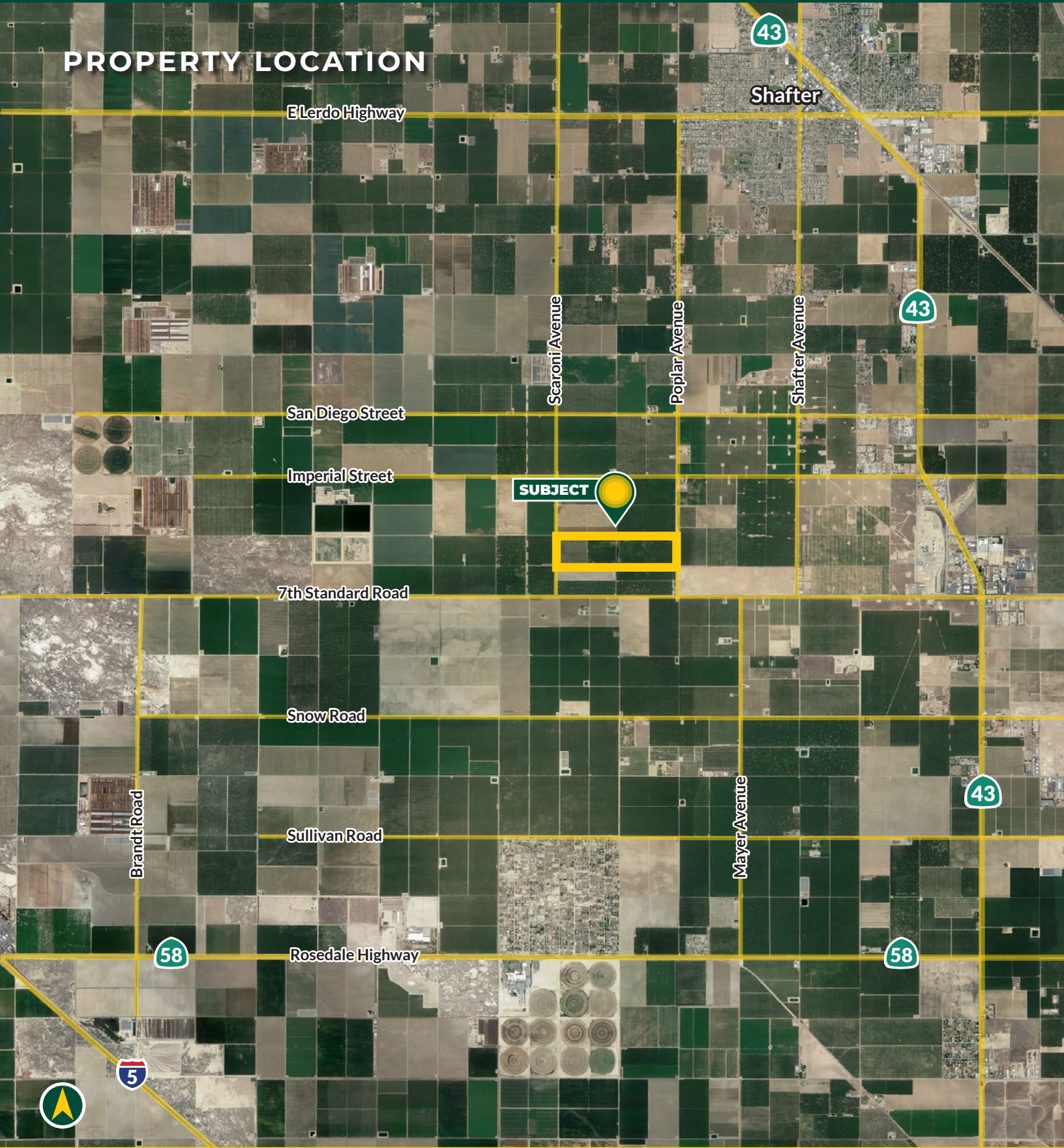
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



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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.

PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The offering is located conveniently between Poplar Avenue and Scaroni Road, ¼ mile north of 7th Standard Road, approximately 4.9± miles south of Shafter, CA. The physical address of the Home is 19401 Poplar Avenue, Shafter CA, 93263. Regionally the subject property is located 20± miles northwest of Bakersfield, 124± miles north of Los Angeles, and 224± miles south of San Jose.

DESCRIPTION

This 156.68± assessed acre opportunity is located in the desirable farming area of Shafter, CA. This land is planted to 126± acres of almonds, 23± acres of cherries, both in full production, and a 205KW solar system installed in 2015. The orchards are irrigated with well water. The property is located in the Shafter Wasco Irrigation District 7th Standard annexed area, however, does not receive surface water. Additionally the owners 4 bedroom, 3 bathroom, 3,594± sq. ft. home and 1,888± sq. ft. detached shop are available for purchase with the farm. The offering features: well water, productive soils, almonds and cherries in full production, income, 205KW solar system, and tax benefits, home and shop available.

LEGAL

The land is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act. The north ½ of the south ½ of Section 32, Township 28S, Range 25E, MDB&M. APN's 090-270-08 and 13, Kern County.

WATER

The property is irrigated with well water. The well is equipped with 200HP electric motor with a VFD panel. The almonds and cherries are irrigated by a double line drip system, spin clean type filter, acid injection systems, and 40HP booster pump. The cherries are benefited by an overhead sprinkler system for cooling. The land is located within Shafter Wasco Irrigation District (SWID) 7th Standard annexed area. In 2024/25, on behalf of the SWID the Kern County Tax collector collected a charge of \$176.63±/acre with the property taxes.

SOILS

100±% (156) Garces Silt Loam, Irrigated Capability Class, 3 - Rating

PRICE/TERMS

\$1,959,000 (or \$12,503±/acre) cash at close of escrow. The crop is available subject to reimbursement of agreed farming expenses. The 1.46± acre lot with home located at 19401 Poplar Avenue, Shafter CA, 93263 is also available for purchase with the Farm for \$1,250,000. Please reach out to the listing agent for more information.

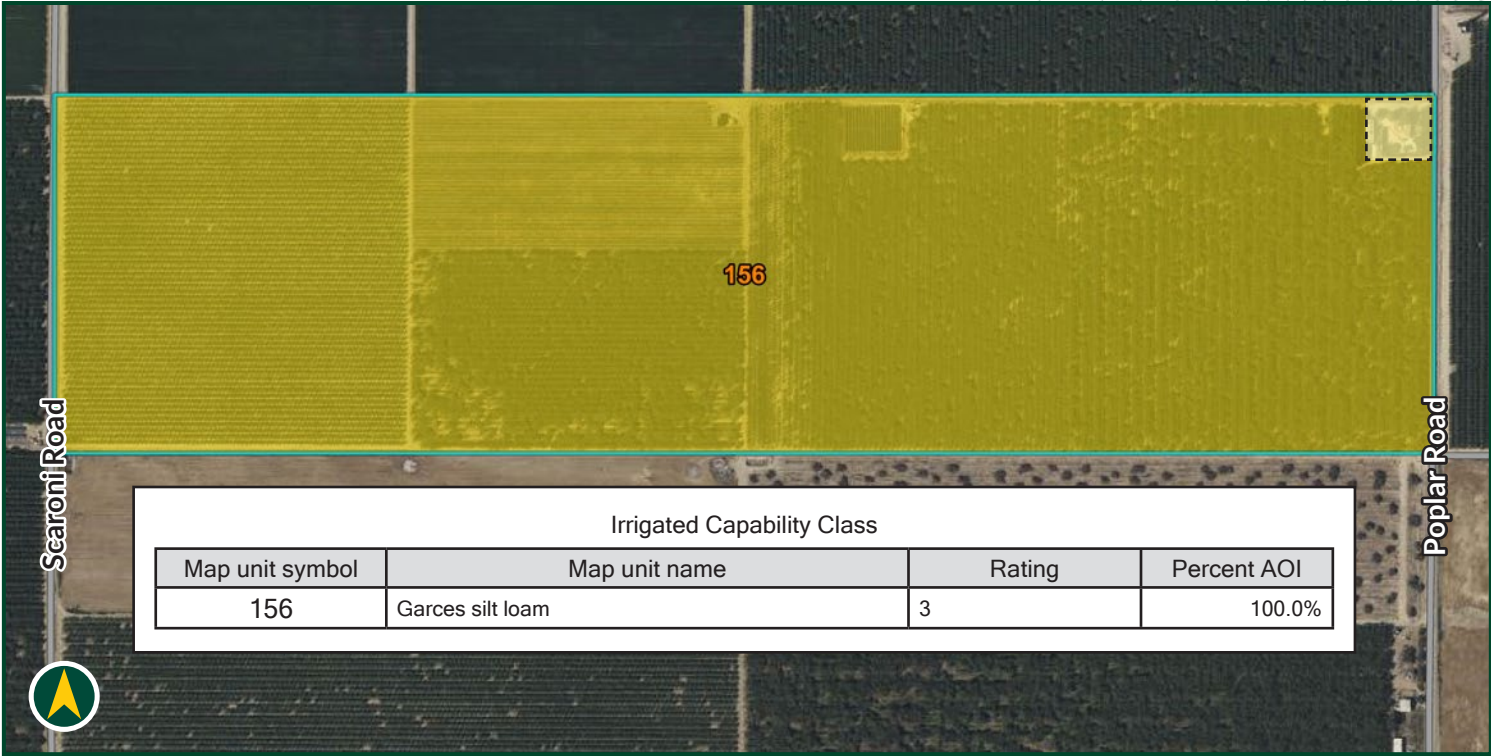
PLANTINGS

Field Name	Acres	Planted	Varieties	Spacing	Rootstock
Scaroni Shasta (Almonds)	38.00±	2017	100% Shasta	22'x18'	Cornerstone
Poplar Home (Almonds)	34.00±	2002	50% Non Pareil, 25% Carmel, 25% Fritz	22'x18'	Nemaguard
Poplar Solar (Almonds)	34.00±	2005	50% Butte, 50% Mission	20'x17'	Hansen
Scaroni Almonds	20.00±	1996	50% Butte, 50% Mission	23'x22'	Nemaguard
Old Cherries	4.50±	1981/86	Brooks, Tulare, Ranier	18'x14'	Colt
New Cherries	18.50±	2012	Coral, Brooks, Tulare	16'x5.5'	Colt
Total Planted	149.00±				
	9.22±	Roads, Solar, Waste, Etc.			
Adjusted	-1.46±	Less excluded Home and Shop area			
Assessed Acres	156.68±				

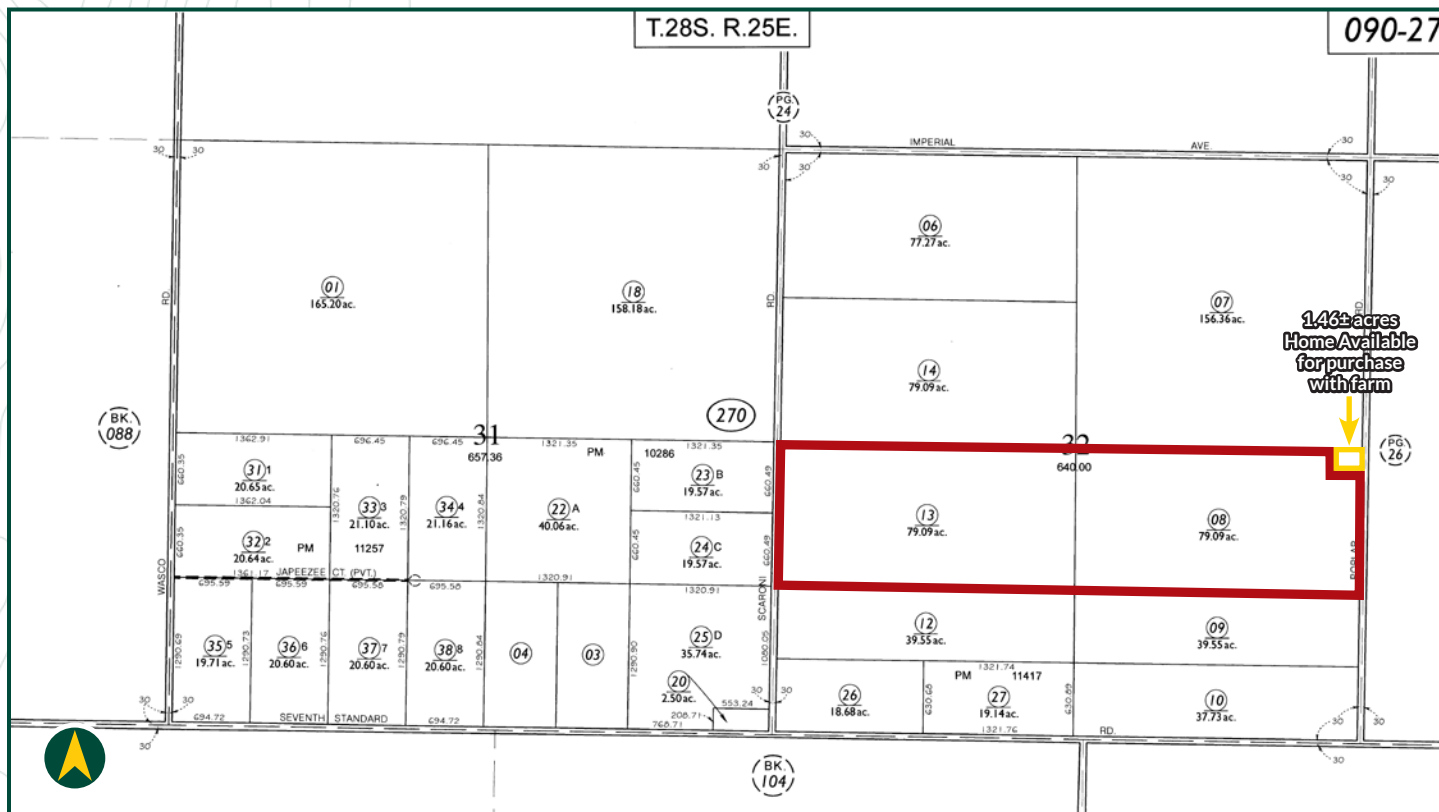
PROPERTY OVERVIEW



SOILS MAP

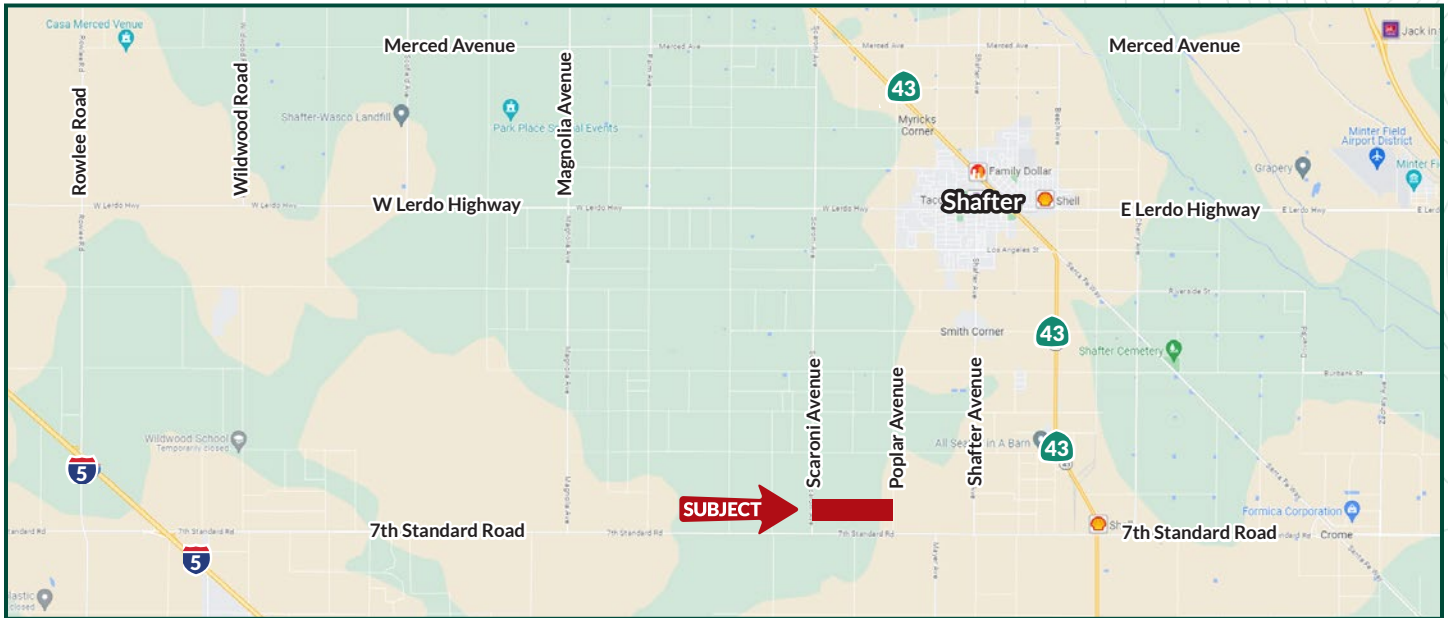


PARCEL MAP



\$1,959,000
(\$12,503± / ACRE)

STREET MAP



REGIONAL MAP



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A DIVISION OF PEARSON COMPANIES



106
YEARS

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OFFICES SERVING THE CENTRAL VALLEY

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