



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# **FOR SALE**

## **Wasco Pistachio Offering**



**223.31± Acres, Wasco  
Kern County, California**

- In Semi-Tropic WSD Boundaries & Well Water
- Tax Benefits
- Future Income

**Exclusively Presented By:  
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CA BRE #00020875



# Wasco Pistachio Offering

**223.31± Acres**

**\$4,131,000**  
**(\$18,500±/acre)**

**LOCATION:**

North east corner of Sherwood & Bell Rd, Wasco, Ca. Approximately 10± miles north west of Wasco, 36± miles north west of Bakersfield, 143± miles north of Los Angeles, and 248± miles south of San Francisco.

**DESCRIPTION:**

This 223.31± acre opportunity is located in the desirable farming area of Wasco, Ca. The offering is planted to 144.22± acres of Pistachios planted in April and June 2015, and 79.09± acres of Pistachios planted in April 2016.

**LEGAL:**

The land is zoned A (Exclusive Agricultural) and is not enrolled in the Williamson Act according to the county website. Portions of SE ¼ of Section 10 & East ½ of the NW ¼ of Section 15, Township 23S, Range 23E, MDB&M. Kern County, California. APN: 059-010-19 & 059-070-01.

**PLANTINGS**

**/CURRENT USE:**

SE ¼ Section 10, APN-059-010-19, 144.22± assessed acres:

144.22± acres- Pistachios, U.C.B. #1 root stock budded to Golden Hills with Randy pollinator, 20'x17', planted April & June -2015.

East ½ of NW ¼ Section 15, APN-059-070-01, 79.09± assessed acres:

79.09± acres- Pistachios, U.C.B #1 root stock, budded to Golden Hills with Randy pollinator, 20'x17', April 2016.

**SOILS:**

100±% (156) Garces silt loam, rating 3.

**WATER:**

The property is irrigated by 1 well (drilled Jan-2015±) and is within the Semi-Tropic Water Storage District boundaries (STWSD). The well is equipped with a 150HP electric motor. Contact listing agent for copies of pump tests & well water quality samples. The property adjoins the Poso Creek and STWSD existing facilities. In 2016/17, on behalf of the STWSD the Kern County Tax collector collects \$140±/acre with the property taxes. The planted orchards are irrigated by a single line drip system through a reservoir, 6 sand media filters, and 50HP booster.

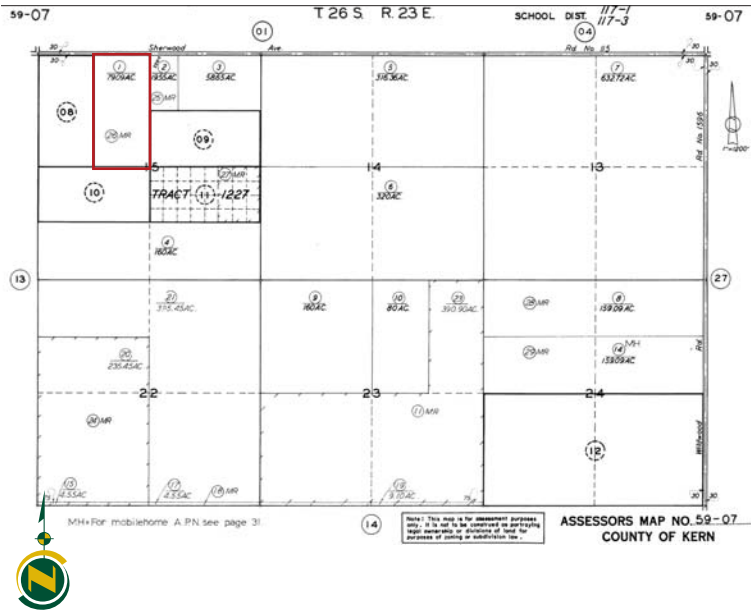
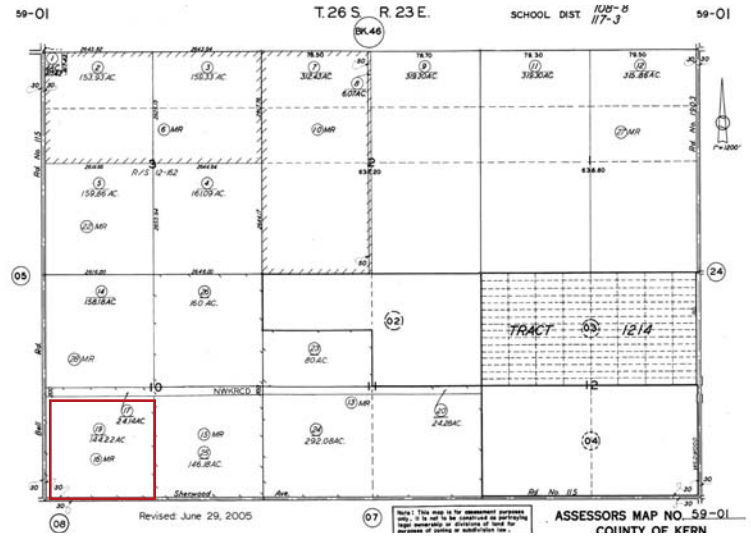
**PRICE/TERMS:**

\$4,131,000 (\$18,500±/acre) cash at close of escrow, excluding any remaining mineral rights.





| Irrigated Capability Class— Summary by Map Unit — Kern County, California, Northwestern Part (CA666) |                  |        |                |
|--|------------------|--------|----------------|
| Map unit symbol  | Map unit name    | Rating | Percent of AOI |
| 156  | Garces silt loam | 3      | 100.0%         |
| <b>Totals for Area of Interest</b>   |                  |        | <b>100.0%</b>  |



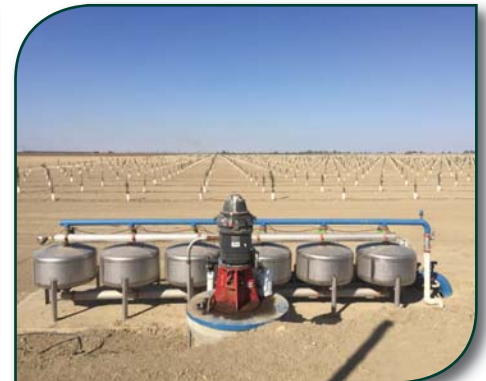
## PROPERTY PHOTOS



144.22± ac Planted

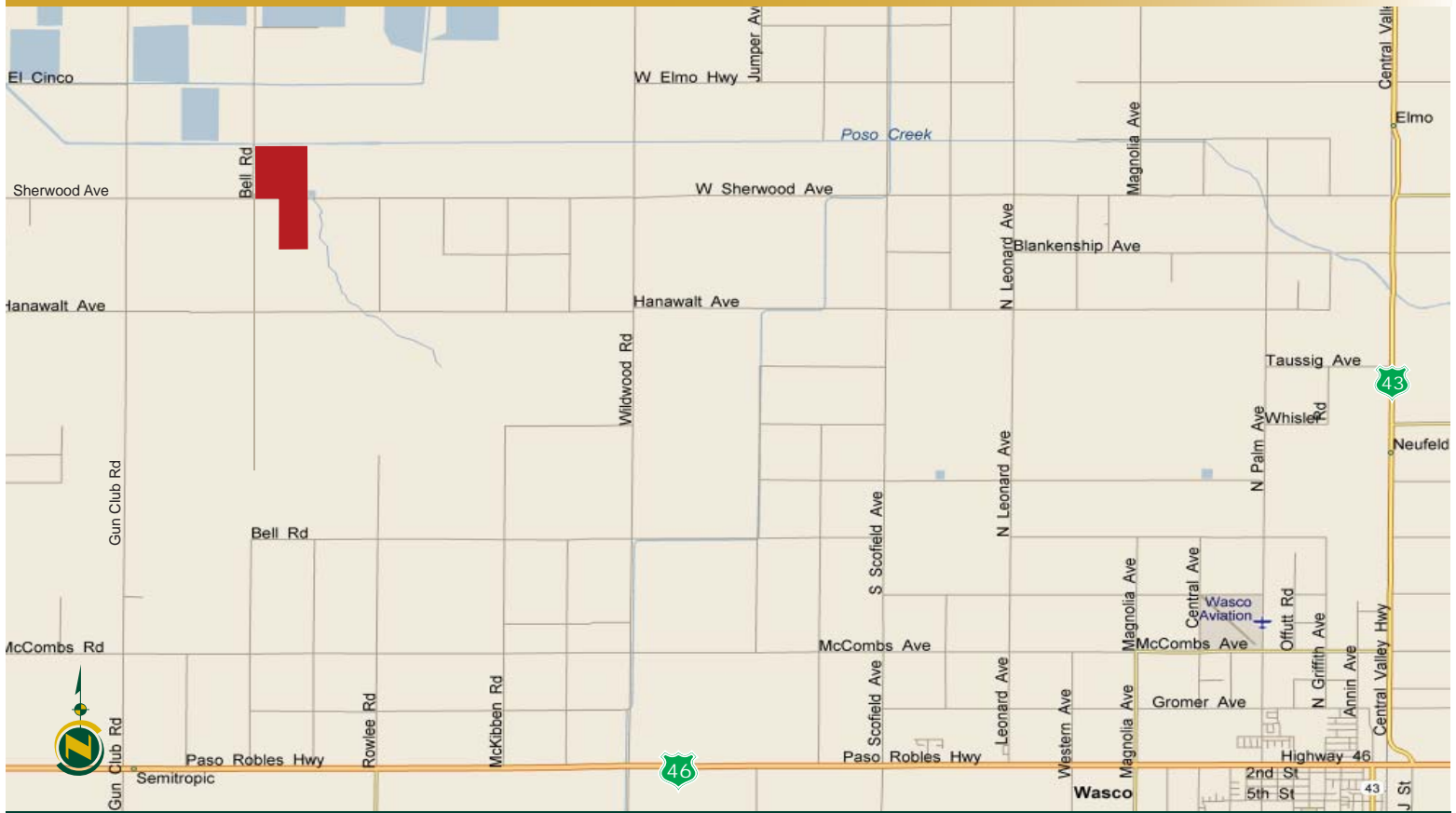


Well



Reservoir & Filter Station

# LOCATION MAP



# REGIONAL MAP



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7480 N. Palm Ave, Ste 101  
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661.334.2777



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

