

FOR SALE



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AGRICULTURAL PROPERTIES
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Shafter Wasco Irrigation District Almonds



248.82± Acres
Kern County, California

- District & Well Water
- Quality Soils
- Income
- Tax Benefits

Exclusively Presented By:
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Shafter Wasco Irrigation District Almonds

248.82± Acres

\$6,270,000
(\$25,200±/ac)

DESCRIPTION:

This 248.82± assessed acre opportunity is located in the desirable farming area of Shafter, Ca. The farm is planted to 241.6± acres of Almonds: 148.9± acres are mature, 57.1± acres are 13/15 year olds and 35.6± acres are 4 year olds. This investment opportunity offers income, tax benefits, and both district water & well water.

LOCATION:

North east corner of Shafter Rd & Burbank Avenue Shafter, Ca. Approximately 17± miles north of Bakersfield, 110± miles north of Los Angeles and 260± miles south of San Jose.

LEGAL:

The land is zoned Exclusive Agricultural (A) by the County of Kern, except APN's 090-030-69 & 71 are zoned Limited Agriculture (A-1). According to the County website only 090-030-08, 15 and 21 are enrolled in Williamson Act. Approx. legal: Ptn's of Section 22, Township 28S, Range 25E, MDB&M. Kern County, California. APN's: 090-030-07, 08, 14, 15, 16, 17, 19, 21, 28, 41, 42, 69, & 71, and 090-050-10, 15, & 16.

PLANTINGS:

241.6± acres planted acres as provided by Owner, particulars as follows:

Block 1 & 2

96.4± acres, 33% Butte 33% Padre 33% Mission, Nemaguard root, 21' x 24', planted 1994/95 (22 & 23± years)

Block 3

32.8± acres, 50% Butte 25% Padre 25% Mission, Nemaguard root, 21' x 24', planted 1997 (20± years)

Block 4

19.7± acres, 50% Butte 25% Padre 25% Mission, Nemaguard root, 21' x 24', planted 1997 (20± years)

Block 5

57.1± acres, 50% NonPareil 25% Carmel 25% Aldridge, Nemaguard root, 21' x 24', planted 2002/04 (13 & 15± years)

Block 6

35.6± acres, , 50% NonPareil 50% Monterey, Nemaguard root, 18' x 22', planted 2013 (4± years)

PRODUCTION:

Production as provided by Owner. Qualified Buyers may contact listing agent for detailed production records.

2016 - 2,066.72± lbs/acre average all varieties (blocks 1, 2, 3, 4 & 5) 206± planted acres

2016 - 514.49± lbs/acre average all varieties (block 6) 35.6± planted acres (3 years old)

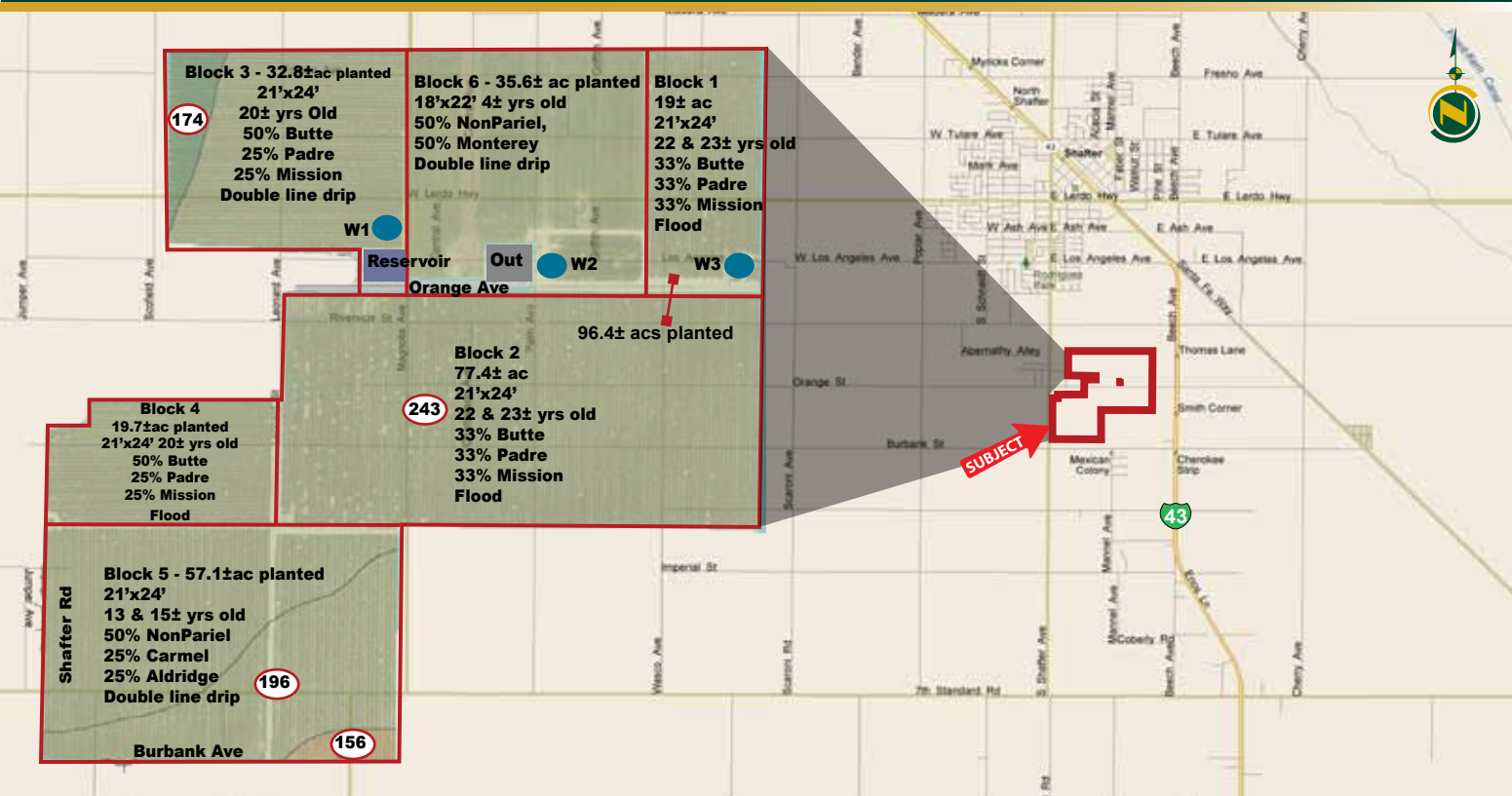


The offering has both district water and well water. There are 3 AG wells on the farm (per pump tests dated 9-11-17 total flow was 2,089± GPM). Qualified Buyers may contact listing agent for owners pump tests and water samples. The wells are equipped with electric motors; 40HP, 75HP and 150HP respectfully. Additionally the orchard is located in and receives surface water from the Shafter Wasco Irrigation through contract meters. The district levies two primary charges; in 2017 the Water Use Charge is \$88.64/acre foot, and the Standby Charge is \$20/acre. On behalf of the district the Kern County Tax collector collects a General Admin and General Project Service Charge of \$61±/assessed acre with the property taxes. Approx. 125.5± acres are irrigated with double line drip, sand media filters with a reservoir & electric booster pumps. The remaining 116.1± acres are flood irrigated. The owner reports the flood irrigated fields are set up with underground mainline for easy conversion to drip.

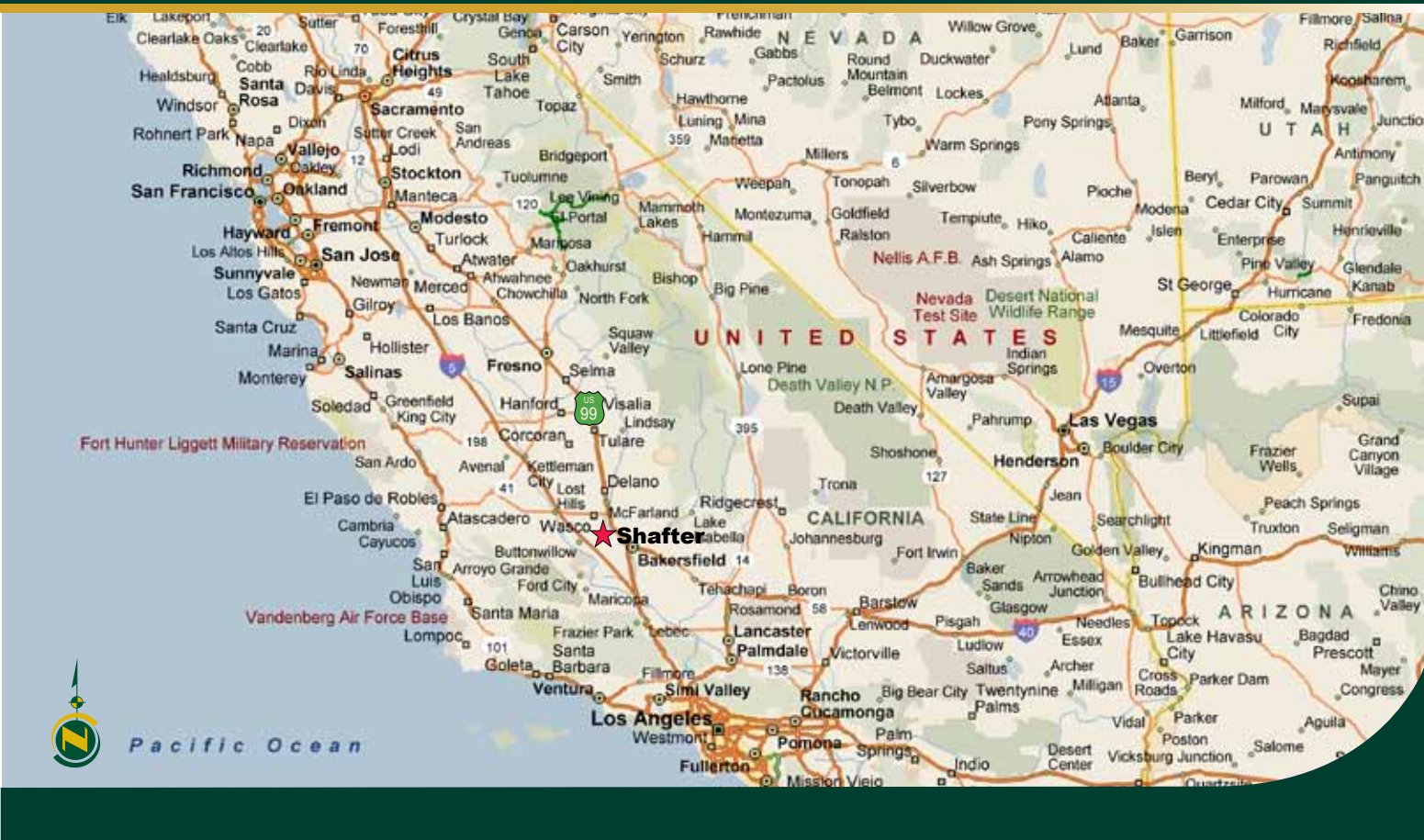
82.8±% (243) Wasco sandy loam, Grade 2 – Good
13.9±% (197) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Grade 2 – Good
1.8±% (174) Kimberlina fine sandy loam, 0-2% slopes, Grade 1- Excellent
1.6±% (156) Garces silt loam, Grade 4- Poor

\$6,270,000 or \$25,200±/acre. Cash at close of escrow. 2017 crop is excluded. Buyer to reimburse Seller for agreed costs towards 2018 crop.

LOCATION, SOIL & FARM MAP



REGIONAL MAP



Offices Serving The Central Valley

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7480 N. Palm Ave, Ste 101

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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.

