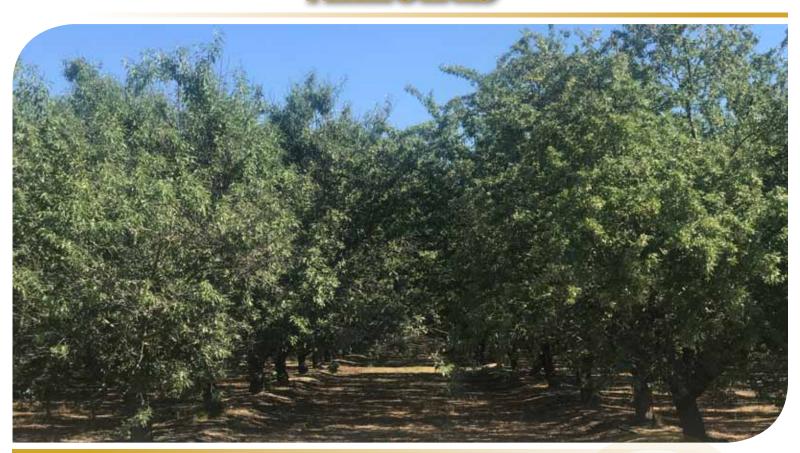
FOR SALE



Shafter Wasco Irrigation District Almonds



248.82± Acres Kern County, California

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

Exclusively Presented By: Pearson Realty



Shafter Wasco Irrigation District Almonds

248.82± Acres

\$6,270,000 (\$25,200±/ac)

DESCRIPTION:

This 248.82 \pm assessed acre opportunity is located in the desirable farming area of Shafter, Ca. The farm is planted to 241.6 \pm acres of Almonds: 148.9 \pm acres are mature, 57.1 \pm acres are 13/15 year olds and 35.6 \pm 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

 $96.4\pm$ 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

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







WATER:

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.

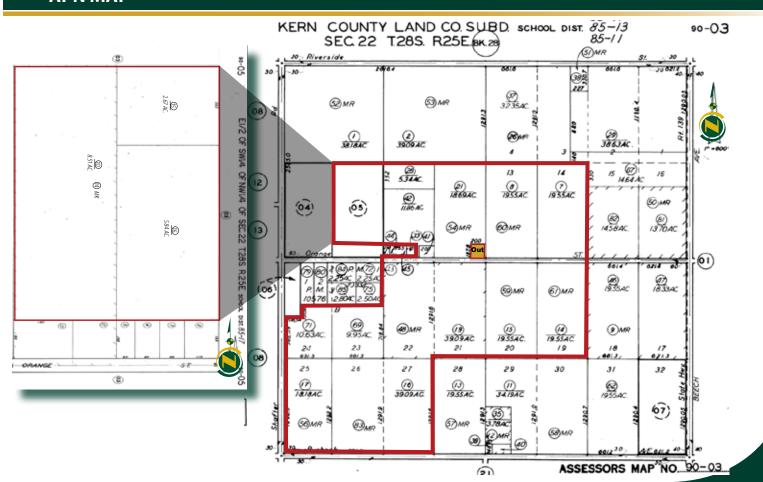
SOILS:

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

PRICE/TERMS:

\$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.

APN MAP



LOCATION, SOIL & FARM MAP Block 3 - 32.8±ac planted Block 6 - 35.6± ac planted 21'x24' 18'x22' 4± yrs old 20± yrs Old 174 50% NonPariel, 50% Butte 22 & 23± yrs old 50% Monterey 25% Padre **Double line drip** 33% Butte 25% Mission 33% Padre **Double line drip** 33% Mission Flood Out Reservoir W3 **Orange Ave** 96.4± acs planted Block 2 77.4± ac 21'x24' 243) 22 & 23± yrs old Block 4 19.7±ac planted 33% Butte 21'x24' 20± yrs old 33% Padre 50% Butte 33% Mission 25% Mission Flood Flood Block 5 - 57.1±ac planted 21'x24' Rd 13 & 15± yrs old 50% NonPariel 25% Carmel 25% Aldridge (196) **Double line drip** 156 **Burbank Ave REGIONAL MAP** Genda Carson Yerington Rawhide N E V A D A Round Fillmore / Salina Clearlake Oaks Cleartake Forestrill Willow Grove Baker Garrison Richfield 70 Citrus Duckwater Cobb Heights Rio Linda Lake Smith Santa Davis Belmont Lockes 49 Tahoe Hawthome Windsor Milford, Marysvale Topaz Sacramento Rohnert Park Napa Dixon Luning Mina Pony Springs San Andreas Satter Creek UTAH Vallejo Cakley 359 Manetta Lodi Warm Springs Bridgeport Antimony Stockton 12 6 Richmond Cakley San Francisco Onkland Tuolumne Parowa Panguitch Weepah, Tonopah Silverbow Manteca Lee Vining 61 Portal Cedar City Mammoth Modena Goldfield Montezuma_ Modesto Tempiute, Hiko Hayward Fremont Raiston Turlock Enterprese Los Altos Hills O San Nellis A.F.B. Ash Springs Alamo Pine Valley Atwater Cakhurst Glendale Sunnyvale Bishop Newman Merced Chambil Nevada Desert National Test Site Wildlife Range Kanab Chowchilla North Fork Big Pine Hurricane Los Gatos Gilroy Colorado Santa Cruz Los Banos Fredonia Mesquite NITED TA TES Marina, Lone Pine Overton Salinas Monterey Death Valley N.P. Greenfield Supai /isalia Death Valley Soledad King City Las Vegas Pahrump Lindsay Corcoran 395 Fort Hunter Liggett Military Reservation Tulare Grand Shoshone Carryon Village Henderson Wells Delano Trona El Paso de Robles Ridgecrest Peach Springs **Hills** McFarland -CALIFORNIA Atascadero State Line Cambria Wasco Seligman Shafterabella Johannesburg Nipton Cayucos Golden Valley Buttonwillow Bakersfield 14 San Baker Arrovo Grande Bullhead City Luis Ford City Tehachapi Obispo Santa Maria Barstow Glasgow Rosamond 58 ARIZONA Vandenberg Air Force Base Lenwood Lompoc Frazier Park Lancaster Lake Havas Bagdad Essex Prescott Ludlow 101 Santa Palmdale Victorville City Archer Goleta Barbara Mayer Saltus Simi Valley Rancho Big Bear City Twentynine Milligan Roads Congress Cocamonga Los Angeles Parker Aguila Westmont Palm Poston Pomona Pacific Ocean Vicksburg Junction Salo Springs Desert Indio

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