

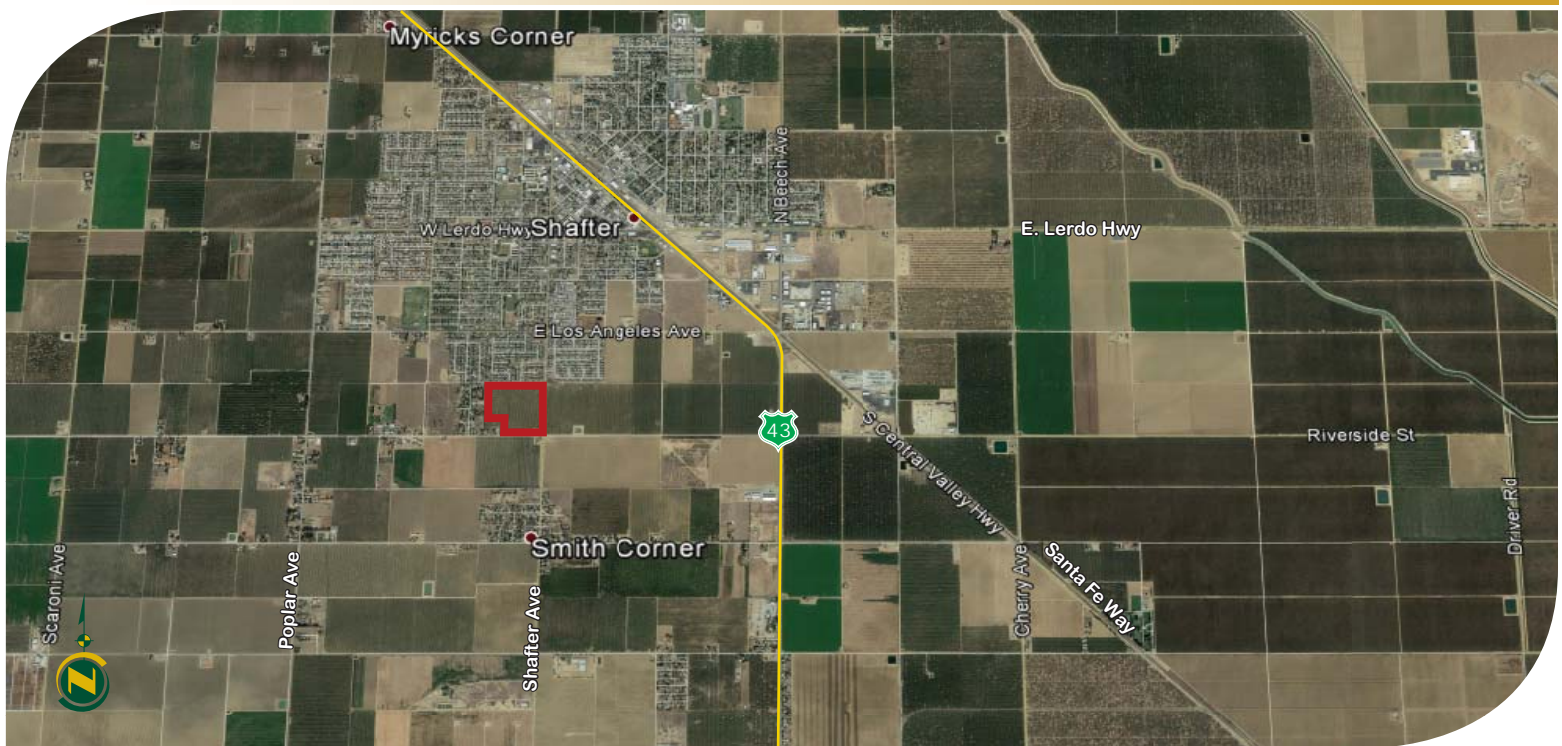
FOR SALE



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Shafter Wasco Irrigation District Walnuts



36.72± Acres Kern County, California

- In the City of Shafter
- R-1 Zoning
- SWID Water
- 100% Grade 1 Soils
- Tax Benefits
- Income and Possible Appreciation

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Shafter Wasco Irrigation District Walnuts

36.72± Acres

\$1,266,840

LOCATION:

This offering is on the north west corner of Riverside Street & Shafter Ave, within the city limits of Shafter, Ca. Approximately 14± miles north Bakersfield, 106± miles north of Los Angeles and 262±miles south of San Jose.

DESCRIPTION:

The 36.72±acre site is located in the desirable farming area of Shafter. This investment opportunity offers; income & possible appreciation, young walnuts, tax benefits, SWID water, within the city limits of Shafter, and R-1 zoning.

PLANTINGS:

The 36.72±acres are planted to Tulare Walnuts, paradox root stock, 24'x16' spacing, established in 2012.

PRODUCTION:

The owner reports the first crop in 2016 produced 1,200±lbs/acre. Detailed production records are available upon submission of an offer.

LEGAL:

The city of Shafter has the site zoned as R-1 (low density Residential) with minimum lot size of 6,480 sqft for internal lots and 6,835 sqft for corner lots. The property is not enrolled in the Williamson Act. Approx. legal: Portion of SE¼ of SE ¼ Section 16 in Township 28S, Range 25E, MDB&M. Kern County, California. APN's: 026-220-05 and 026-260-11.

SOILS:

100% (243) Wasco sandy loam, Grade 1 – Excellent (California Revised Storie Index (CA)).

WATER:

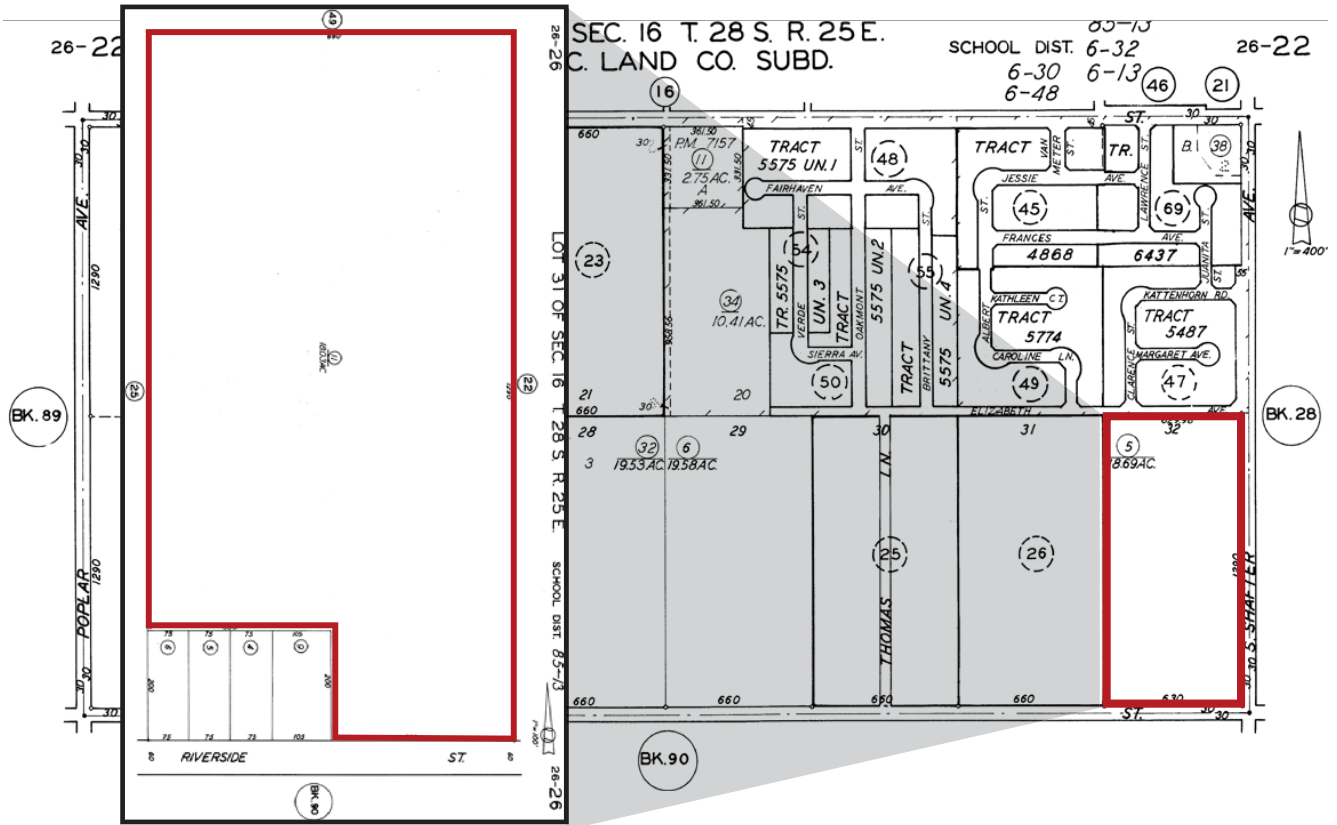
The site is located in and receives surface water from the Shafter Wasco Irrigation District through meter 1.1-3.1-11. The district levies two primary charges; in 2017 the Water Use Charge was \$88.64/acre foot, with a standby Charge is \$20/acre. On behalf of the district the Kern County Tax collector collects a General Admin and General Project Service Charge of \$66.60/acre with the property taxes. The Walnuts are irrigated by a fan jet micro system with sand media filters through a reservoir.

PRICE/TERMS:

\$1,266,840, cash at close of escrow, 2017 crop and farming expenses are included up to beginning of pre-harvest expenses. Once those expenses begin Buyer will reimburse Seller for those expenses through close of escrow in escrow. Seller to retain any remaining mineral rights.



ASSESSOR'S PARCEL MAPS

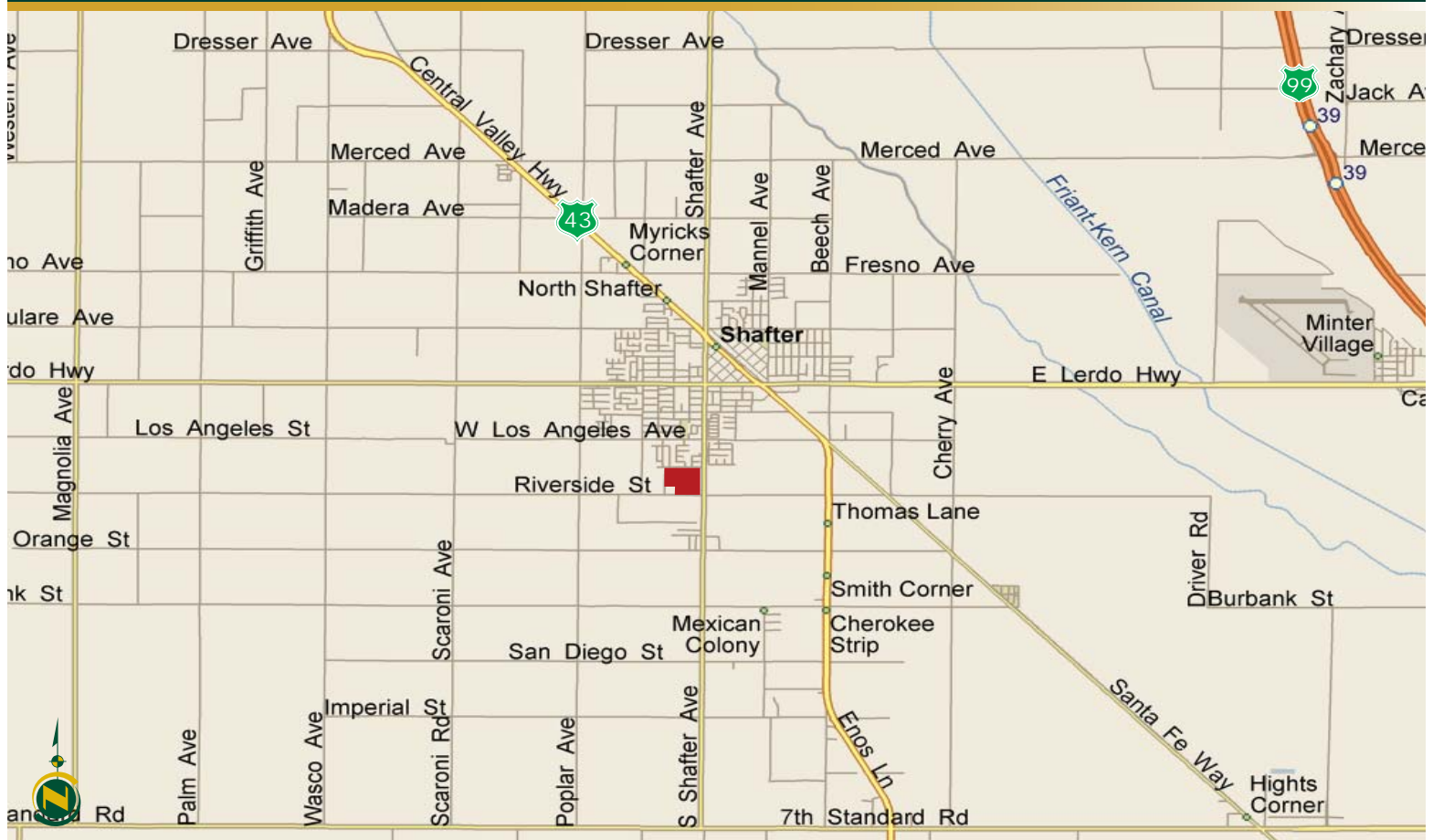


SOIL MAP

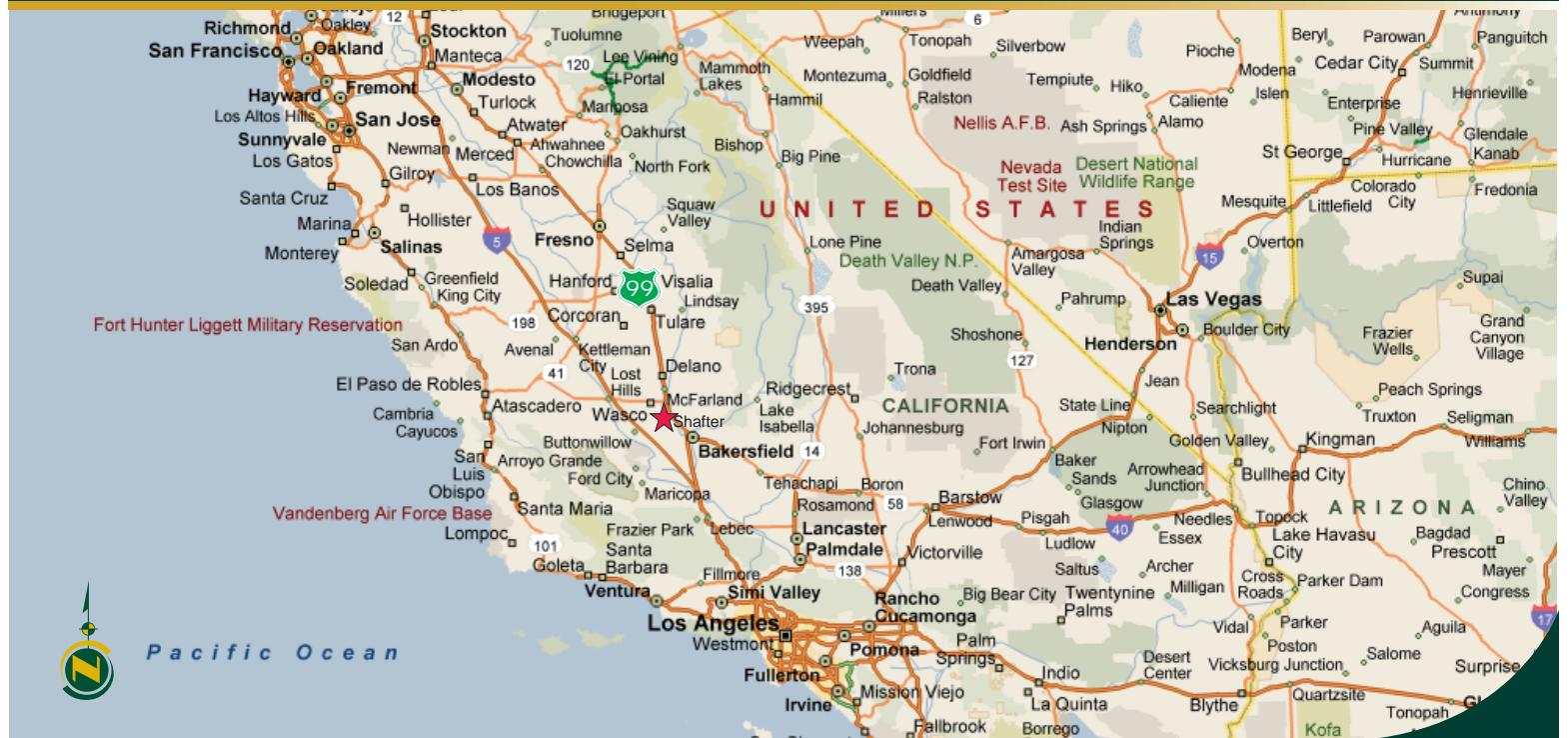


California Revised Storie Index (CA)— Summary by Map Unit — Kern County, California, Northwestern Part (CA666)				
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	100.0%
Totals for Area of Interest				100.0%

LOCATION MAP



REGIONAL MAP



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.

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