

KERN COUNTY ALMONDS MATADOR & SUNBIRD RANCHES

906.80± Acres
Kern County, California

\$14,152,000
(\$15,607±/Acre)

PRICE REDUCED

MATADOR RANCH

- Young orchards, 6 & 7 years of age
- Pump back meters into Semi-Tropic WSD
- Productive Soils
- Well Water & access to Semi-Tropic WSD Non-Contract water & Contract water
- Nicely appointed reservoirs and drip irrigation systems
- Investment Offers Income & Tax Benefits



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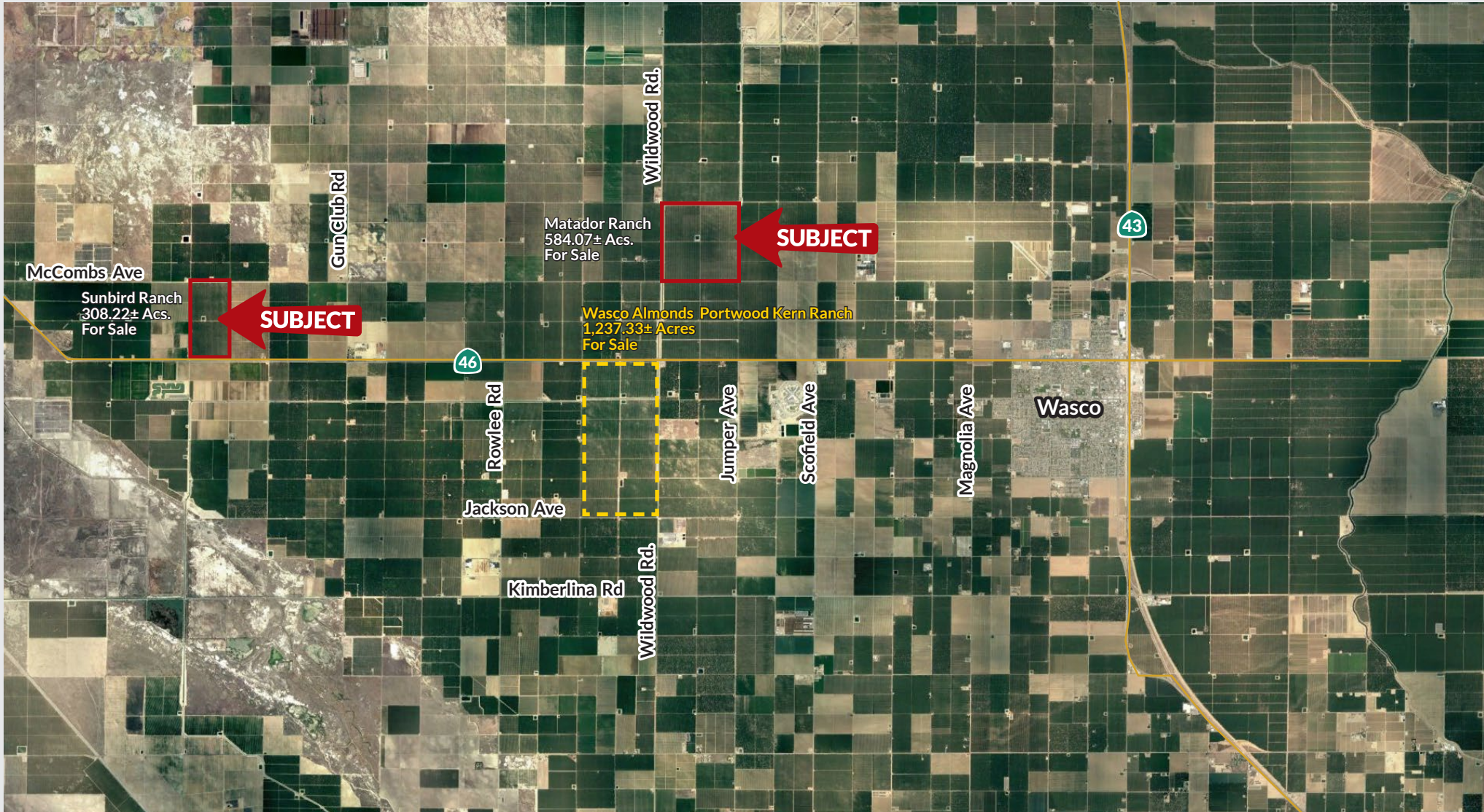
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PROPERTY LOCATION

The Matador Ranch is located at the northeast corner of Wildwood Road and McCombs Road. Approximately 7.5± miles northwest of the City of Wasco and 34± miles northwest of the City of Bakersfield. The Sunbird Ranch is located at the north side of Highway 46, and is 1.5± west of Gun Club Road. Approximately 12± miles northwest of the City of Wasco and 39± miles northwest of the City of Bakersfield.



PROPERTY DETAILS

DESCRIPTION

This 892.29± assessed acre opportunity (*plus 14.51± assessed acres of Licensed Area*) is planted to 872.57± acres of Almonds (*plus 13.49± acres of Licensed Area planting*). The offering consists of two separate ranches; the Sunbird Ranch is 308.22± assessed acres (*plus 14.51± acres of Licensed Area*) and the Matador Ranch 584.07± assessed acres. The Sunbird ranch is planted to 297.85± acres of Almonds (*plus 13.49± acres of Licensed Area planting*). The Matador Ranch is planted to 574.72± acres of Almonds. There are 5 wells, between both ranches, each with a reservoir, and filter station. The Matador filter station is enclosed within a steel framed metal building. The properties are located in Semi-Tropic Water Storage District and can receive contract and non-contract water from 4 meters. Non-contract lands can purchase non-contract from the district when available, even though all the property does not have entitlement. The offering also features: Young plantings, Pump back meters into Semi-Tropic WSD, Productive soils, and Offers Income & tax benefits.

WATER

The properties are irrigated by 5 wells and Semi-Tropic WSD with contract and non-contract water when available. The properties in total have 160± acres of contract water entitlement and 732.30± acres non-contract water. In 2023 STWSD levee's three primary charges; service charge of \$86 per acre foot of entitlement, water charge \$69 per acre foot delivered, and an ET charge. Non-Contracted lands are assessed two primary charges; \$175/\$177/\$179/AF delivered when available (*winter/summer/allocated*) and ET charge based on usage. In 2022/23, on behalf of the STWSD the Kern County Tax Collector collected a charge of \$139±/acre with the 2022/23 property taxes for all parcels.

Sunbird Ranch:

There is 1 well equipped with a 125HP electric motor. This ranch has 160± acres of contract entitlement (3.5± ft/ac) through turnout S-242, totaling 560± acre-feet. The remaining 148.2± acres of the property is non-contract service through turnout S41T. The orchard is irrigated by a nicely appointed fanjet system, with a lined reservoir, 12 sand media filters, 125HP electric booster pump, and gypsum silo.

Matador Ranch:

There are 4 wells equipped with a 400HP electric motor, and (3) 250±HP natural gas engine/gearhead. The equipment has been removed from DW2 the condition of this well in unknown. This ranch has 584.1± acres of non-contract service through turnouts PP561T that is powered by a rented diesel booster pump and PP474T that is powered by an electric booster pump. The orchard is irrigated by nicely appointed fanjet system, with 1 reservoir, 30 sand media filters enclosed in a steel framed metal building, 2 (167 HP) natural gas engine booster pumps, and gypsum silo.

Well	Name	Natural Gas/ Electric	HP	GPM	Pump Test Dates
1-Sunbird	Bartel 1	Electric	125±	1,054±	Jan, 2009
2-Matador	DW1	Natural Gas	250±	997±	4/19/21
3-Matador	DW2	Natural Gas	Pulled	N/A	4/19/21
4-Matador	DW4	Natural Gas	250±	536±	9/24/21
5-Matador	DW5	Electric	400	2,712±	4/21/21
TOTAL				5,299±	

LEGAL

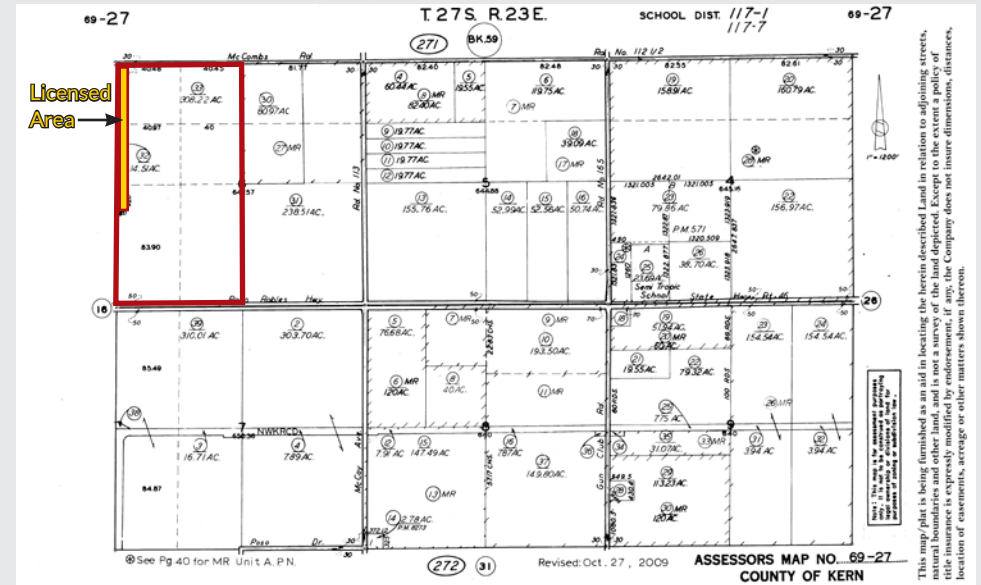
The land is zoned A (*Exclusive Agricultural*), and all but licensed area APN 069-271-32 are enrolled in the Williamson Act. Sunbird Ranch APN is 069-271-33. The licensed area is APN is 069-271-32. Portion of the west ½ of Section 6, Township 27S, Range 23E, MDB&M. Kern County, California. Matador Ranch APN: 059-290-09. Portion of Section 36, Township 26S, Range 24E, MDB&M. Kern County, California.

Ranch	APN	Assessed Acres ±	Zoning
Sunbird	069-271-33	308.22	A
Matador	059-290-09	584.07	A
Total Fee Acres		892.29	
Total Licensed Area	069-271-32	14.51	A
Total all Acres		906.8	

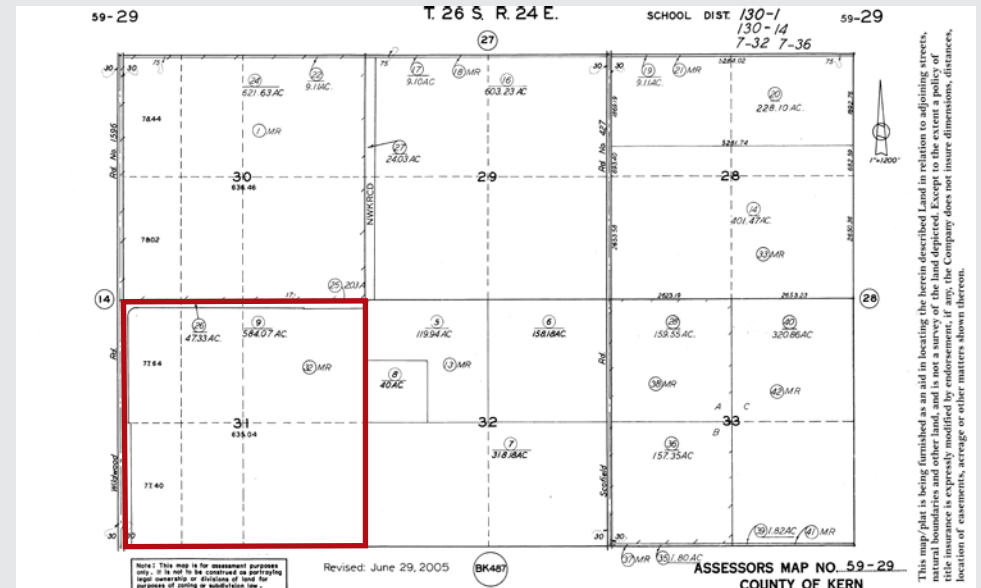
PRICE/TERMS

14152

Sunbird Ranch APN: 069-271-33



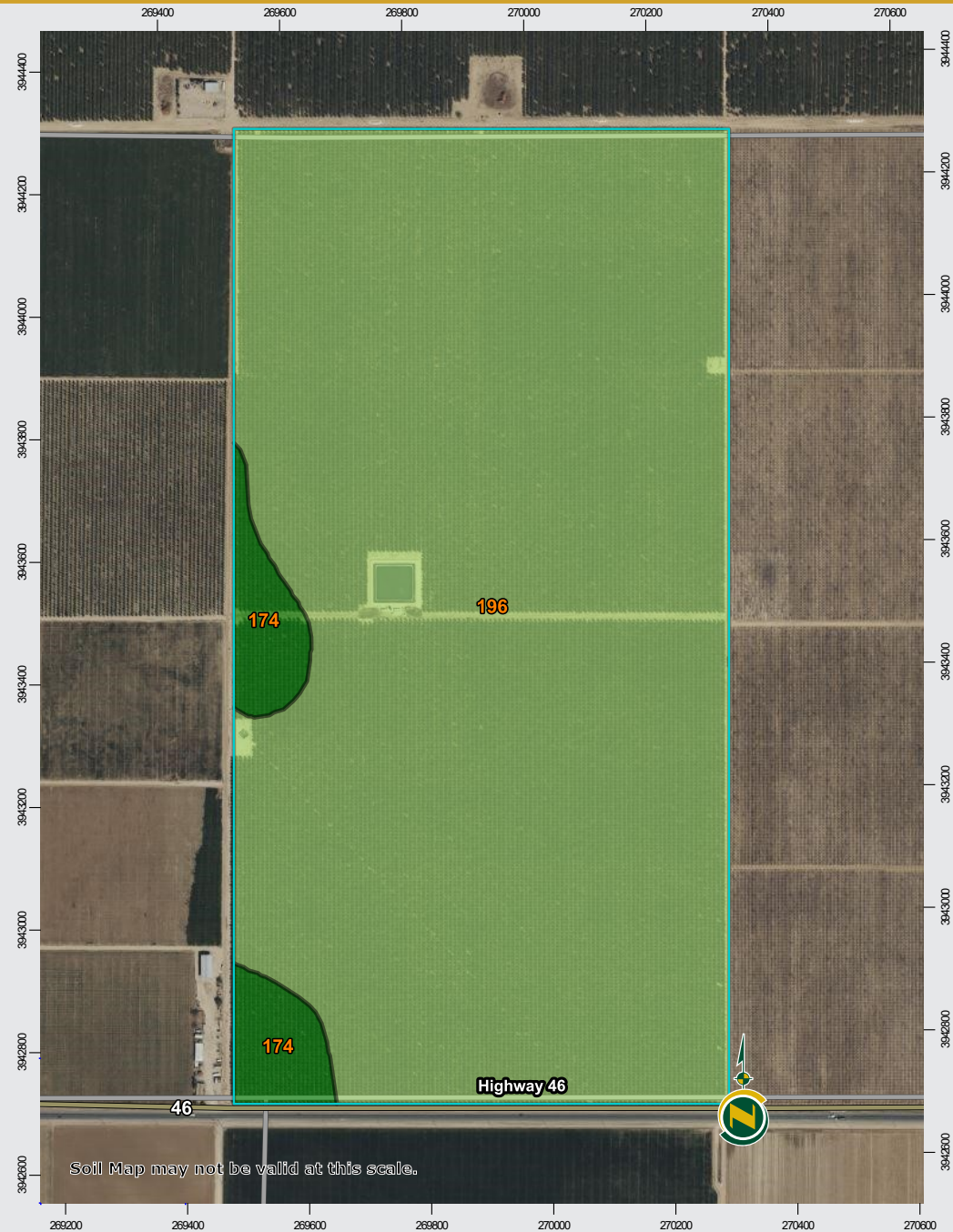
Matador Ranch APN: 059-290-09



SUNBIRD RANCH SOILS MAP

California Revised Storie Index (CA)

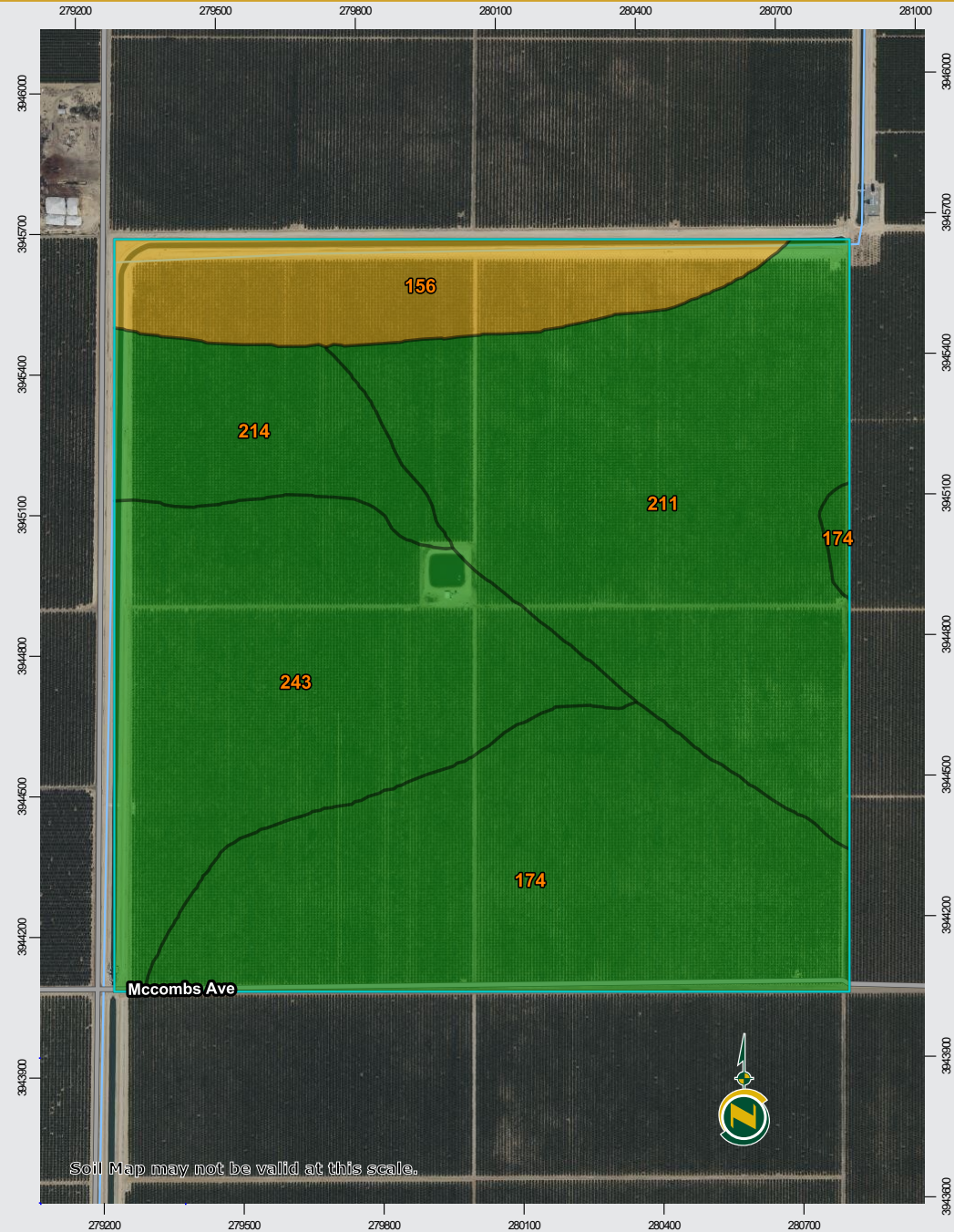
Map unit symbol	Map unit name	Rating
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good



MATADOR RANCH SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
156	Garces silt loam	Grade 4 - Poor
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent
211	Panoche clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
214	Calflax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent
243	Wasco sandy loam	Grade 1 - Excellent



SUNBIRD RANCH PLANTING MAP/WELLS

PRODUCTION

Detailed production records are available by contacting the listing agents.

Fields	Acres	Planted	Varieties	Spacing	Rootstock
1	145.52±	2016	50% Non Pareil, 25% Monterey, 25% Sonora	18'x24"	Brights Hybrid
2	152.33±	2016	50% Non Pareil, 25% Monterey, 25% Sonora	18'x24"	Brights Hybrid
STWSD <i>(licensed area)</i>	13.49±	2016	50% Non Pareil, 25% Monterey, 25% Sonora	18'x24"	Brights Hybrid
311.34± Total Planted					
11.39± (1.02± Licensed Area) Roads, Reservoirs, Waste					
Assessed Acres	322.73± (14.51± ac Licensed Area)				



MATADOR RANCH PLANTING MAP/WELLS

PRODUCTION

The 2022 crop yield was reported to be 1,414± lbs/acre average all on varieties. Detailed production records are available upon submission of offer.

Fields	Acres	Planted	Varieties	Spacing	Rootstock
1	129.40±	Spring 2017	50% Non Pareil, 50% Monterey	20'x22'	Brights Hybrid
2	144.05±	Fall 2017	50% Non Pareil, 50% Monterey	20'x22'	Brights Hybrid
3	145.33±	Fall 2017	50% Non Pareil, 25% Monterey, 25% Sonora	20'x22'	Brights Hybrid
4	155.94±	Spring 2017	50% Non Pareil, 25% Monterey, 25% Sonora	20'x22'	Brights Hybrid
574.72± Total Planted					
9.35± Roads, Reservoirs, Waste					
Assessed Acres	584.07±				



MATADOR

- Legend**
- Deep Well
 - Reservoir
 - District Meter
 - *Filter Station
 - Abandoned Well
 - Pump back Meter

*Enclosed steel framed building



PROPERTY PHOTOS



KERN COUNTY ALMONDS - MATADOR & SUNBIRD RANCHES

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Kern County, CA



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SUNBIRD

Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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.