

SHAFTER WASCO ID

ALMONDS AND FUTURE DEVELOPMENT LAND

\$1,053,270
(\$27,000±/Acre)

PRICE REDUCED



39.10± Acres

Kern County, California

- ¼ Mile From Existing Residential and Construction
- Residential Zoning
- Future Residential Development
- SWID Water
- Producing Almonds
- Productive Soils
- Tax Benefits

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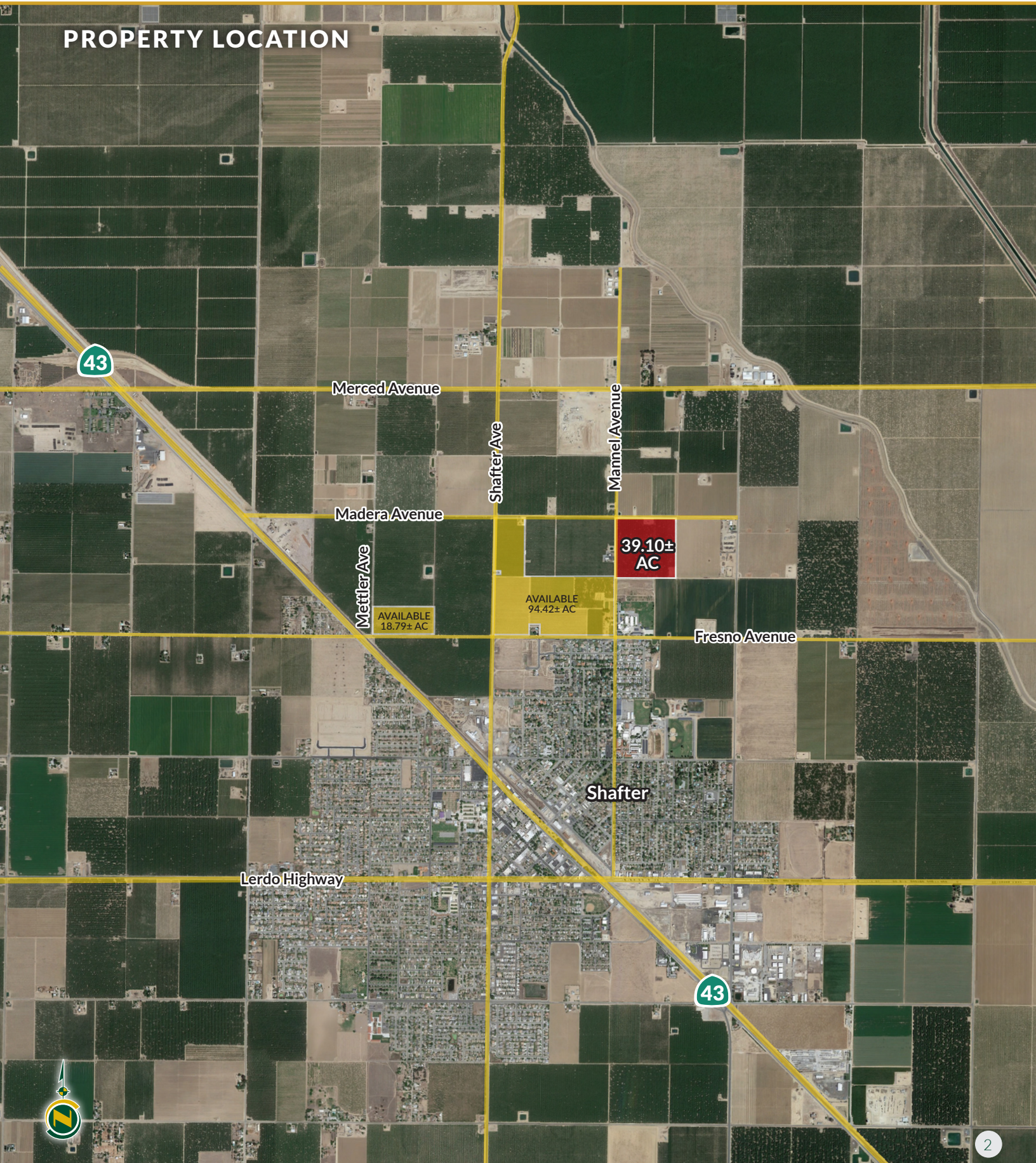
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Kern County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The land opportunity is conveniently located at the southeast corner of Madera Avenue and Mannel Avenue in the city limits of Shafter, CA. Approximately 19± miles north of Bakersfield, 126± miles north of Los Angeles and 267± miles south of Sacramento.

DESCRIPTION

This 39.1± acre opportunity is located in the city limits of Shafter, CA and is zoned E (Estate). The land is within a transitional area, whereas the area south of Fresno Avenue is dedicated to existing and under development residential subdivisions while the areas north of Fresno Avenue are primarily agriculture, except for Sequoia Elementary School which opened in 2007. Pending future development, the land is producing income from established Almonds. The site has district water from Shafter Wasco Irrigation District (SWID). An investment in this opportunity offers; ¼ mile from existing residential and construction, residential zoning, future residential development, SWID water, producing almonds, productive soils, and tax benefits.

ZONING

The land is zoned E (Estate) by the City of Shafter and is not enrolled in the Williamson Act. The primary purpose of the Estate zone district is to provide for and protect a rural atmosphere and lifestyle. This zoning is intended as an area for development of low density, large lot, single family detached residential dwelling units at a maximum allowable density of three and one-half (3 ½) dwelling units per gross acre.

PLANTINGS DETAILS

Acres	Planted	Varieties	Rootstock	Spacing	2020 Lbs/acre	2021 Lbs/acre	2022 Lbs/acre
36.00±	2004	Almonds/NP, Mont		22'x22'	1,935±	2,363±	--
<u>1.40±</u>		Oil Well sites					
37.40± acres							
<u>1.70±</u> Roads & Waste							
39.10± Assessed Acres							

LEGAL

Kern County APN: 089-020-38, 39 and 40. Described as the NW ¼ of the SE ¼ of Sec. 3 Township 28S, Range 25E, MDB&M.

SOILS

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

WATER

The land is irrigated by district water. The property is in Shafter Wasco Irrigation District (SWID) and receives contract water from meter # 2.6-5. In 2023, SWID is collecting the following: water cost of \$130/acre foot and standby of \$20/acre foot. The orchard is irrigated with drip irrigation through a flow guard filter. In the 2023/24 tax year the Kern County tax assessor collects \$123.66±/acre on behalf of SWID with the property taxes. There is an out of service well located on the site, its condition is unknown.

PRICE/TERMS

\$1,053,270 (or \$27,000±/acre) cash at close of escrow, plus reimbursement of costs toward growing crop. Seller to retain any and all remaining mineral rights.

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PROPERTY OVERVIEW



Madera Ave

SWID 2.6-5

Oil Well Site

Flow Guard Filter

Well
(out of service)

Almonds
NP/Mont
22'x22'
Est. 2004
36± acres

Oil Well Site

Mettler Ave



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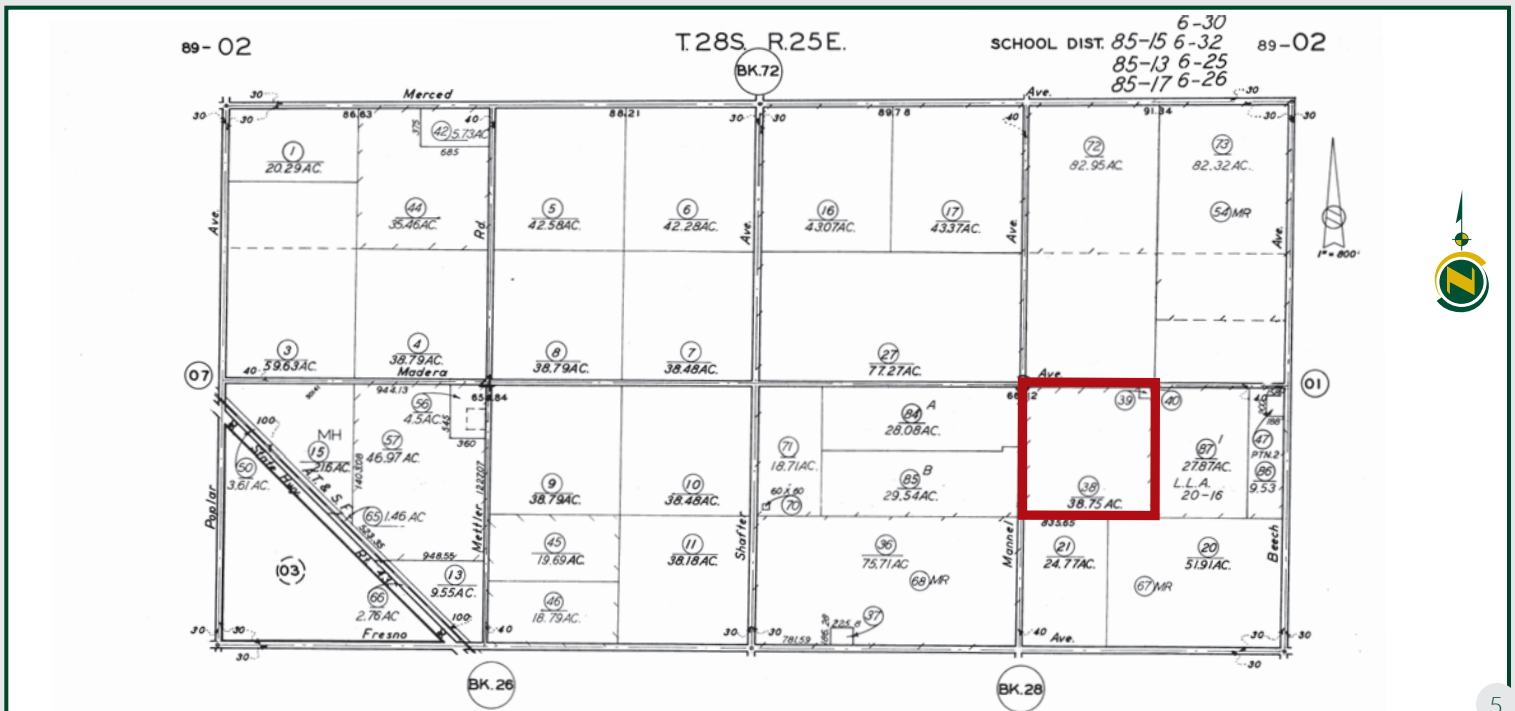


SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent of AOI
243	Wasco sandy loam	Grade 1 - Excellent	100.0%

PARCEL MAP



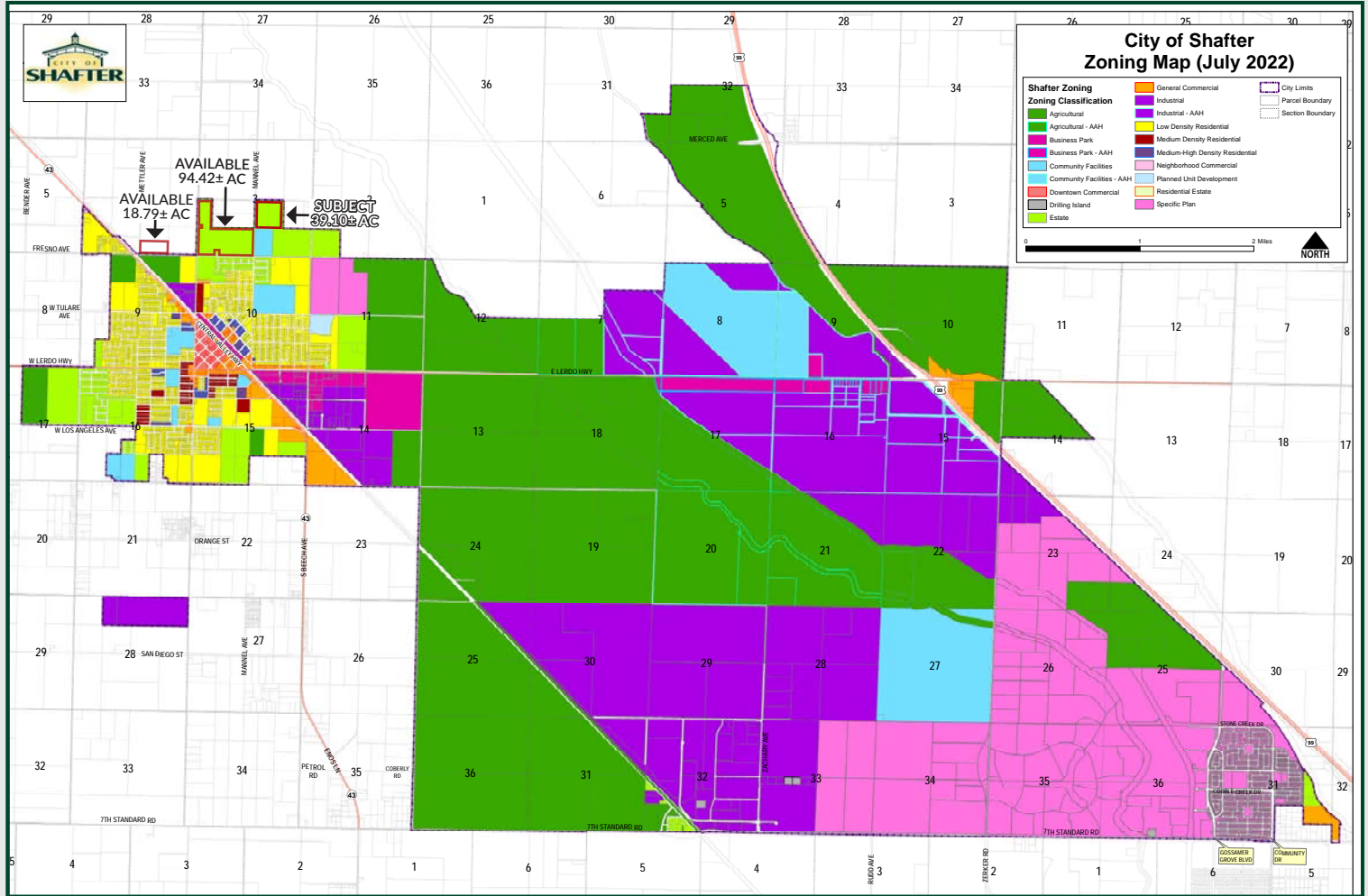
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CITY OF SHAFTER ZONING MAP



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PROPERTY PHOTOS



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LOCAL AND REGIONAL MAPS



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.



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