

ROWLEE ROAD

ALMONDS AND PISTACHIOS RANCHES 4 AND 6

\$758,080
(\$4,411±/Acre)



171.87± Acres - Kern County, California

- Located in Semi-Tropic WSD
- Well Water
- Full Production Pistachios
- Full Production Almonds
- 101.25± acre Lease Hold Interest Included
- Investment Offers Income and Tax Benefits

Exclusively Presented by:

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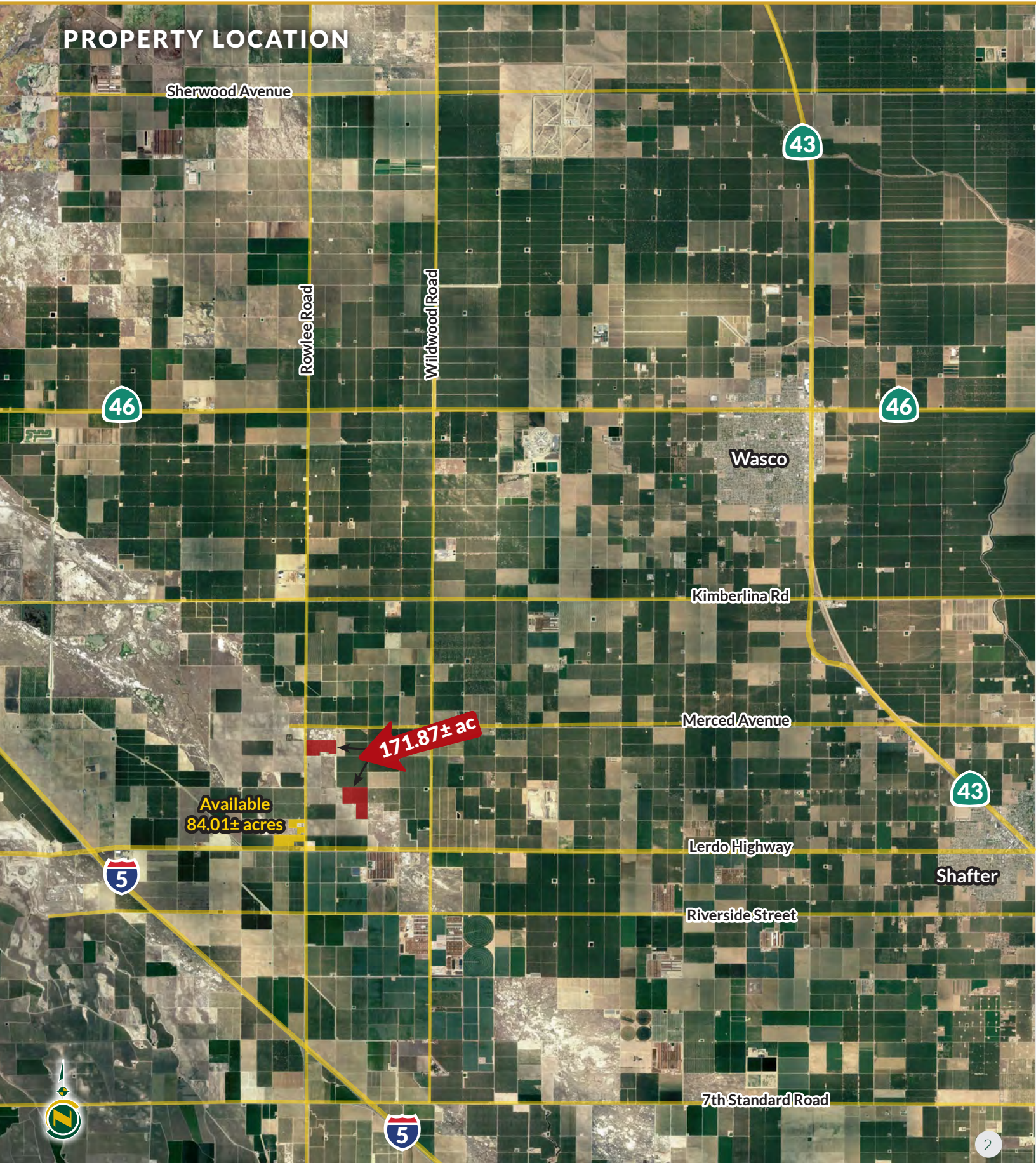
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171.87± Acres
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PROPERTY INFORMATION

LOCATION

The offering is located 1.5± miles north of the intersection of Lerdo Highway and Rowlee Road on the east side of Rowlee Road, approximately 8± miles west of Shafter, CA. Approximately 22± miles northwest of Bakersfield, 124± miles north of Los Angeles and 267± miles south of San Francisco.

DESCRIPTION

This 171.87± assessed acre and 101.25± acre leased opportunity is located in the desirable farming area of Buttonwillow, CA. The offering is planted to 40± acres of early production pistachios, 127.5± acres almonds, 4.37± acres land with 1 steel frame shop. 40± acres are fee owned pistachios, 31.25± acres are fee owned almonds, and 96.25± acres are lease hold interest almonds. The fee owned property is improved with 1 well equipped with diesel motor, gear head and fuel tank, and there is 1 well not in service. All the land is located in Semi-Tropic WSD and is irrigated with well water. The offering features Semi-Tropic WSD, well water, pistachios, and almonds in full production, 101.25± acre lease hold interests included, investment offers income, and tax benefits.

LEGAL

Fee Land - Portion of the south ½ of Section 2, Township 28S, Range 23E, MDB&M. Lease Hold Interest Land Portion of the NE ¼ of Section 11, Township 28S, Range 23E, MDB&M. All in Kern County, California. See chart for further property details.

SOILS (Irrigated Capability Class)

Fee Land Ranch 4 (except 1.25± ac.)

- 74.5±% (156) Garces silt loam, Rating 3
- 25.5±% (182) Lerdo complex, drained, Rating 3
- Lease Hold Interest Ranch 6
- 82.7±% (156) Garces silt loam, Rating 3
- 10.2±% (182) Lerdo complex, drained, Rating 3
- 7.1±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Rating 1

WATER

The orchards are irrigated with well water. The site is located within Semi-Tropic Water Storage District boundaries, but no turn out. The well is equipped with diesel motor, gear head and fuel tank. In 2024, STWSD non-contract owners are assessed an ET charge. In 2024/25, on behalf of the STWSD, the Kern County Tax Collector collected a charge of \$139±/acre with the property taxes. The pistachios are irrigated by single line drip system. The almonds are irrigated with a fan jet system through a reservoir with sand media filters.

PRICE/TERMS

\$758,080 (or \$4,411±/acre) cash at close of escrow. 2025 crop available subject to reimbursement of agreed farming expenses. Any sale is subject to assignment of Sellers interest in the Lease Hold Improvements. Seller shall prepare and provide assignments of the Lease Hold Interests. Contact the listing agents for details.



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PROPERTY DETAILS

Ranch 4 APN	Acres ±	Use	Zoning	Ag Preserve
Fee 087-030-01	1.20	Pistachios	A	No
Fee 087-030-16	2.50	Pistachios	A	No
Fee 087-030-17	2.50	Pistachios	A	No
Fee 087-030-18	2.50	Pistachios	A	No
Fee 087-030-19	2.50	Pistachios	A	No
Fee 087-030-20	2.50	Pistachios	A	No
Fee 087-030-21 (1)	2.50	Pistachios	A	No
Fee 087-030-22	1.20	Pistachios	A	No
Fee 087-030-23	1.20	Pistachios	A	No
Fee 087-030-25	2.39	Pistachios	A	No
Fee 087-030-26	2.39	Pistachios	A	No
Fee 087-030-27	1.20	Pistachios	A	No
Fee 087-030-28	1.20	Pistachios	A	No
Fee 087-030-29	2.39	Pistachios	A	No
Fee 087-030-30	1.20	Pistachios	A	No
Fee 087-030-44	2.50	Pistachios	A	No
Fee 087-030-45	2.50	Pistachios	A	No
Fee 087-030-50	2.50	Pistachios	A	No
Fee 087-030-51	2.50	Pistachios	A	No
Pistachio Fee	39.37			
Fee 087-030-03 (2)	1.25	Almonds	A	No
Fee 087-030-04	2.50	Almonds	A	No
Fee 087-030-05	1.25	Almonds	A	No
Fee 087-030-06	1.25	Almonds	A	No
Fee 087-030-07	2.50	Almonds	A	No
Fee 087-030-08	2.50	Almonds	A	No
Fee 087-030-13 (3)	1.25	Almonds	A	No
Fee 087-030-14	1.25	Almonds	A	No
Fee 087-030-32	5.00	Almonds	A	No
Fee 087-030-42	2.50	Almonds	A	No
Fee 087-030-43	2.50	Almonds	A	No
Fee 087-030-46	2.50	Almonds	A	No
Fee 087-030-47	2.50	Almonds	A	No
Fee 087-030-48	2.50	Almonds	A	No
Almonds Fee	31.25			
Ranch 6 Leased Fee				
Lease 087-060-10 (4)	30.00	Almonds	A	No
Lease 087-060-04 (5)	70.00	Almonds	A	No
Lease 087-030-03 (6)	1.25	Almonds	A	No
Almonds Leased Fee	101.25			
Total All Assessed Acres	171.87			



NOTES:

(1) Shop and 1 out of use well. (2) Own 50% of 2.5 acres, own 1.25 acres and lease 1.25. (3) Ag well (4) Melo/ Worden lease expires 12-31-26. (5) AERA Energy LLC, lease expires 12-31-38. (6) Portion Ranch 4. Own 50% of 2.5 acres, own 1.25 acres and lease 1.25

PLANTING DETAIL:

Ranch	Acres±	Crop	Variety	Plant/Bud	Root	Sapacing
Fee 4	40.00	Pistachios	Kerman/Peter	2006/07	Pioneer Gold	20' x 17'
Fee 4	31.25	Almonds	50% NP, 25% Mont, 25% Fritz	2016	Hansen	22' x 16'
Leased 4	1.25	Almonds	50% NP, 25% Mont, 25% Fritz	2013	Hansen	22' x 18'
Leased 6	35.00	Almonds	50% NP, 25% Mont, 25% Fritz	2013	Hansen	22' x 18'
Leased 6	30.00	Almonds	50% NP, 25% Mont, 25% Fritz	2016	Hansen	22' x 16'
Leased 6	30.00	Almonds	50% NP, 25% Mont, 25% Fritz	2016	Hansen	22' x 16'
Almonds	127.50					
Planted Acres	167.50					

PRODUCTION HISTORY:

Ranch	Crop	2024 Yield ±lbs/ac
4	Pistachios	1,085
4 and 6	Almonds	1,783

Notes: Detailed production records are available upon submission of offer.

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PROPERTY OVERVIEW



RANCH 4 (Fee)
40.00± ac.
Pistachios
Plant 06/Bud 07
Kerman/Peter
Pioneer Gold
20'x17'

RANCH 4
31.25± ac. (Fee)
1.25± ac. (Leased)
Almonds
Plant 16
50% NP, 25% Mont,
25% Fritz Hansen
22' x 16'

RESERVOIR

DESEL MOTOR
WELL/FILTER STATION

OUT OF SERVICE WELL SHOP

Rowlee Road



Unplanted

RANCH 6 (Leased)
65± ac.
Almonds
30± ac. Plant 16 22' x 16'
35± ac. Plant 13 22' x 16'
50% NP, 25% Mont, 25% Fritz Hansen

RANCH 6 (Leased)
30± ac.
Almonds
Plant 16
50% NP,
25% Mont,
25% Fritz Hansen
22' x 16'

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SOIL MAPS



Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Percent AOI
156	Garces silt loam	3	74.5%
182	Lerdo complex, drained	3	25.5%
Total			100.0%



Irrigated Capability Class

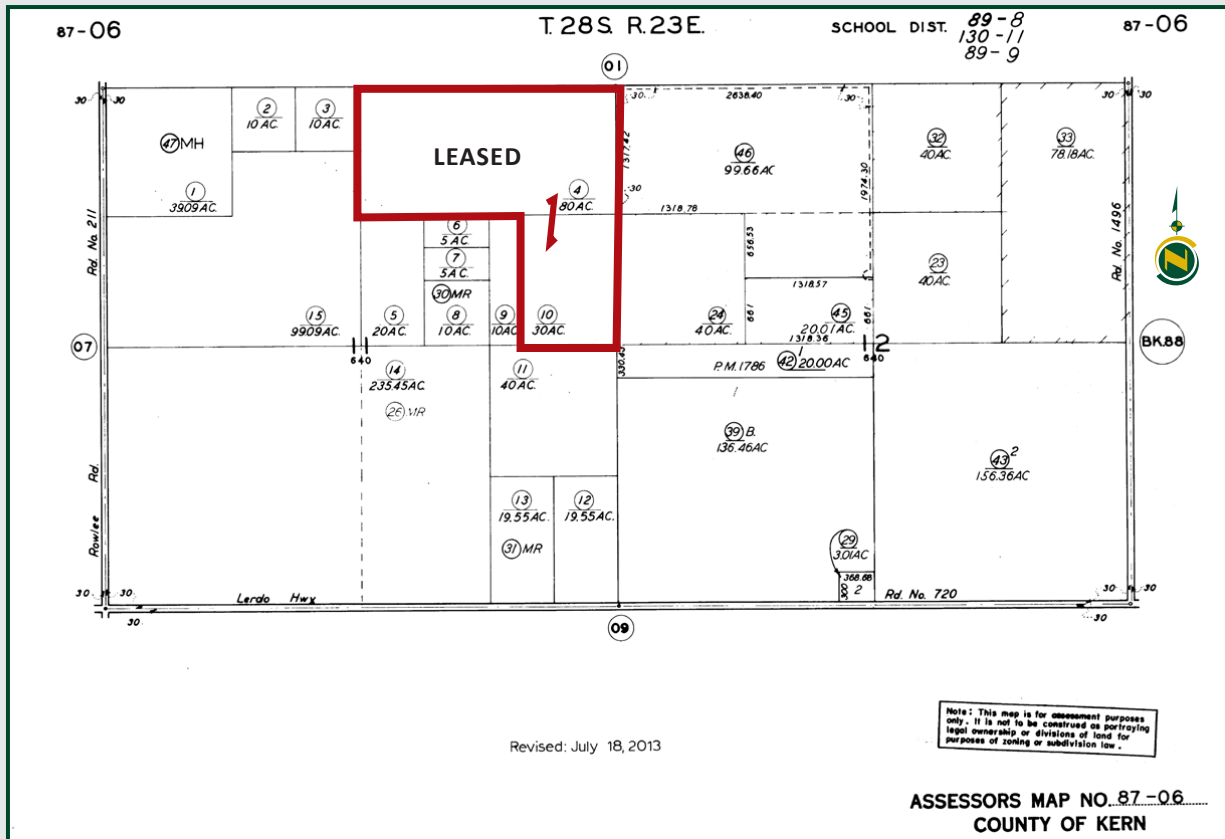
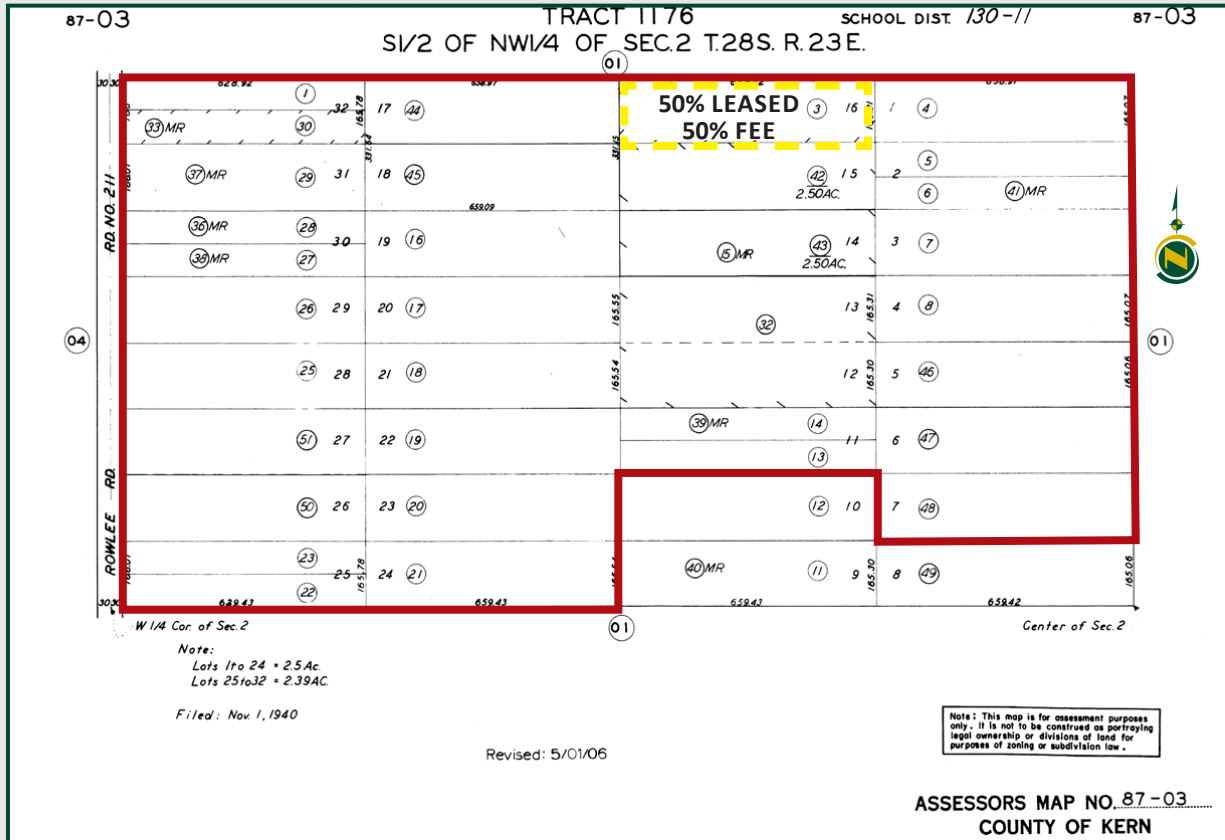
Map unit symbol	Map unit name	Rating	Percent AOI
156	Garces silt loam	3	82.7%
182	Lerdo complex, drained	3	10.2%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	1	7.1%
Total			100.0%

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APN MAPS

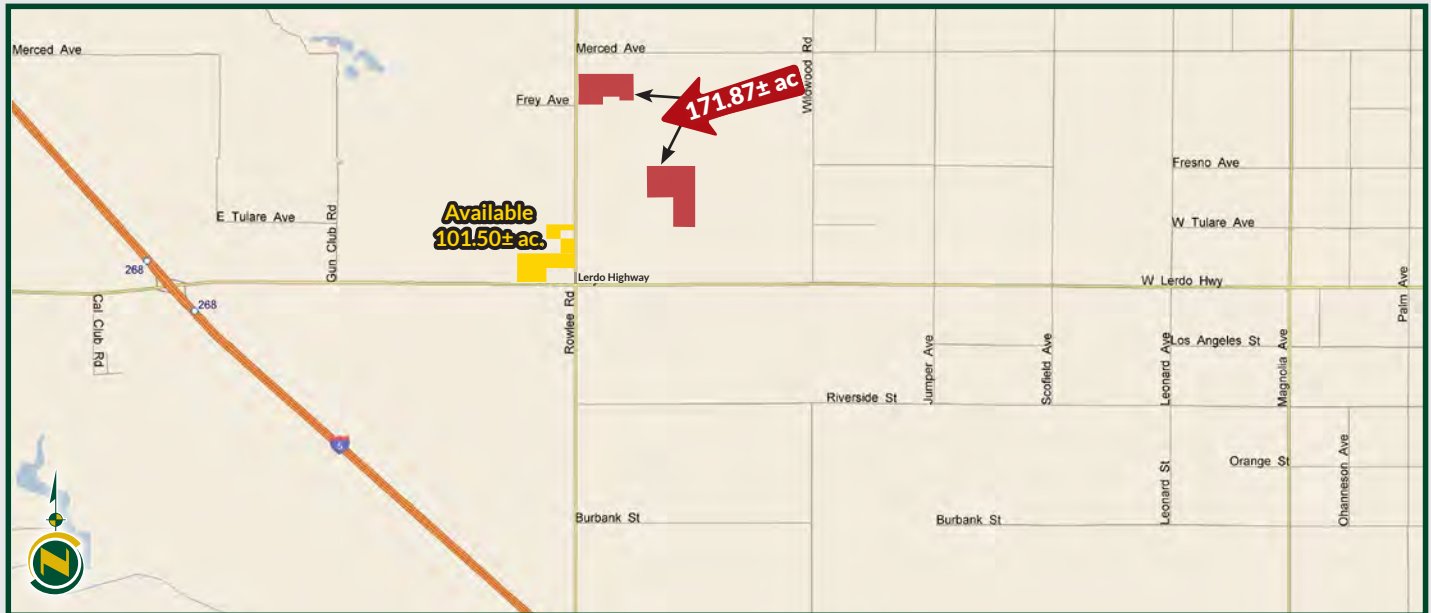


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LOCATION MAP



REGIONAL MAP



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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