

# KERN COUNTY ALMONDS, CHERRIES AND SOLAR

**\$2,664,000**  
(\$17,002/Acre)



## 156.68± Acres - Kern County, California

- Well Water
- Productive Soils
- Almonds and Cherries in Full Production
- Income
- 205KW Solar System
- Tax Benefits

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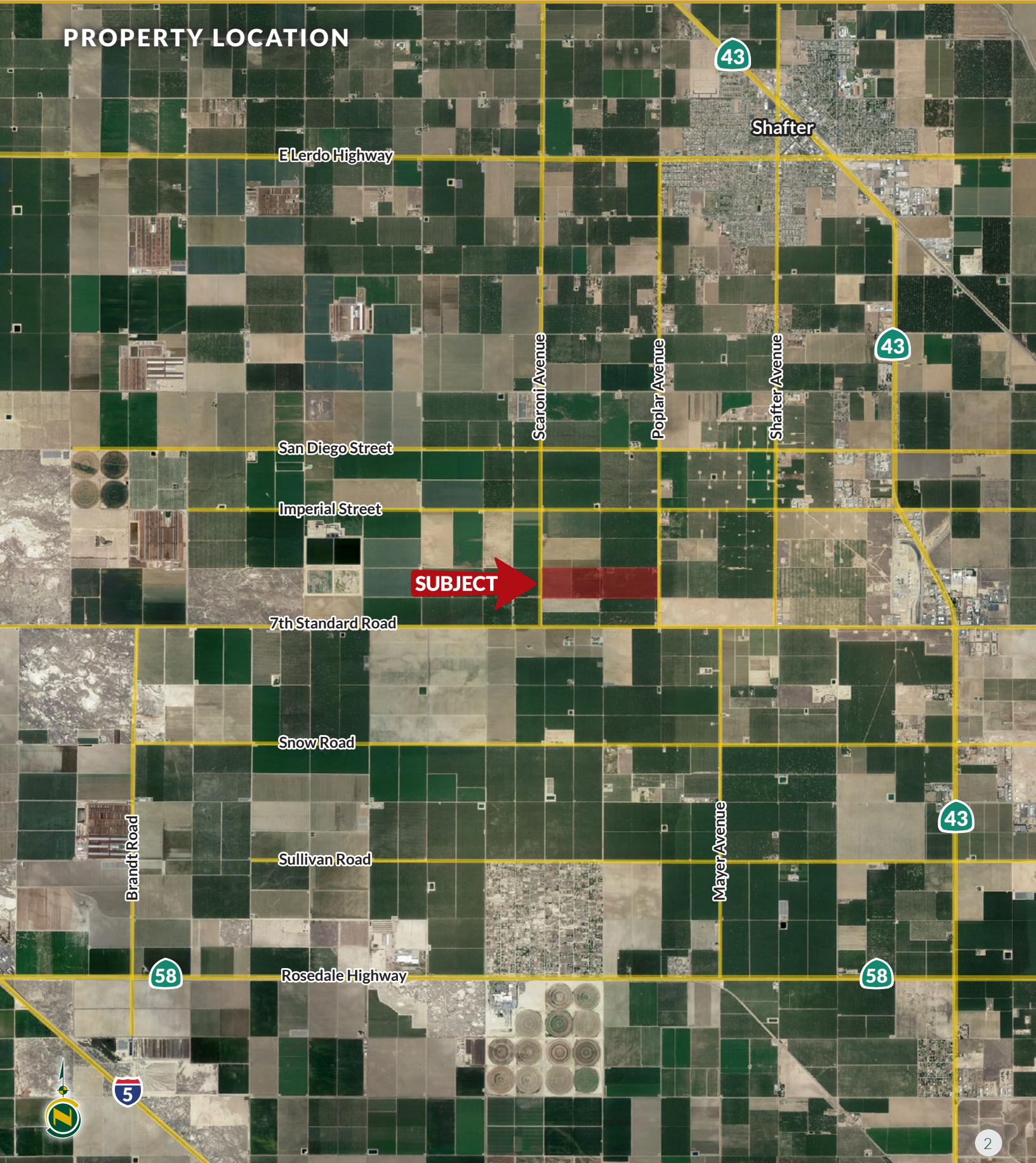


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156.68± Acres  
Kern County, CA



## PROPERTY LOCATION



**SUBJECT**



## PROPERTY INFORMATION

### LOCATION

The offering is located conveniently between Poplar Avenue and Scaroni Road, ¼ mile north of 7th Standard Road, approximately 4.9± miles south of Shafter, CA. Regionally the subject property is located 20± miles northwest of Bakersfield, 124± miles north of Los Angeles, and 224± miles south of San Jose.

### DESCRIPTION

This 156.68± assessed acre opportunity is located in the desirable farming area of Shafter, CA. This land is planted to 126± acres of almonds, 23± acres of cherries, both in full production, and a 205KW solar system installed in 2015. The orchards are irrigated with well water. The property is located in the Shafter Wasco Irrigation District 7th Standard annexed area, however, does not receive surface water. The offering features: well water, productive soils, almonds and cherries in full production, income, 205KW solar system, and tax benefits.

### LEGAL

The land is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act. The north ½ of the south ½ of Section 32, Township 28S, Range 25E, MDB&M. APN's 090-270-08 and 13, Kern County.

### PLANTINGS

| Field Name               | Acres   | Planted | Varieties                             | Spacing  | Rootstock   |
|--------------------------|---------|---------|---------------------------------------|----------|-------------|
| Scaroni Shasta (Almonds) | 38±     | 2017    | 100% Shasta                           | 22'x18'  | Cornerstone |
| Poplar Home (Almonds)    | 34±     | 2002    | 50% Non Pareil, 25% Carmel, 25% Fritz | 22'x18'  | Nemaguard   |
| Poplar Solar (Almonds)   | 34±     | 2005    | 50% Butte, 50% Mission                | 20'x17'  | Hansen      |
| Scaroni Almonds          | 20±     | 1996    | 50% Butte, 50% Mission                | 23'x22'  | Nemaguard   |
| Old Cherries             | 4.5±    | 1981/86 | Brooks, Tulare, Ranier                | 18'x14'  | Colt        |
| New Cherries             | 18.5±   | 2012    | Coral, Brooks, Tulare                 | 16'x5.5' | Colt        |
| Total Planted            | 149±    |         |                                       |          |             |
|                          | 9.18±   |         | Roads, Solar, Waste, Etc.             |          |             |
| Adjusted                 | (1.5±)  |         | Less excluded Home and Shop area      |          |             |
| Assessed Acres           | 156.68± |         |                                       |          |             |

Almond 4 year yield history is reported by owner to be 2,572±lbs/acre average all on varieties. Detailed production records are available upon submission of offer.

Cherry 4 year yield history is reported by owner to be 3,043.57±lbs/acre average all on varieties. Detailed production records are available upon submission of offer.

### SOILS

100±% (156) Garces Silt Loam, Irrigated Capability Class, 3 - Rating

### WATER

The property is irrigated with well water. The well is equipped with 200HP electric motor with a VFD panel. The almonds and cherries are irrigated by a double line drip system, spin clean type filter, acid injection systems, and 40HP booster pump. The cherries are benefited by an overhead sprinkler system for cooling. The land is located within Shafter Wasco Irrigation District (SWID) 7th Standard annexed area. In 2023/24, on behalf of the SWID the Kern County Tax collector collected a charge of \$176.63±/acre with the 2023/24 property taxes.

### PRICE/TERMS

\$2,664,000 (or \$17,002±/acre) cash at close of escrow. The 2024 crop is available subject to reimbursement of agreed farming expenses. The sale is subject to Seller's completion of lot line adjustment to retain 1.5± acres and the house and shop area.



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## PROPERTY OVERVIEW

Scaroni Road

Poplar Road

|  |   |  |  |
|--|---|--|--|
| <p><b>Almonds</b><br/>100% Shasta<br/>2017<br/>38± acres</p> | <p><b>Cherries</b><br/>Coral, Brooks, Tulare<br/>2012<br/>18.5± acres</p> <hr/> <p><b>Almonds</b><br/>50% Butte, 50% Mission<br/>1996<br/>20± acres</p> | <p><b>Solar</b> <b>200HP Well</b> </p> <p><b>Almonds</b><br/>50% Butte, 50% Mission<br/>2005<br/>34± acres</p> | <p><b>Almonds</b><br/>50% non Pareil, 25% Carmel, 25% Fritz<br/>2002<br/>34± acres</p> |
|--|---|--|--|

**Cherries**  
Brooks, Tulare, Ranier  
1981/1986  
4.5± acres

7th Standard Road





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## SOILS MAP









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## PROPERTY PHOTOS



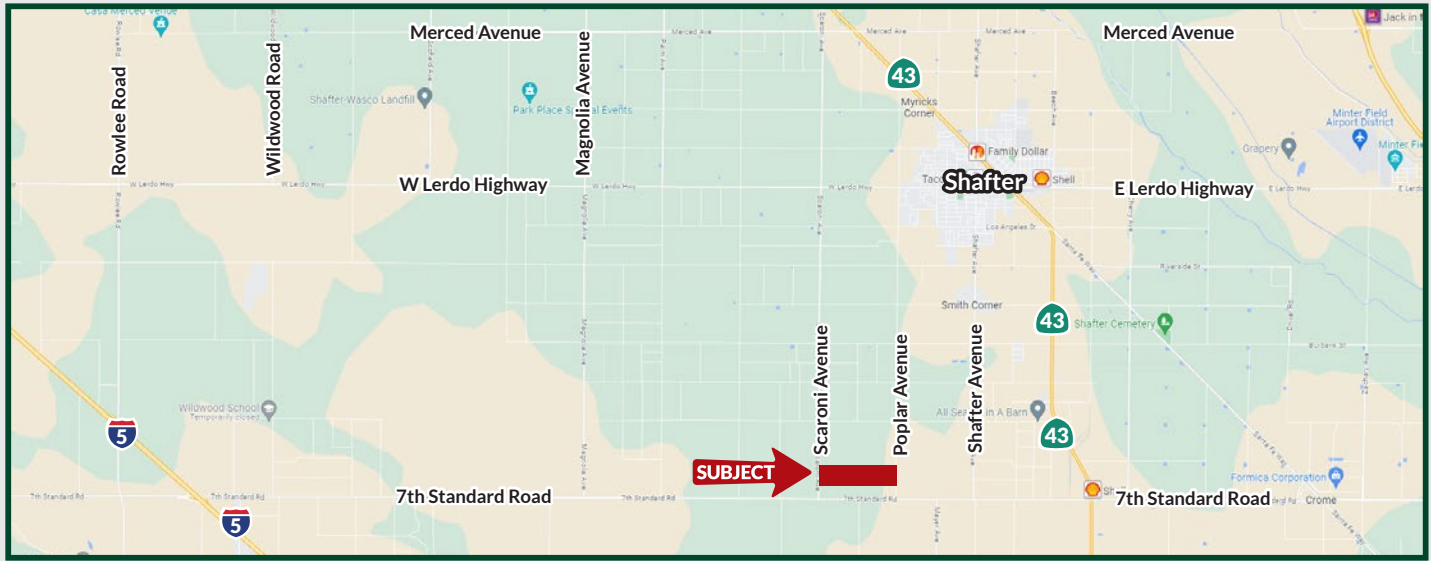


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## LOCATON MAP



## 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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