

KERN COUNTY ALMONDS MATADOR RANCH

584.07± Acres
Kern County, California

\$9,052,000
(\$15,498±/Acre)

PRICE REDUCED

- Young Orchard
- Pump Back Meters into Semi-Tropic WSD
- Productive Soils
- Well Water and Access to Semi-Tropic WSD Non-Contract Water
- Nicely Appointed Reservoir and Fan Jet Irrigation System
- Investment Offers Income and Tax Benefits



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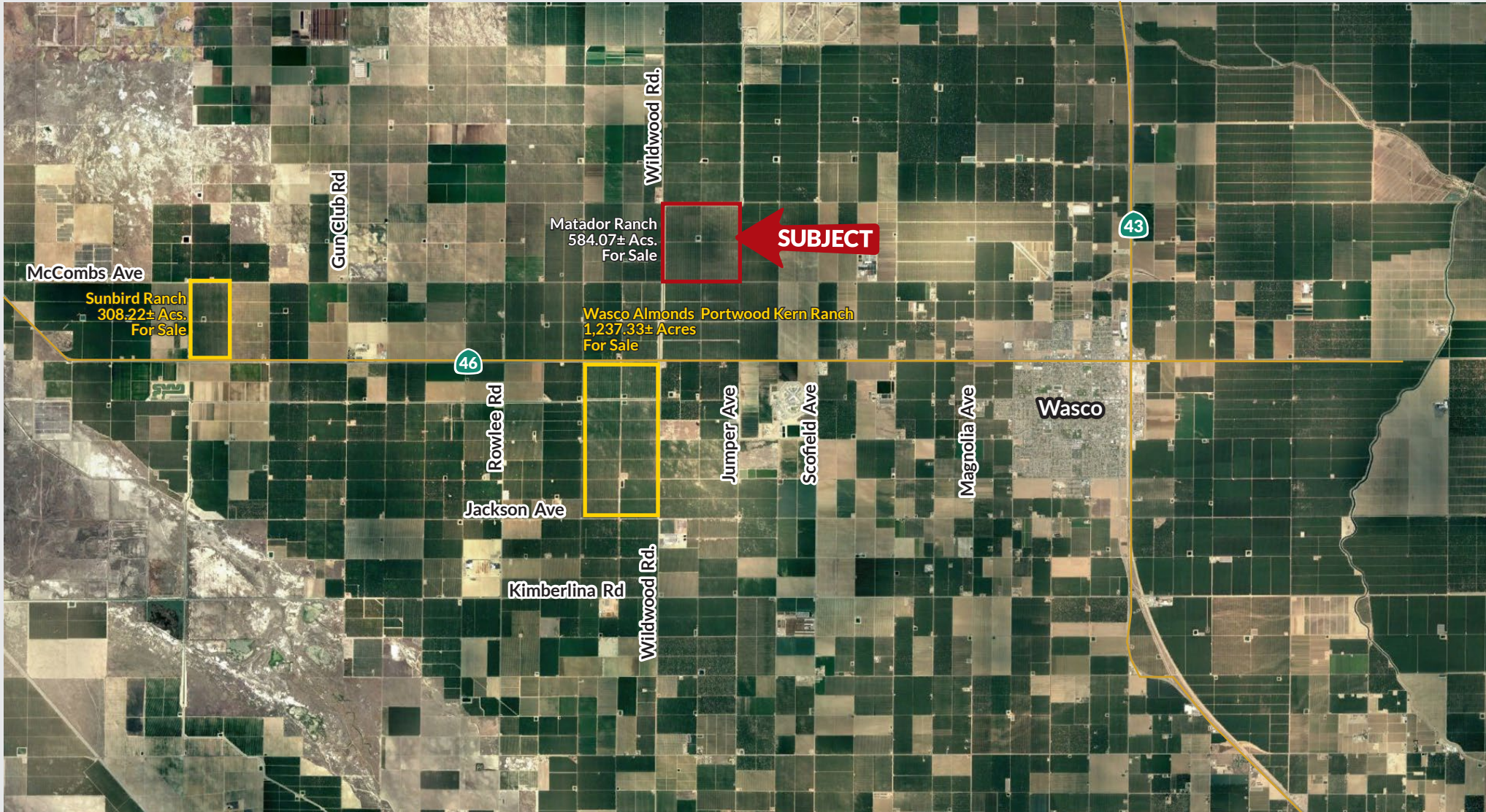
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PROPERTY LOCATION

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.



PROPERTY DETAILS

DESCRIPTION

The Matador Ranch consists of 584.07± assessed acres and is planted to 574.72± acres of Almonds. There are 4 wells, reservoir and filter station. The filter station is enclosed within a steel framed metal building. The property is located in Semi-Tropic Water Storage District and has access to non-contract water from two meters. The offering also features young plantings, well water and access to STWSD non-contract water, pump back meters into Semi-Tropic WSD, productive soils, and offers income and tax benefits.

Ranch	APN	Assessed	Zoning
		Acres±	
Matador	059-290-09	<u>584.07</u>	A
Total Assessed Acres		584.07	

LEGAL

The land is zoned A (Exclusive Agricultural), APN: 059-290-09. Portion of Section 36, Township 26S, Range 24E, MDB&M. Kern County, California.

SOILS (Ca. Rev. Storie Index)

- 31.1±% (211) Panoche clay loam, 0 to 2 percent slope, Grade 1-Excellent
- 26.5±% (174) Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17, Grade 1- Excellent
- 23.9±% (243) Wasco sandy loam, Grade 1-Excellent
- 10.5±% (156) Garces silt loam, Grade 4-Poor
- 8.0±% (214) Calflax clay loam, 0 to 2 percent slopes MLRA 17, Grade 1-Excellent

WATER

The property is irrigated by 4 wells and has access to Semi-Tropic WSD non-contract water when available. In 2024, STWSD Non-Contracted lands are assessed two primary charges; \$191/\$193/\$195/AF delivered when available (winter/summer/allocated) and ET charge based on usage. In 2023/24, on behalf of the STWSD, the Kern County Tax Collector collected a charge of \$139±/acre with the 2023/24 property taxes for all parcels. There are 4 wells equipped with a 400HP electric motor, and (3) 250HP natural gas engines/gearheads. The equipment has been removed from DW2, but the well offers potential for restoration and enhancement. This ranch has 584.1± acres of non-contract service through turnouts PP561T and PP474T. The orchard is irrigated by a nicely appointed fanjet system, with one reservoir, 30 sand media filters enclosed in a steel framed metal building, two (167 HP) natural gas engine booster pumps, and gypsum silo.

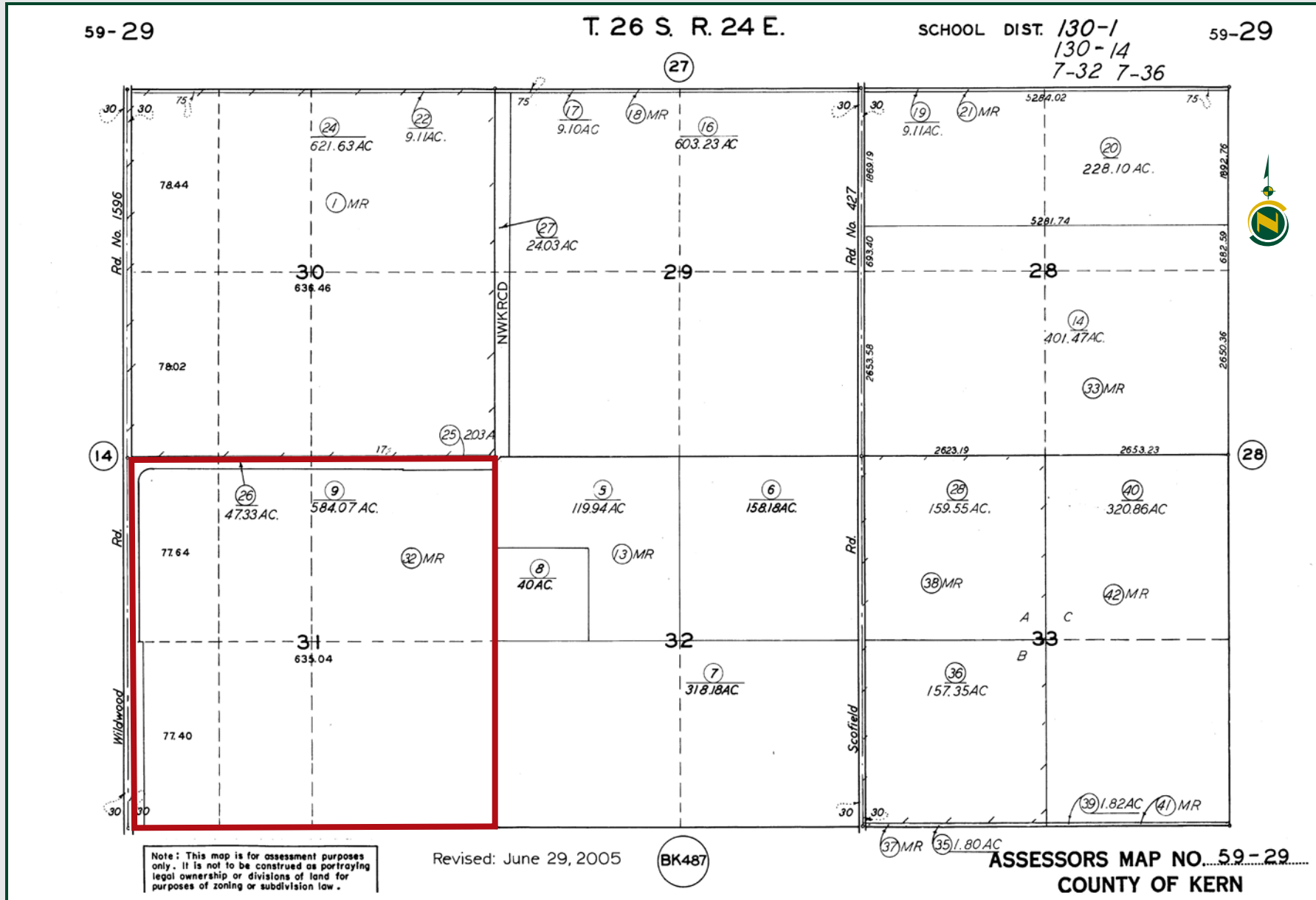
Well	Name	Power	HP	GPM*
1-Matador	DW1	Natural Gas	250	1,021
2-Matador	DW2	Natural Gas	Pulled	
3-Matador	DW4	Natural Gas	250	1,138
4-Matador	DW5	Electric	400	<u>2,607</u>
Total				5,820

*Pump Tests dated 4-17 and 4-16

PRICE AND TERMS

\$9,052,000 (or \$15,498±/acre) cash at close of escrow. Crop available upon reimbursement of farming expenses through close of escrow. The rented diesel pump is excluded from the sale.

PARCEL MAP



SOIL 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

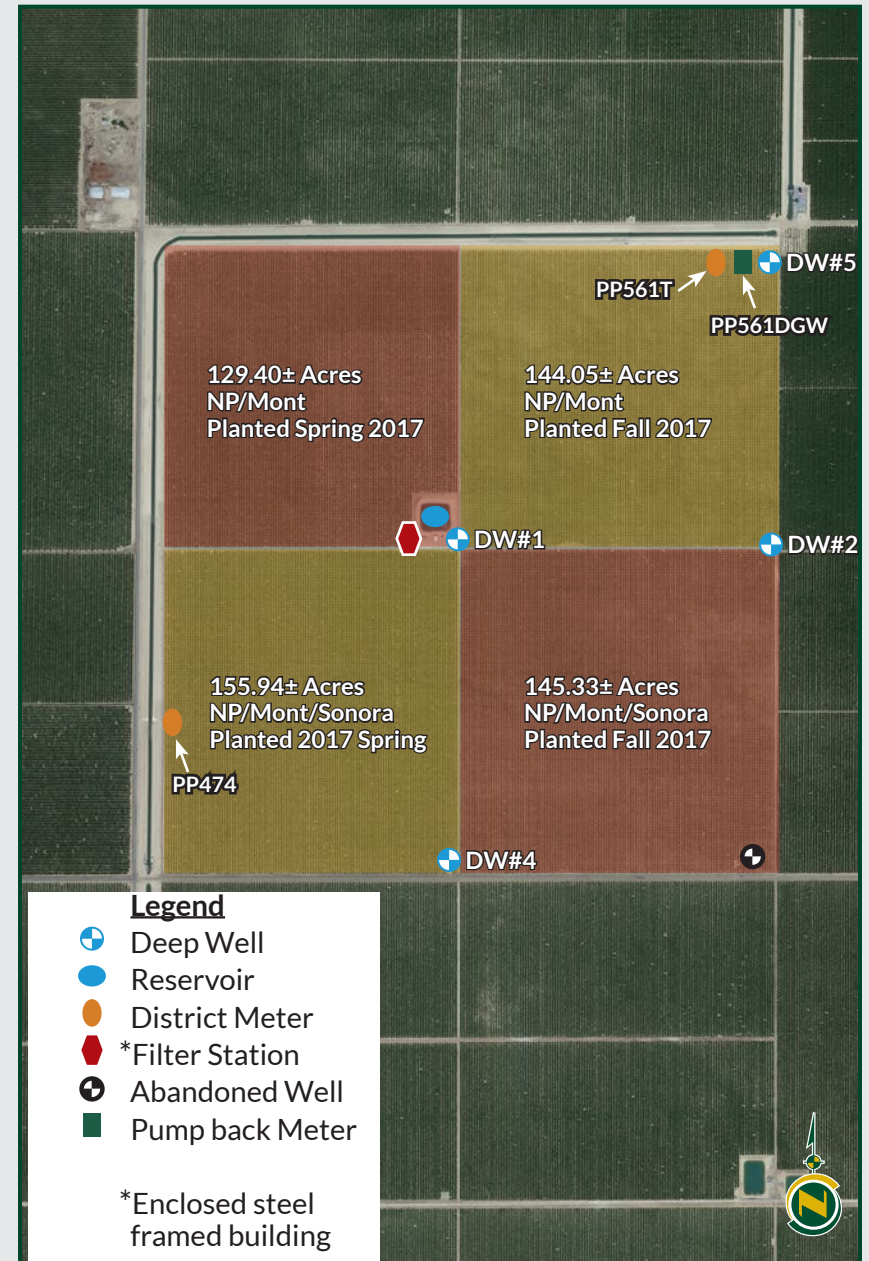


PLANTING MAP/WELLS

PRODUCTION

Detailed production records are available by contacting the listing agents.

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±				



PROPERTY PHOTOS



KERN COUNTY ALMONDS - MATADOR RANCH

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Kern County, CA



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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.