

# KERN COUNTY ALMONDS SUNBIRD RANCH

**308.22± Acres**  
Kern County, California

**\$5,100,000**  
(\$16,546±/Acre)

**PRICE REDUCED**



- Young Orchard
- Productive Soils
- Investment Offers Income and Tax Benefits
- Well Water and Semi-Tropic WSD Contract Water Entitlement
- Nicely Appointed Reservoir and Fan Jet Irrigation System



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

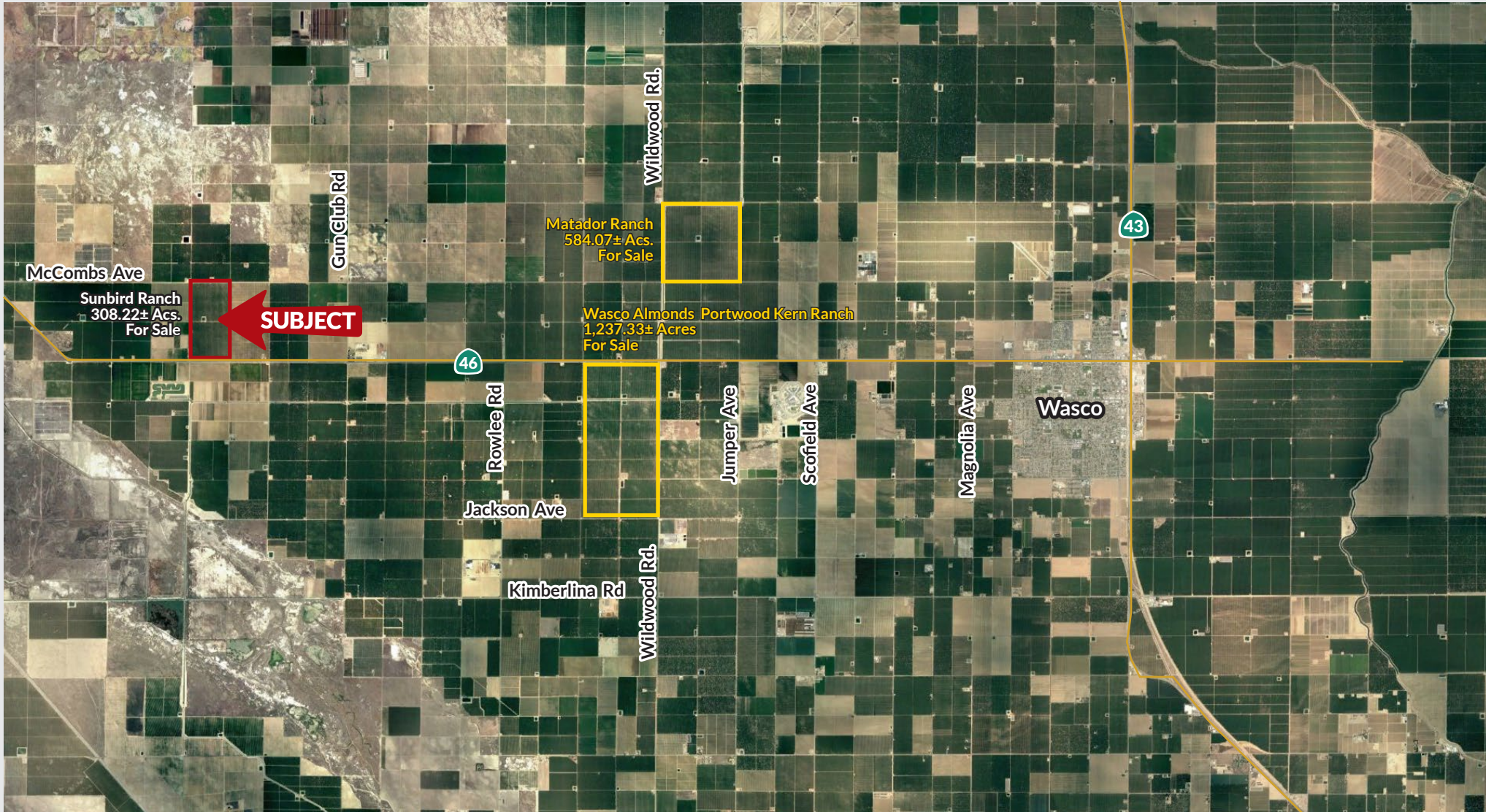
[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:



## PROPERTY LOCATION

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 308.22± assessed acre opportunity (plus 14.51± assessed acres of licensed area) is planted to 297.85± acres of almonds (plus 13.49± acres of licensed area planting). There is one well with a reservoir, and filter station. The property is located in Semi-Tropic Water Storage District and receives contract entitlement and non- contract water from 2 meters. This offering features young plantings, Semi-Tropic WSD contract water, productive soils, and offers income and tax benefits.

Ranch	APN	Assessed	Zoning
		Acres±	
Sunbird	069-271-33	308.22	A
Fee Acres		308.22	
Licensed Acres	069-271-32	14.51	A
Total all assessed acres		322.73	

### LEGAL

The land is zoned A (Exclusive Agricultural), and all but the licensed area APN 069-271-32 are enrolled in the Williamson Act. The fee property APN is 069-271-33. The licensed area APN is 069-271-32. Portion of the west ½ of Section 6, Township 27S, Range 23E, MDB&M. Kern County, California.

### SOILS (Ca. Rev. Storie Index)

- 95.8±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Grade 2-Good
- 4.8±% (174) Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17, Grade 1- Excellent

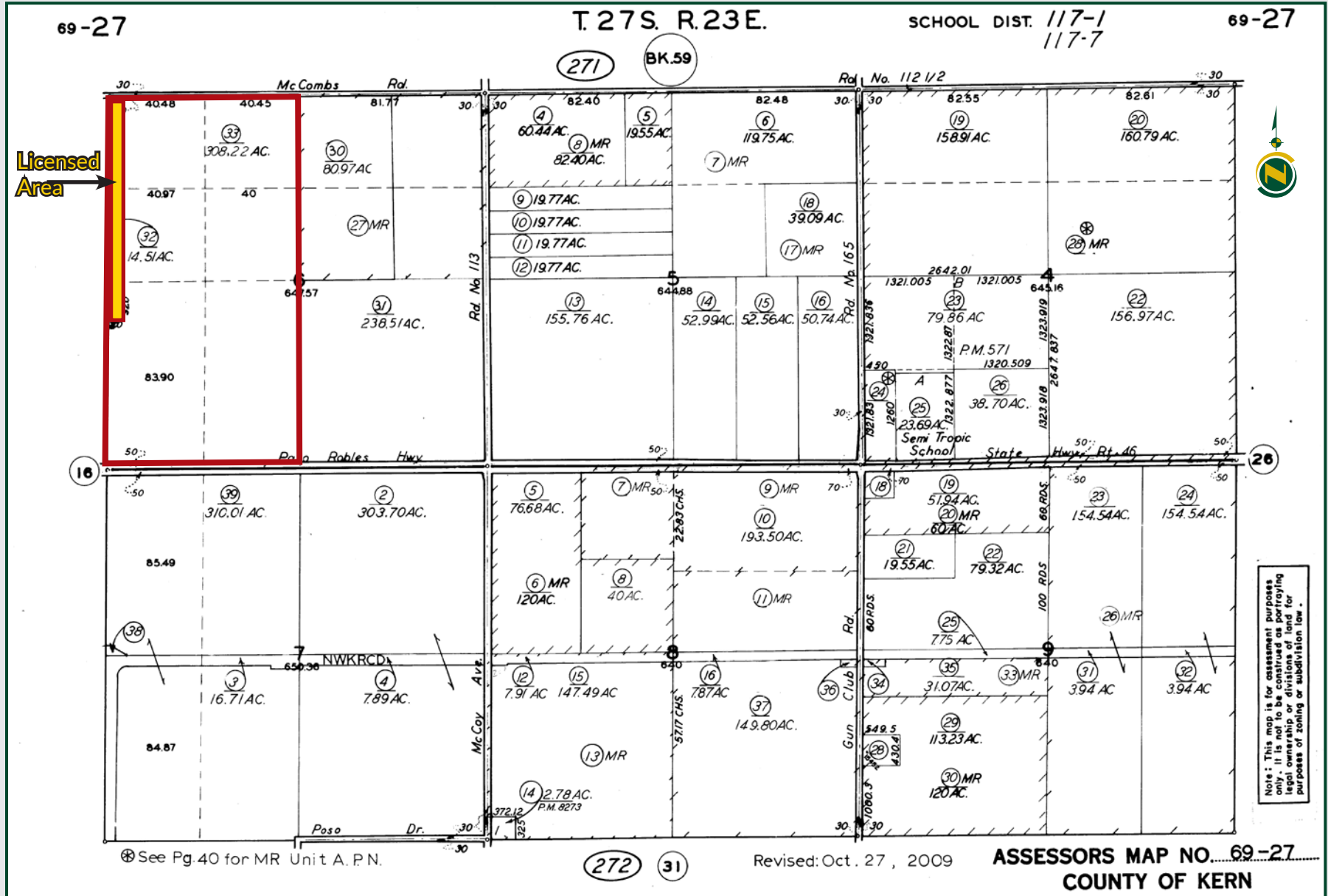
### WATER

The offering is located in Semi-Tropic Water Storage District (STWSD). This ranch has 160± acres of contract entitlement (3.5AF/ac) through turnout S-242, totaling 560± acre-feet. The remaining 148.2± acres of the property is non-contract service through turnout S41T. In 2024, STWSD levee's three primary charges; service charge of \$84 per acre foot of entitlement, water charge \$70 per acre foot delivered, and an ET charge. 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. 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. The farm has a well equipped with a 125HP electric motor, which is currently idle but offers potential for restoration and enhancement.

### PRICE AND TERMS

\$5,100,000 (or \$16,546±/acre) cash at close of escrow. Crop available upon reimbursement of farming expenses through close of escrow. The Buyer may assume the licensed area of 14.51± assessed acres that are planted to 13.49± acres of almonds.

## PARCEL MAP



## SOIL 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

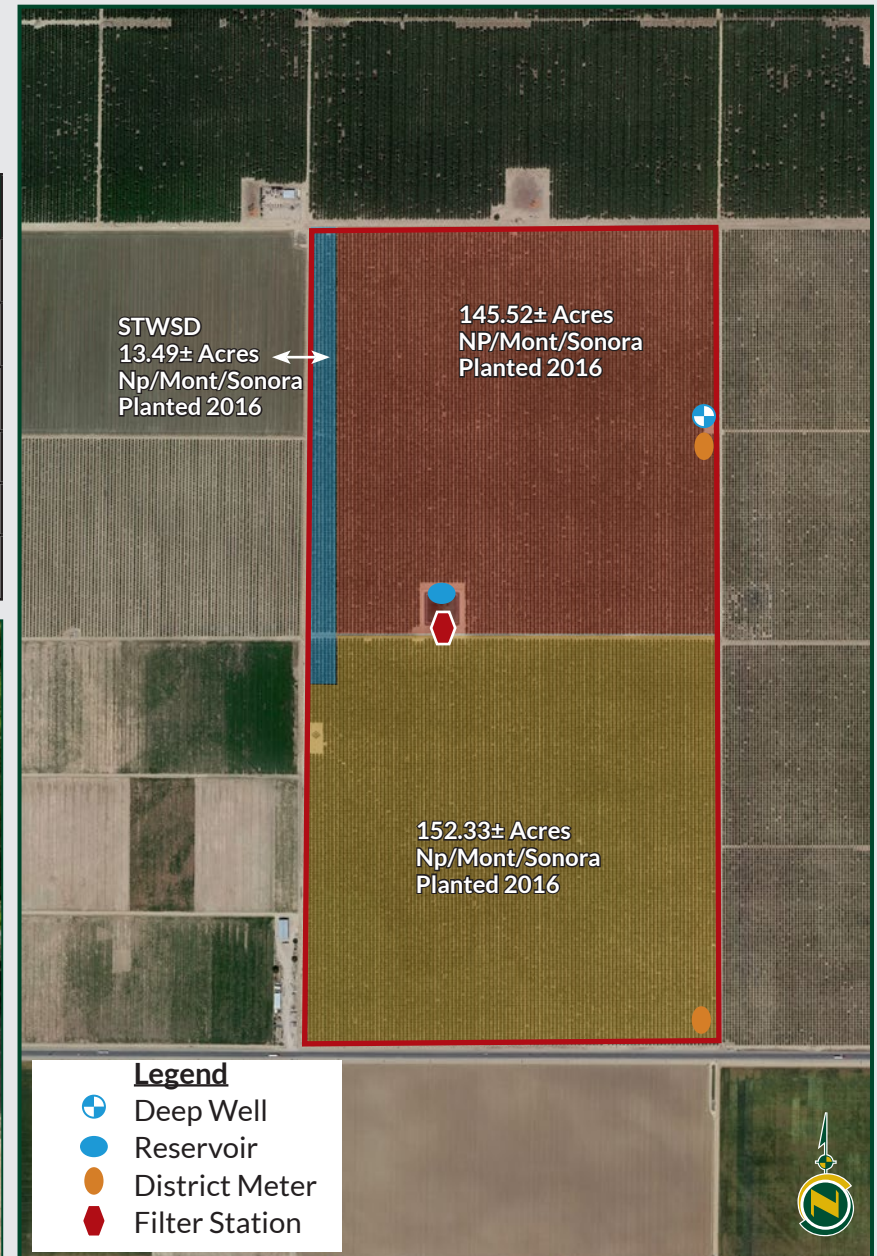


## PLANTING MAP/WELLS

### 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)				



## PROPERTY PHOTOS



# KERN COUNTY ALMONDS - SUNBIRD RANCH

308.22± Acres  
Kern County, CA



## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave.  
Suite 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave.  
Suite 210B  
Bakersfield, CA 93309  
661.334.2777



[www.pearsonrealty.com](http://www.pearsonrealty.com)

DRE# 00020875



**Download Our  
Mobile App!**

<http://pearsonrealty.com/mobileapp>



**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.*