ALMOND ORCHARD

Kern County, CA

263.80 Acres AVAILABLE FOR SALE

ASU COMMERCIAL

Michael T. Anchordoquy, AAC
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CA RE #01380986

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Almond Orchard
Available For Sale
Property Profile
263.80 Acres ▪ Kern County, CA

Location	The property is located at the northeast corner of Snow Road and Martin Road south of the City of Shafter and northwest of the City of Bakersfield.
Gross Acres	263.80 Gross Acres
Kern County Assessor Parcel Numbers	104-011-44
Legal Description	Portion of the W 1/2 of Section 2 T.29S R.25E
Zoning	"A", Exclusive Agriculture
Plantings	1/2 NP, 1/4 Price, 1/4 Sonora planted in 2012 on 18' x 22' spacing.
Soils	Kimberlina Fina Sandy Loam, 0-2% slopes MLRA 17, Class I Milham Sandy Loam, 0-2% slopes MLRA 17, Class I
Production	Production records are available upon request.
Water	The property is located in the Rosedale – Rio Bravo Water Storage District. There are two deep wells located on the property. One is equipped with an electric motor and the other is equipped with a natural gas engine. Filter stations are located at each well site with a reservoir located along the eastern boundary. Water is distributed throughout the orchard utilizing a fan jet irrigation system.
Improvements	There are no improvements located on the property. A small fenced yard area is located on the east boundary.
Sustainable Ground Water Management Act (SGMA)	SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found a the California Department of Water Resources Sustainable Groundwater Management Act Portal – https://sgma.water.ca.gov/portal.

ASKING PRICE

$7,250,000
($27,482/Acre). All cash to the Seller.

2025 crop is available with reimbursement to the Seller for cultural costs incurred.

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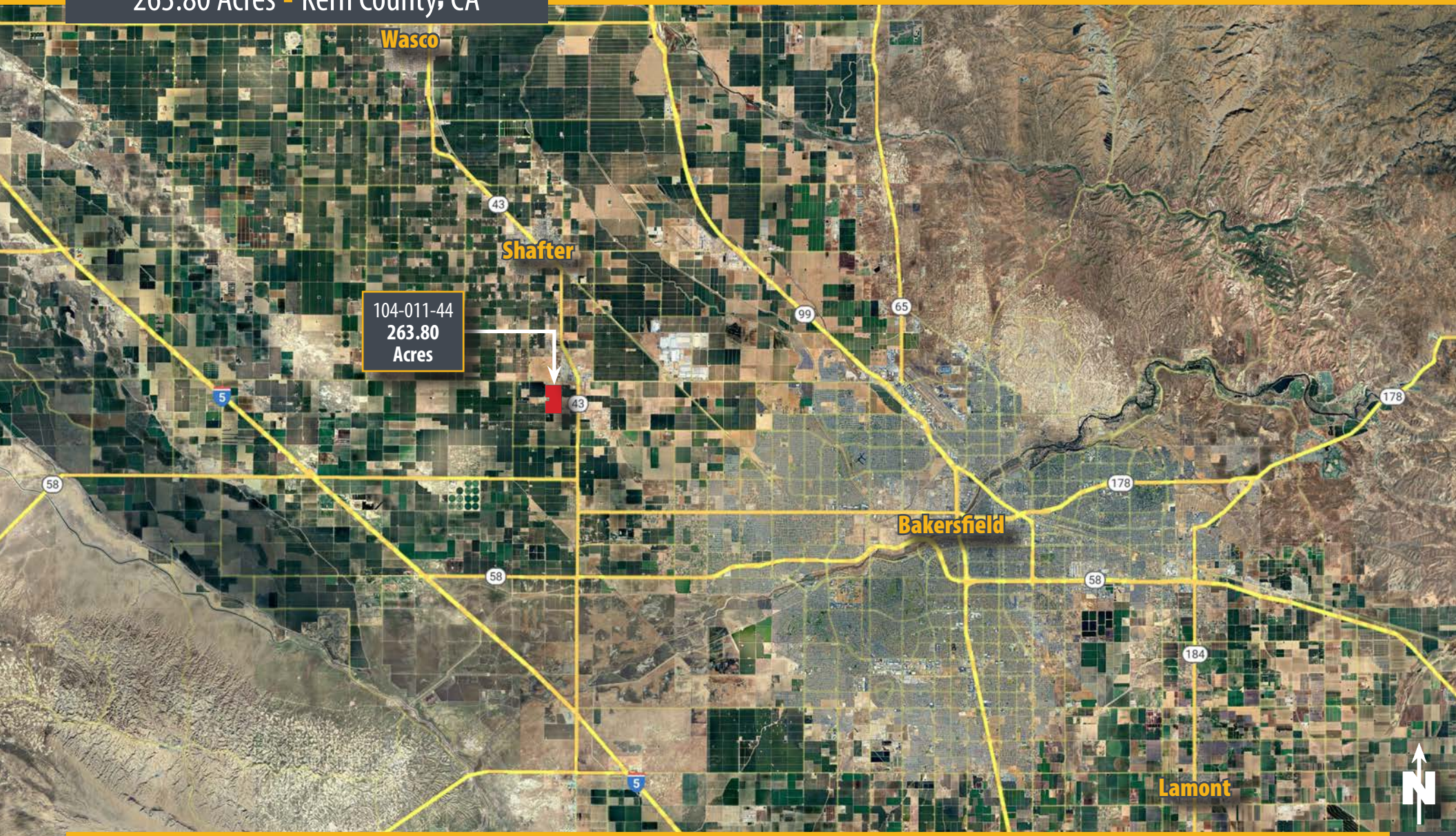
Almond Orchard
Available For Sale
Property Location & Assessor's Parcel Number
263.80 Acres ▪ Kern County, CA



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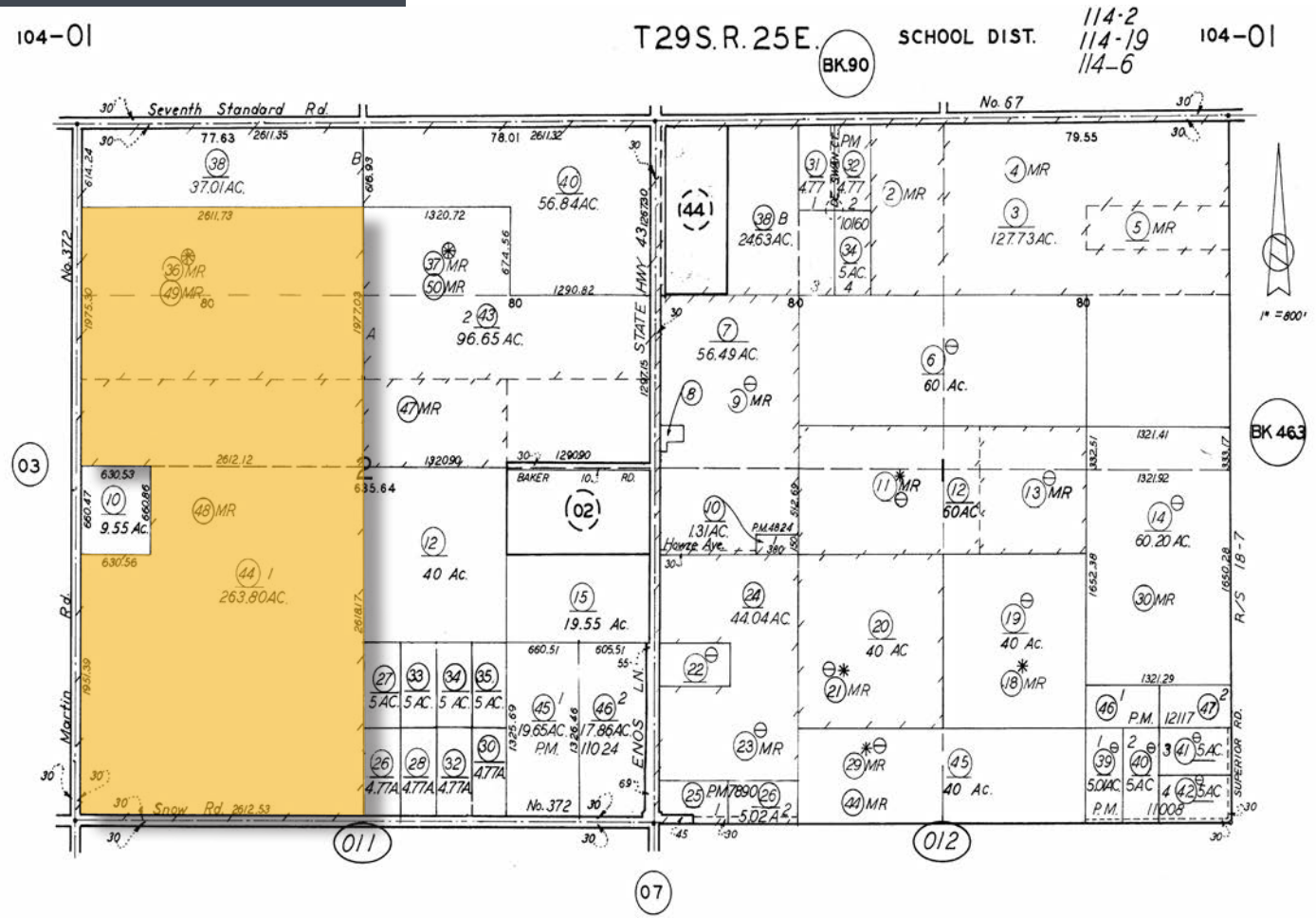
Almond Orchard
Available For Sale
Assessor's Parcel Map
263.80 Acres ▪ Kern County, CA



✱See Pg.33 for MR Unit A.P.N.
❁See Pg.34 for MR Unit A.P.N.
⊖See Pg.32 for MR Unit A.P.N.

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

Revised: 08/22/2022

ASSESSORS MAP NO. 104-01
COUNTY OF KERN

104-011-44

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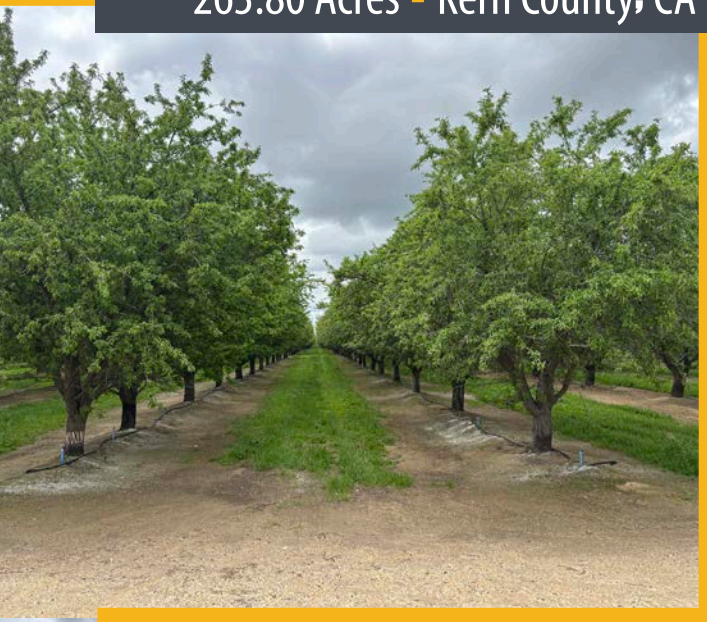
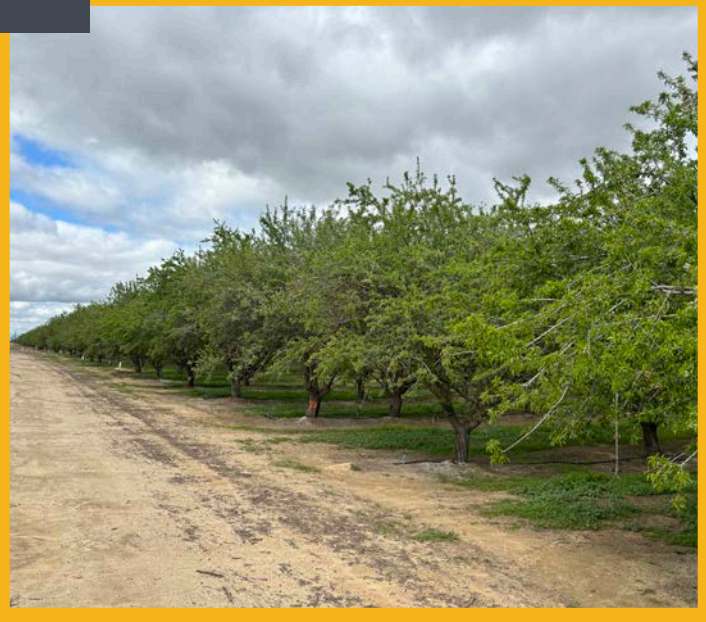
Almond Orchard
Available For Sale
Property Photos
263.80 Acres ▪ Kern County, CA





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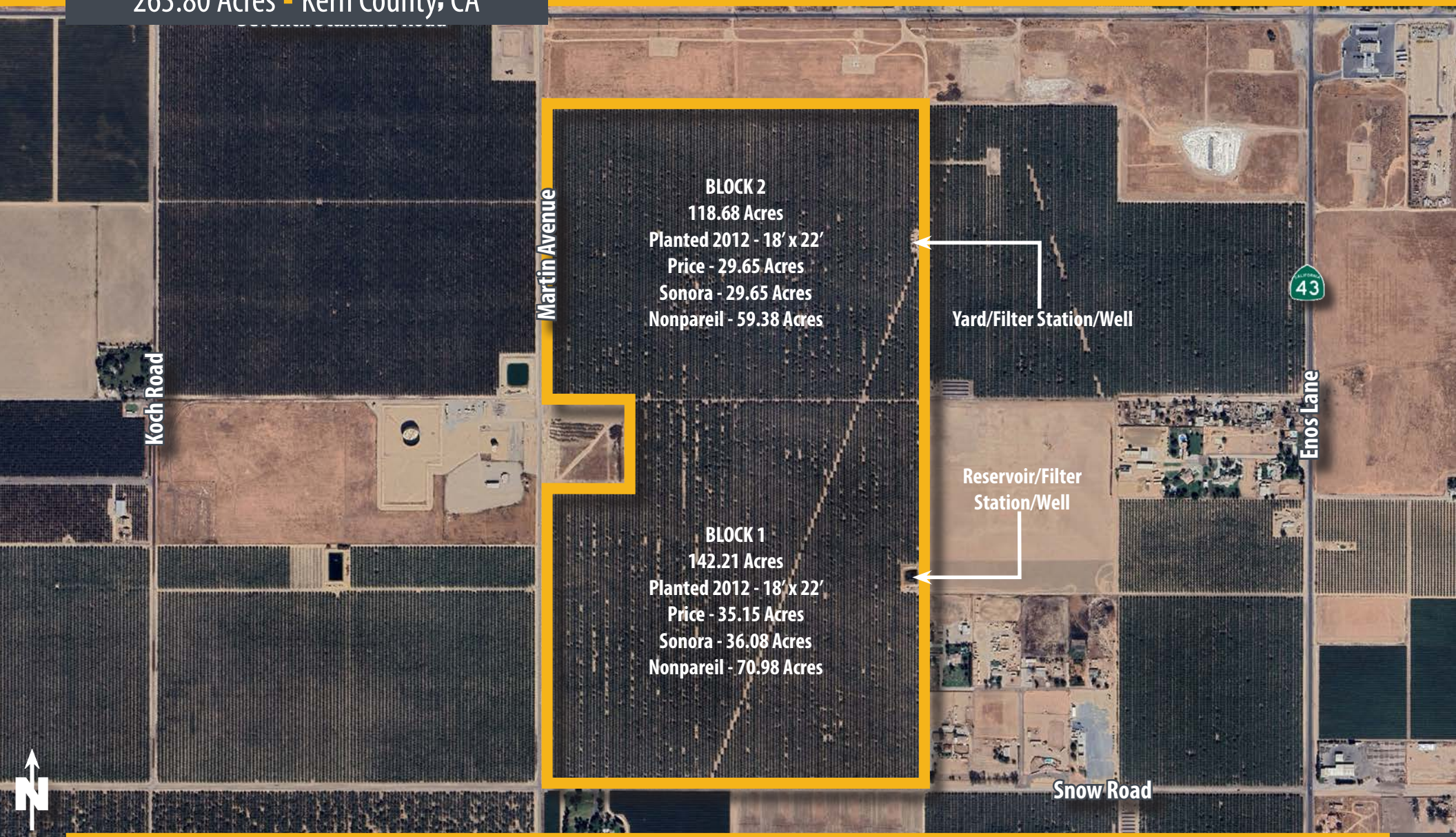
Almond Orchard
Available For Sale
Ranch Aerial

263.80 Acres ▪ Kern County, CA



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Almond Orchard
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Soils Map
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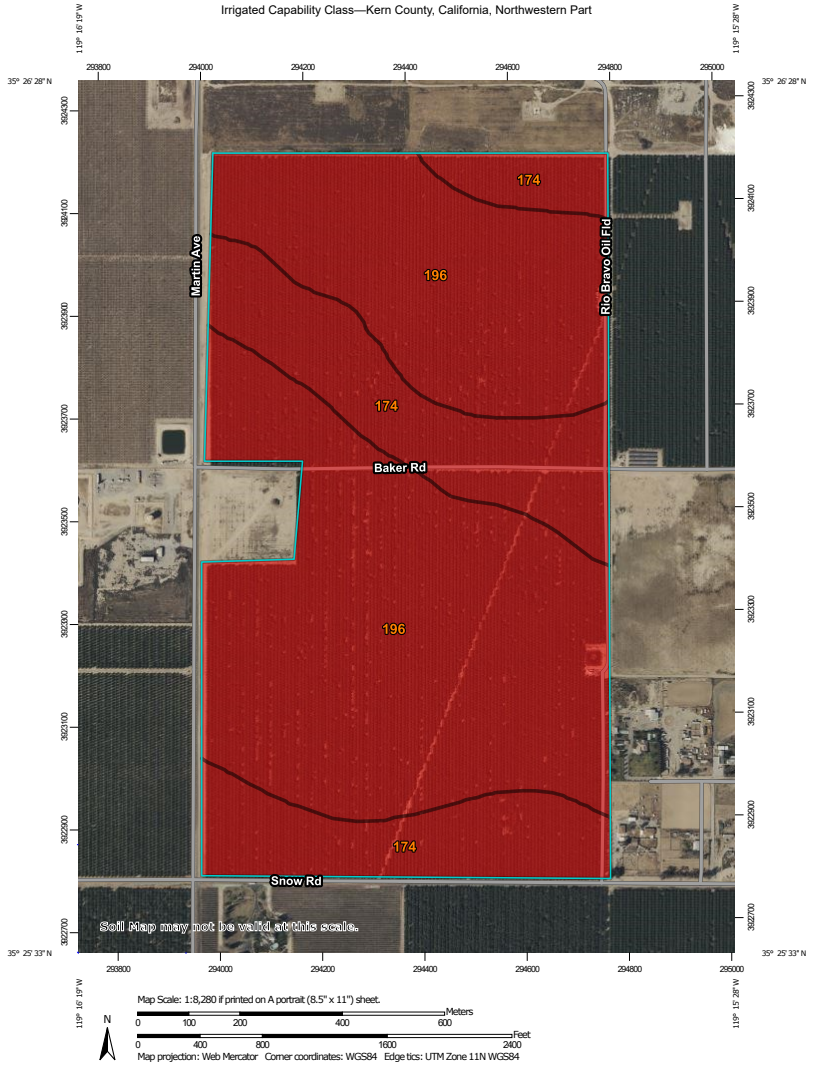

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Location Map

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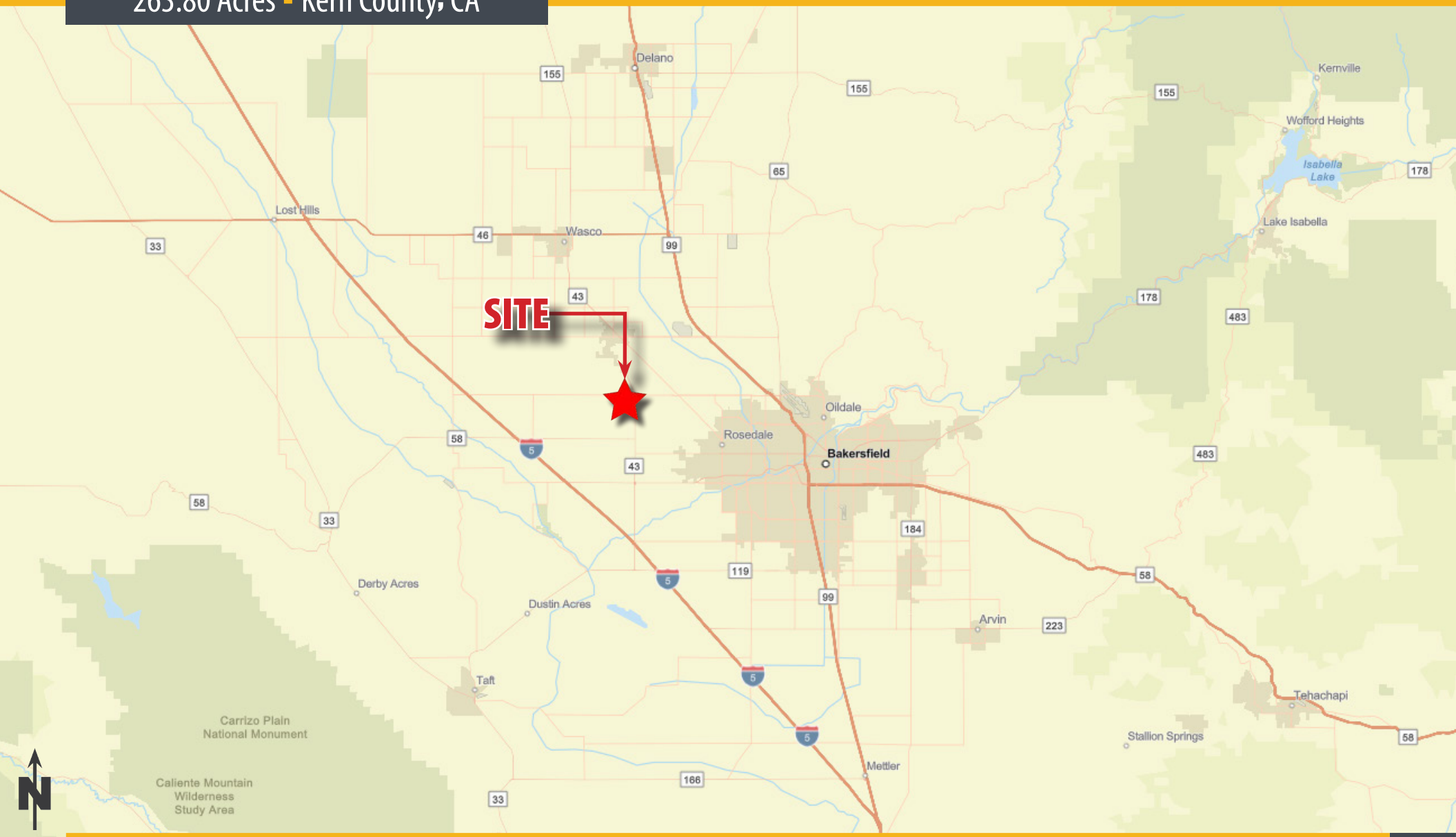

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