

ROSEDALE - RIO BRAVO ALMOND ORCHARD

Bakersfield, CA



117.59 Acres

**AVAILABLE
FOR SALE**



Michael T. Anchordoquy, AAC ■ Principal ■ 661 616 3577 ■ manchor@asuassociates.com ■ CA RE #01380986
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

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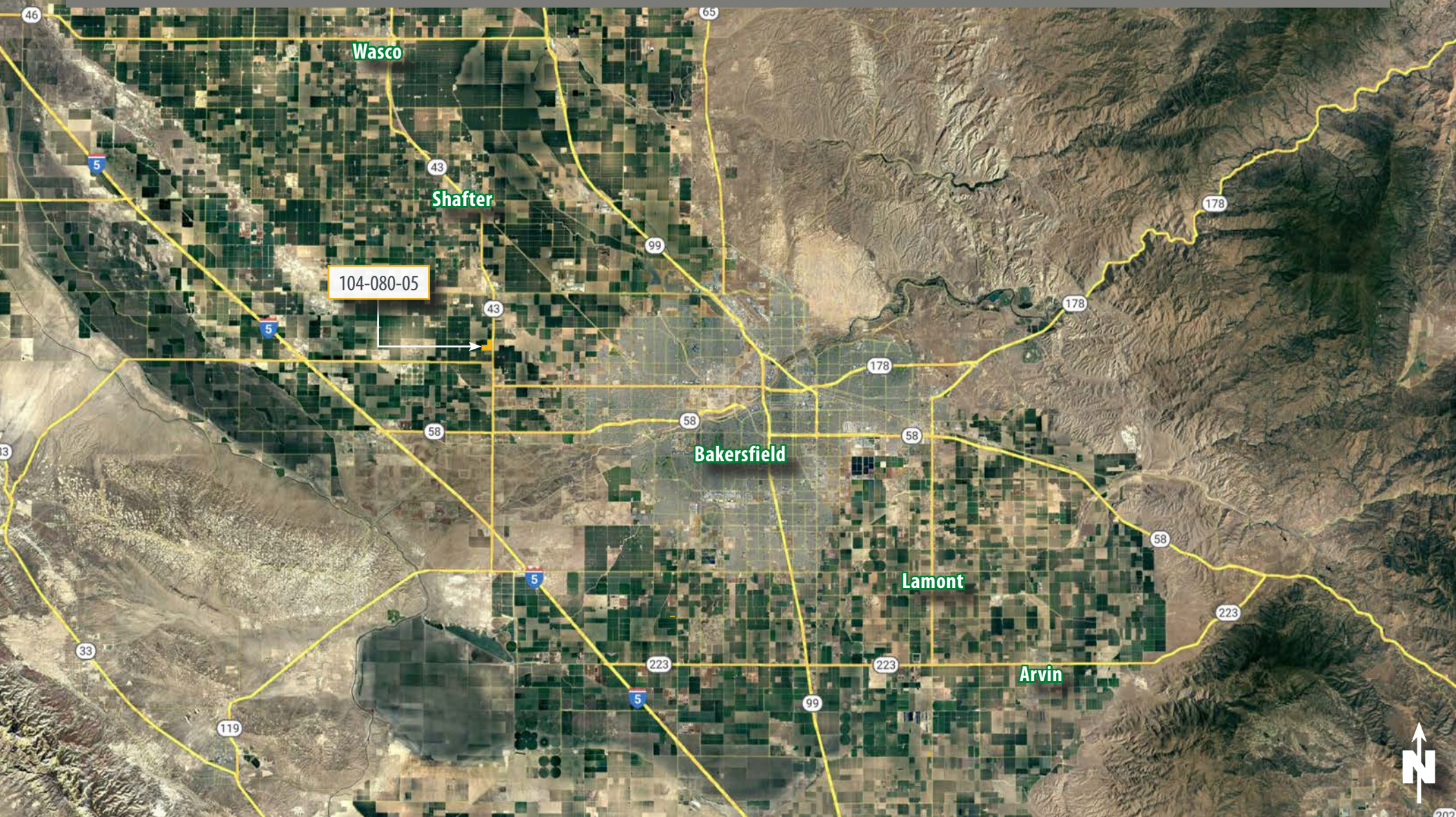
Property Profile

Location	The property is located at the southwest corner of Highway 43 and Sullivan Road, approximately ½ mile north of Highway 58. The City of Bakersfield is located approximately 18 miles to the east and the City of Shafter is located 7 miles to the north.
Gross Acres	117.59 Acres
Kern County Assessor Parcel Numbers	104-080-05
Legal Description	The South ½ and the Northeast ¼ of Section 14 T.29S R.25E
Zoning	According to the Kern County Planning Department, the property is zoned "A", Exclusive Agriculture. The property is enrolled in the Williamson Act.
Plantings	The property contains a mixture of young and mature almonds as follows: 53+/- Acres of Nonpareil and Monterey planted in 2017 22+/- Acres of Nonpareil, Monterey, and Fritz planted in 2007 38+/- Acres of Butte and Wood Colony
Soils	Kimberlina Fine Sandy Loam, Class I, 0-2 Percent Slopes Milham Sandy Loam, Class I, 0-2 Percent Slopes
Water	The property is located within the Rosedale – Rio Bravo Water Storage District and has 1 deep well equipped with a natural gas engine. A 2021 pump test indicates the well produces 1,038 gpm. Water is distributed throughout the orchard utilizing a filter system and dual line drip.
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 at the California Department of Water Resources Sustainable Groundwater Management Act Portal – https://sgma.water.ca.gov/portal .
Improvements	No building improvements are located on the property.
Asking Price	\$3,762,880 (\$32,000 per acre).

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Property Location & Assessor's Parcel Number



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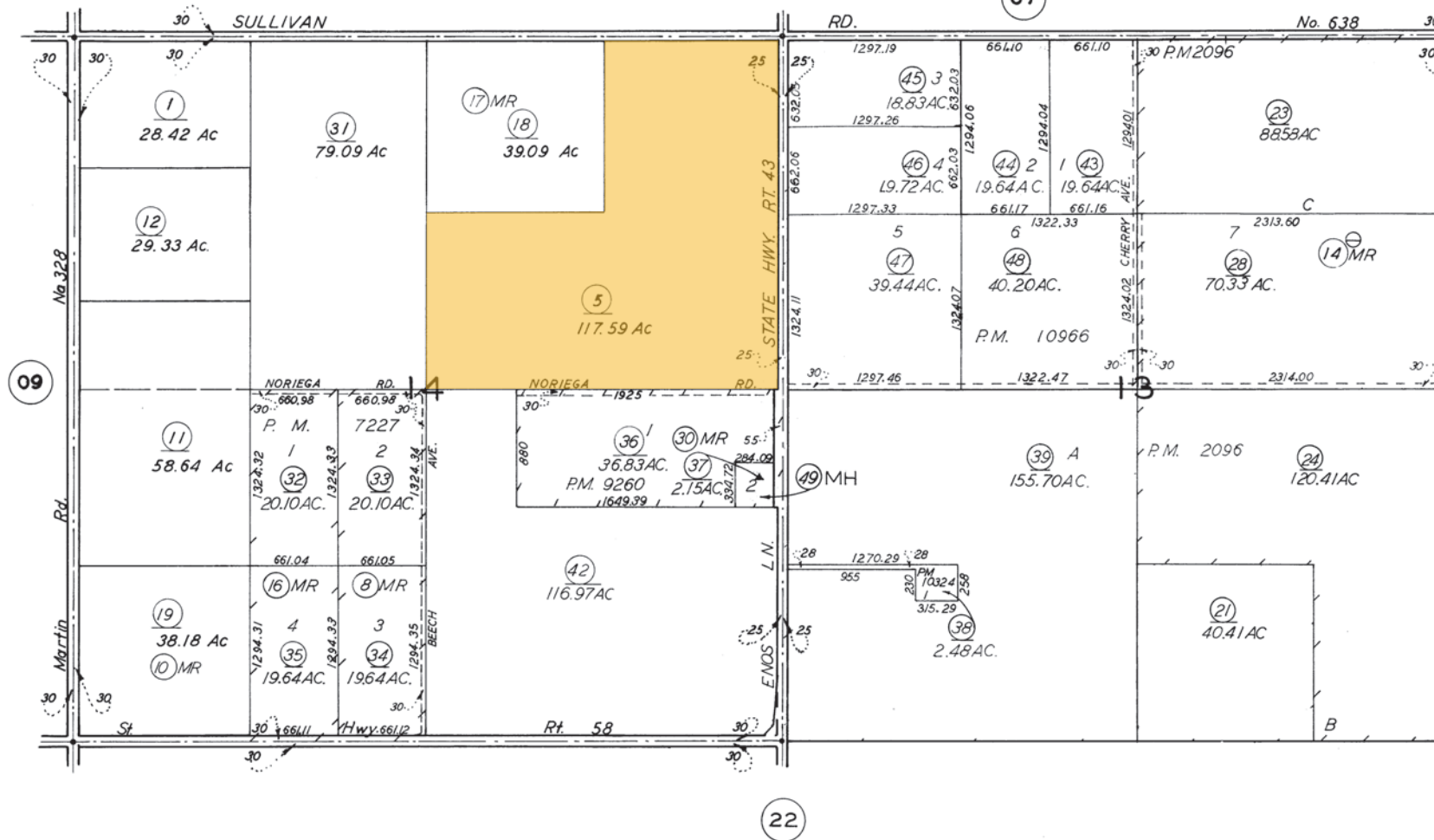
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Assessor's Parcel Map

104-08

SEC.13 & 14 T.29S.R.25E.

SCHOOL DIST. 114-2
114-6



104-080-05

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

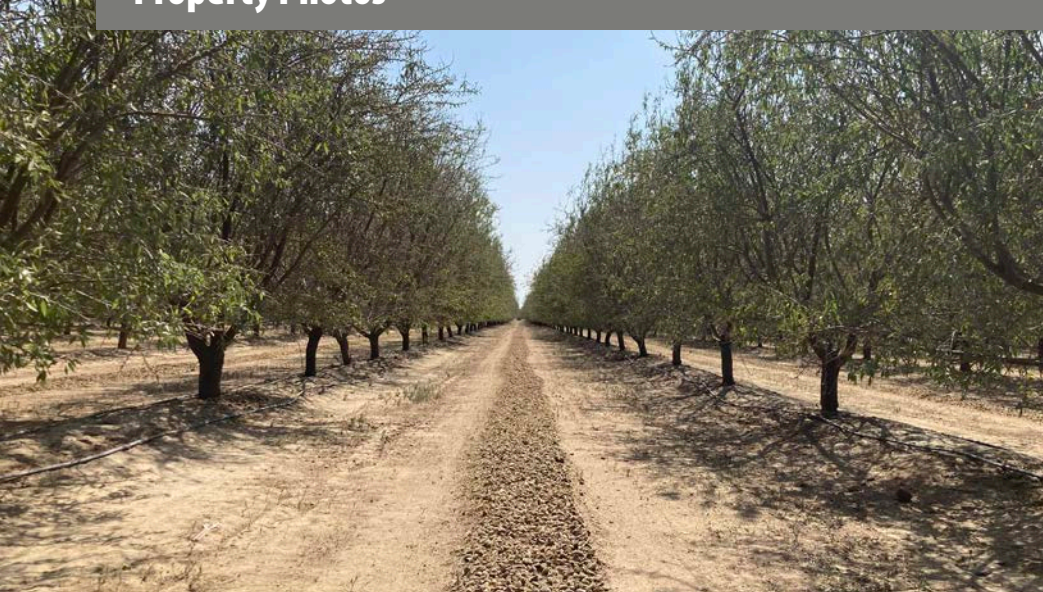


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Property Photos



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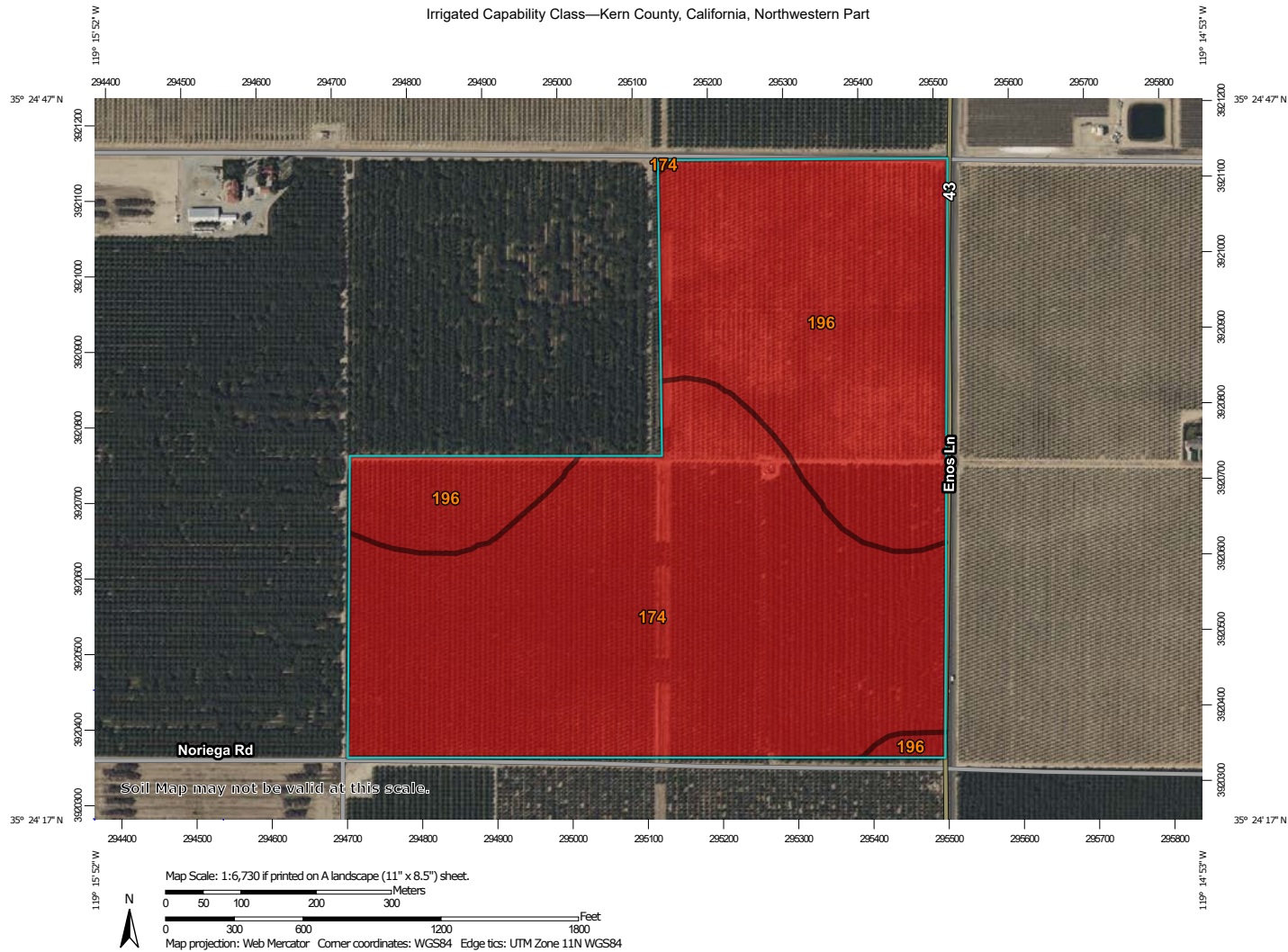
Ranch Aerial



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Soils Map



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/20/2023
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