

# GRAHAM | & ASSOCIATES

Property For Sale:  
945.1 Acres – Producing Almonds/Open Farmland | Wasco, CA

1005 N Demaree Street  
Visalia, CA 93291  
O | 559-754-3020  
F | 559-429-4016

Landon Fernandes  
#02015859  
(559) 471-6262  
[www.mdgre.com](http://www.mdgre.com)

Collin Kapigian  
#02261865  
(559) 967-5565  
[www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

**Address:** 14300 Wildwood Road Wasco, CA 93280

**APN:** 059-14-007, 009, 010, 11, 12, 035, 036; 059-12-005, 006, 007, 009, 010, 015, 023, 022

**Acreage:** +/- 945.1 Gross Acres; 885 Net Farmable Acres

**Plantings:** Almonds (210 Acres):

+/- 60 Acres – Butte/Padre (50/50) Almonds Planted in 2007 on Nemaguard Rootstock.

+/- 75 Acres – Independence (100%) Almonds Planted in 2016 on Hybrid Rootstock.

+/- 75 Acres – Nonpareil/Monterey (50/50) Almonds Planted in 2018 on Hybrid Rootstock.

Open/Irrigated Field Crops (675 Acres):

+/- 525 Acres – Planted to Sorghum (will be planted to winter wheat after Fall Sorghum harvest).

+/- 150 Acres – Currently Open/Fallowed

Ancillary Acreage (60 Acres):

+/- 11 Acres – Equipment and Silage Storage Yard with small shop and mobile home.

+/- 49 Acres – Ancillary acreage dedicated to dirt roads and reservoirs.

**Surface Water:** The property is located within and receives surface water from Semitropic Water Storage District. 755.81 acres have +/- 2,645.34 acre-feet of contract water entitlement (3.5 AF/Acre) that is delivered via six (6) turnouts (Turnout 73A, 75A,, 87A, 89A, & 93A). The remaining 189.29 acres not have access to contract water but are designated as Intermittent Water Service Area and can receive noncontract surface water when available (Turnout J41 and J41GW). In 2025 STWSD had two primary charges for contract water lands; a service charge of \$87 per acre foot of entitlement, and a variable water charge of \$61 per acre foot delivered. Intermittent Service Area lands were assessed three primary charges; \$168/\$170/\$172 per acre foot (when available) and an ET charge if there was an overage on landowner's water budget. In 2024/25, on behalf of the STWSD, the Kern County Tax Collector collected \$139.40/acre with the 2024/25 property taxes for all parcels.

## PROPERTY DETAILS

**Ground Water:** The property also has four active wells with one(1) 100HP Electric Turbine Motor and three(3) 125HP Electric Turbine Motors. The property is located within the Semitropic Water Storage District Groundwater Sustainability Agency(SWSDGSA). For more information, visit: <http://www.semitropic.com>

**Groundwater Disclosure:** Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit: [www.sgma.water.ca.gov/portal](http://www.sgma.water.ca.gov/portal).

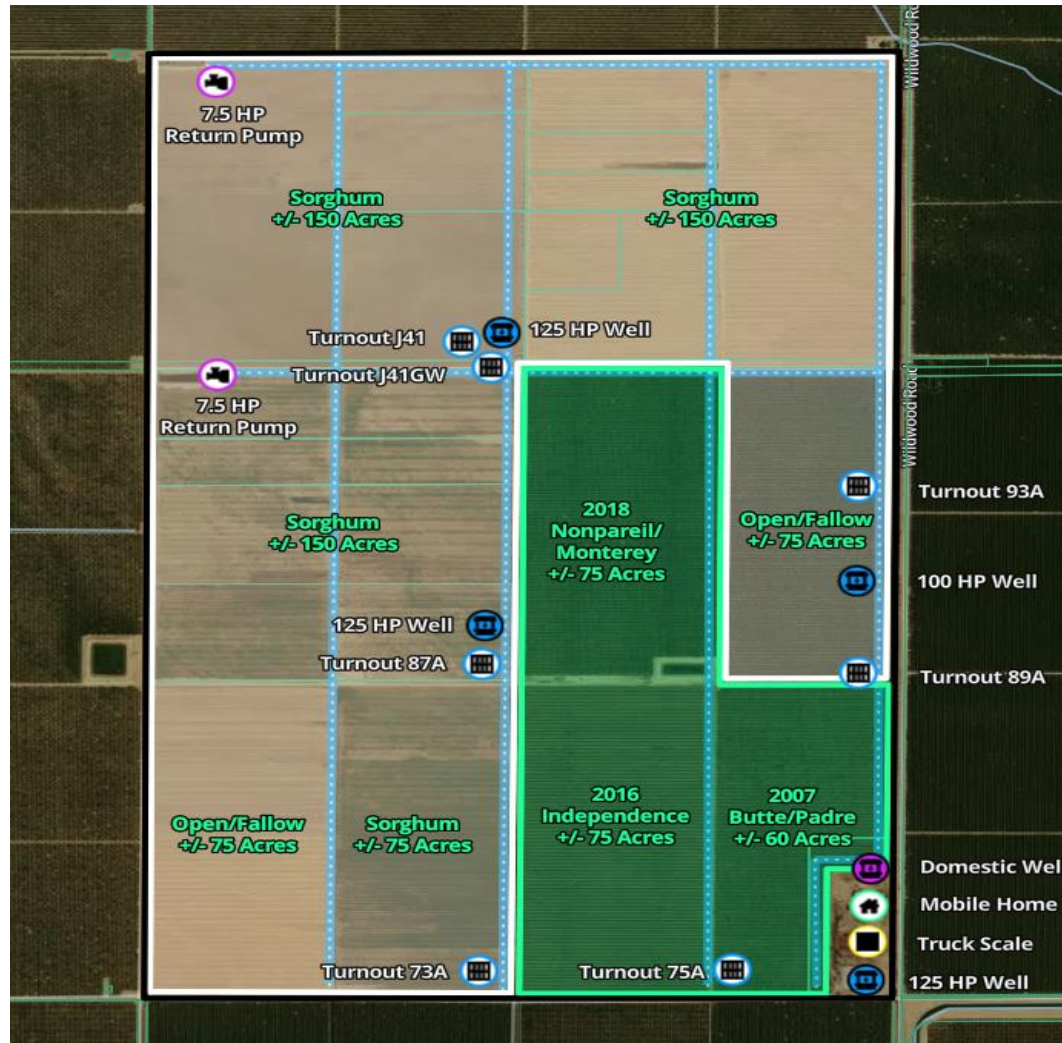
**Irrigation:** The entire property is pipelined together and equipped for flood irrigation. The property has two tail water collection ponds equipped with lift pumps. The property also has a large +/- 1.5 acre reservoir located in the center of the ranch and utilized for irrigating the almond blocks. Two – 75 acre almond blocks are irrigated via fanjet/micro-sprinkler. One – 60 acre almond block is irrigated via dual-line drip. All almond blocks are connected to a sand media filtration system that is fed by 50hp booster pump connected to the reservoir.

**Remarks:** Excellent opportunity to purchase a large contiguous property in the desirable growing region of Wasco with 80% of the property containing an SWP Contract for over 2,600 AF providing long term water security.

**Purchase Price: \$11,405,460 (\$12,068/Acre)**



## PROPERTY MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

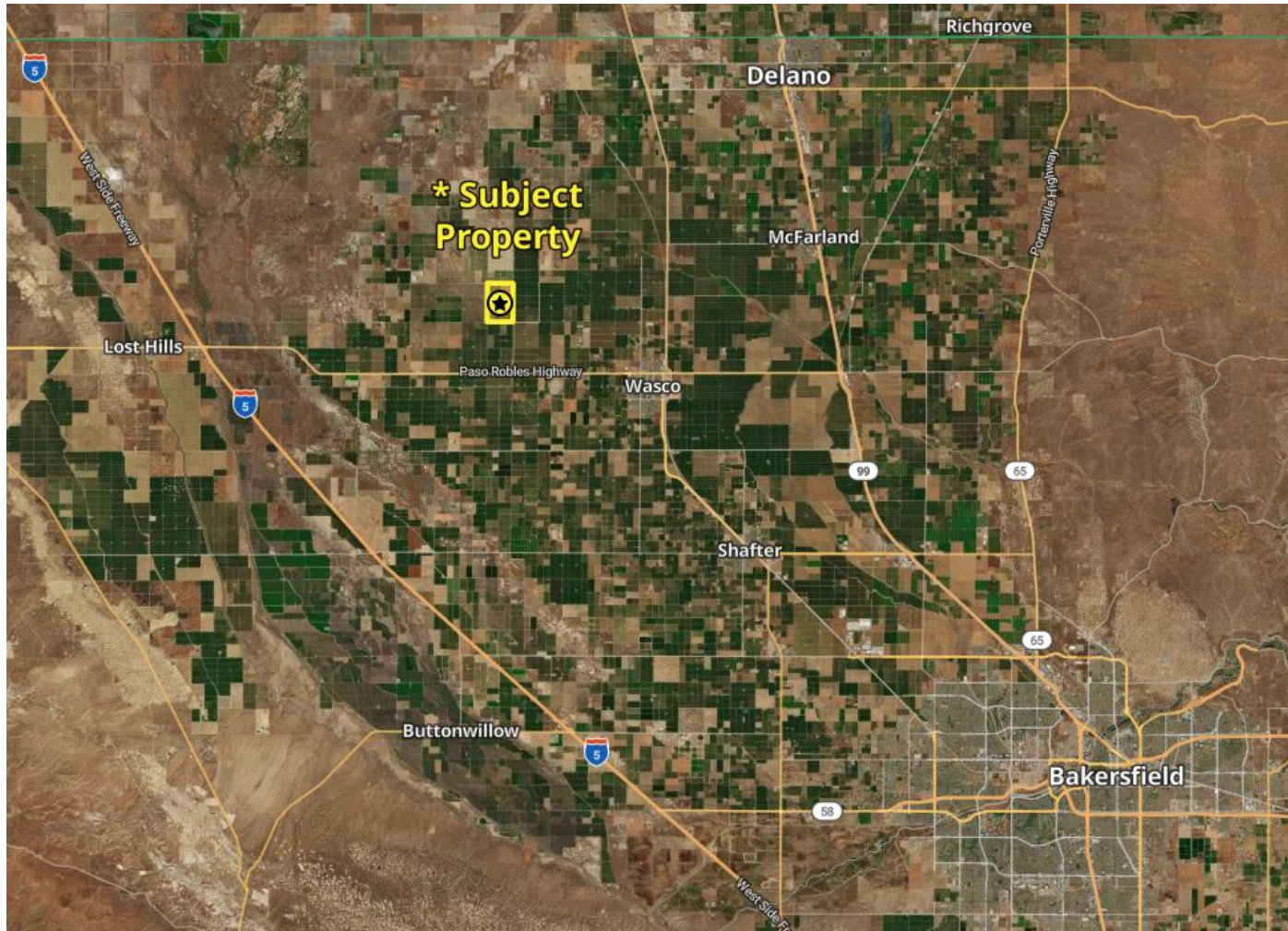
1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

945.1 Acres – Open Farmland

GRAHAM | & ASSOCIATES

Property For Sale

## LOCATION MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020



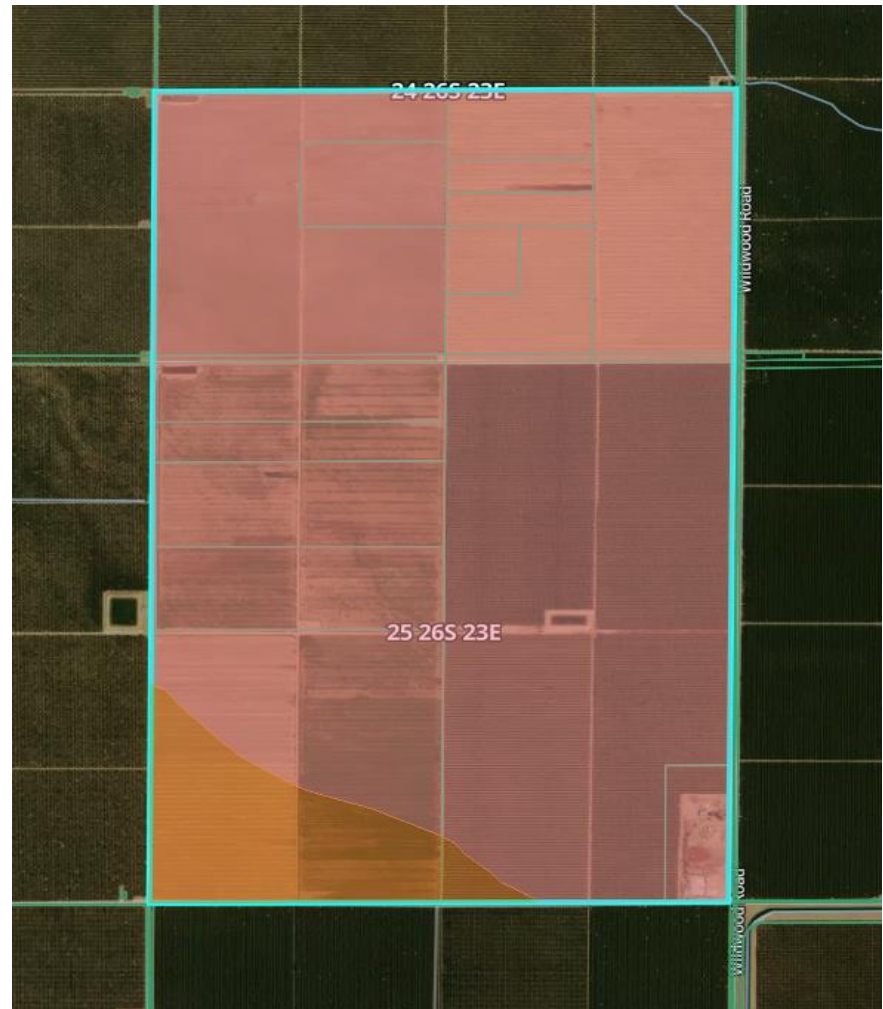
## SOIL MAP

## Average Soil Score



NCCPI Storie

	Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
●	156	Garces silt loam	91.4	23.2	7s
●	214	Calflax clay loam, saline-sodic, 0 to ...	8.6	55.7	7s



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020

945.1 Acres – Open Farmland

GRAHAM | & ASSOCIATES

Property For Sale

## PROPERTY PHOTOS



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020



945.1 Acres – Open Farmland

GRAHAM | & ASSOCIATES

Property For Sale

## PROPERTY PHOTOS



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020



945.1 Acres – Open Farmland

GRAHAM | & ASSOCIATES

Property For Sale

## PROPERTY PHOTOS



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020



945.1 Acres – Open Farmland

GRAHAM | & ASSOCIATES

Property For Sale

## PROPERTY PHOTOS



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020



945.1 Acres – Open Farmland

GRAHAM | & ASSOCIATES

Property For Sale

## PROPERTY PHOTOS



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1005 N Demaree St. Visalia, California 93291 | O | 559.754.3020