



299 Acres - Open Ground | Wasco, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

**Landon Fernandes**  
Lic# 02015859

**Bob Matlick**  
Lic# 01097937

## PROPERTY DETAILS

<b>Address:</b>	Southwest Corner of Hanawalt Avenue and Scofield Avenue Wasco, CA 93280
<b>APN:</b>	059-270-08-01-0 (219.55 Acres); 059-270-09-01-3 (79.09 Acres)
<b>Acreage:</b>	298.64 +/- Acres
<b>Zoning:</b>	The property is zoned "A". - Exclusive Agriculture
<b>Plantings:</b>	The property is currently planted to +/- 140 acres of wheat with the remaining acreage currently fallowed. The wheat crop will be harvested in May. The property has been historically farmed to winter wheat and alfalfa.
<b>Soil Map:</b>	See Soil Map.
<b>Sales Price:</b>	\$3,583,680.00   \$12,000.00 Per Acre



**Contact Broker:**  
Matt Graham  
Lic# 01804235

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- Water:** Property is located within and receives surface water from Semitropic Water Storage District. 219.55 acres have +/- 783.16 acre-feet of contract water entitlement that is delivered via two (2) turnouts (Turnout 2B & 4B). The remaining 79.09-acre parcel does not have access to contract water but is designated Noncontract Temporary and can receive noncontract surface water when available (Turnout 5BT).
- The property also has two wells with one (1) well with no motor currently installed and one (1) pump/well powered by a 75hp electric turbine motor. The condition/operational status of the wells is unknown.
- In 2024 STWSD levee's three primary charges for contract water lands; service charge of \$84 per acre foot of entitlement, water charge \$70 per acre foot delivered, and an ET charge. Non-Contract Temporary Use lands are assessed two primary charges; \$191/AF until May 1st, and \$193/AF after May 1st (when available) and ET charge based on usage. In 2022/23, on behalf of the STWSD the Kern County Tax Collector collected a charge of \$139.40±/acre with the 2022/23 property taxes for all parcels
- Irrigation:** The property is flood irrigated.
- 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 the SGMA website at [www.sgma.water.ca.gov/portal/](http://www.sgma.water.ca.gov/portal/)
- For additional information on Semitropic Water Storage District, please visit: [www.semitropic.com](http://www.semitropic.com)



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## RANCH MAP



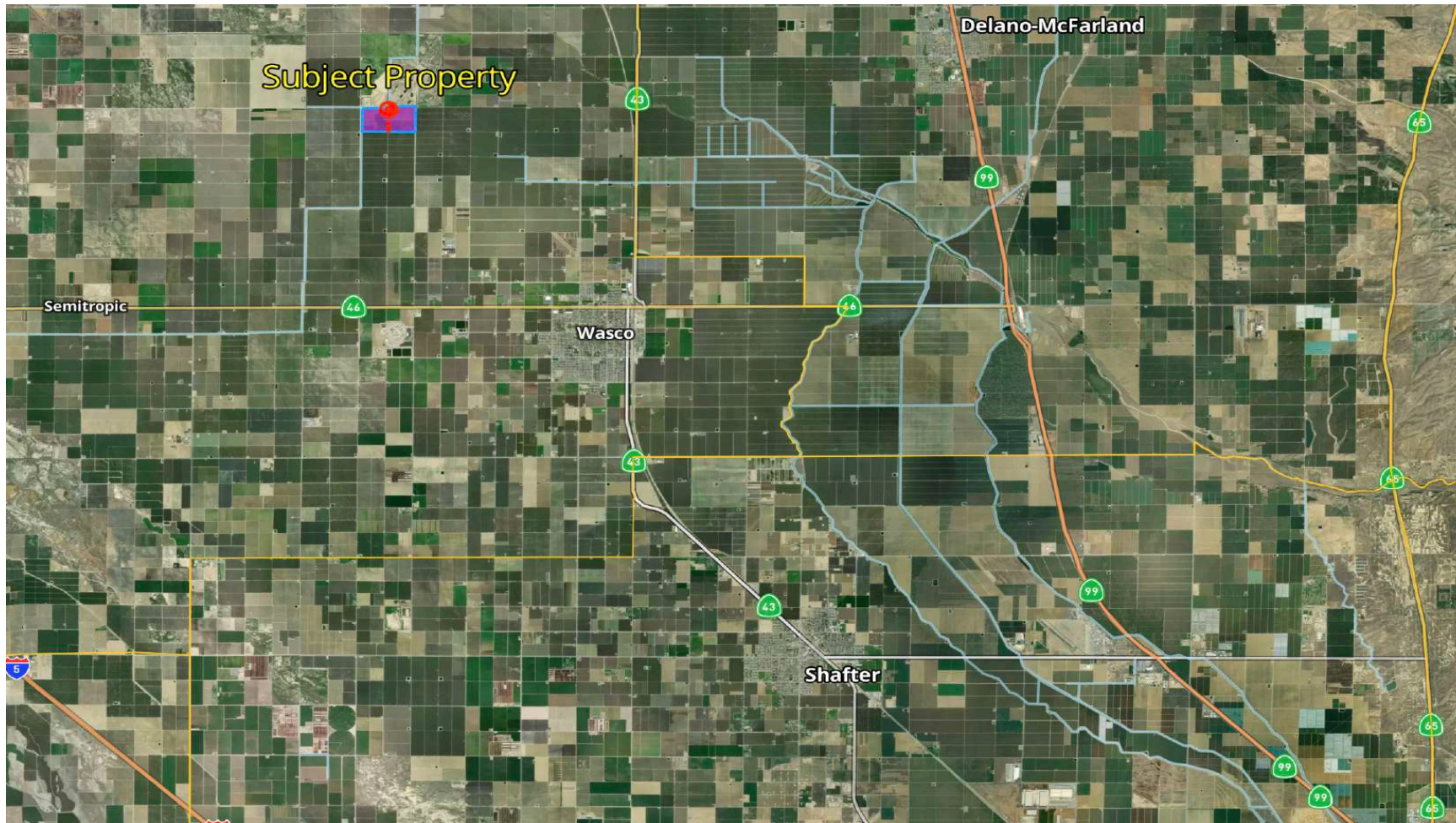
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## SOIL MAP



Map Unit Symbol  
156:  
Garces Silt Loam

## LOCATION MAP



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## PROPERTY PHOTOS



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## PROPERTY PHOTOS





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