



HOEKSTRA & ASSOCIATES, INC.

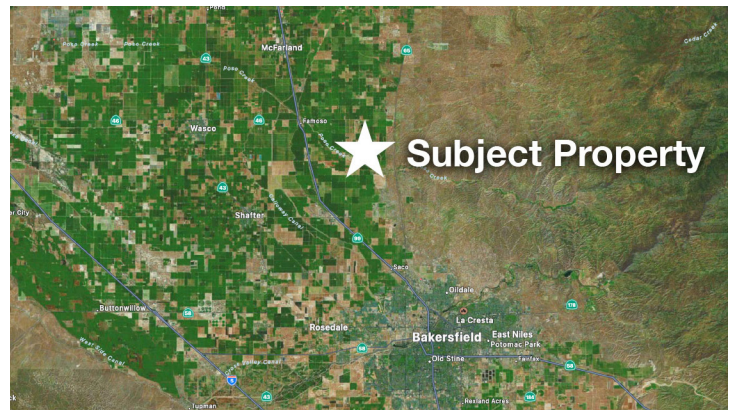
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$4,876,000

Cawelo Almonds & Pistachios

183.96 Acres



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183.96 Acres

LOCATION

The subject property is located at 16425 Quality Rd, Bakersfield, CA 93308 on the North side of Poso Creek, 2 miles east of Zerker Rd.

DESCRIPTION

This opportunity is 183.96 +/- acres on eight parcels, with 9 year old pistachios and producing almonds. The property has 3 sources of water; Class 1 water from Cawelo Water District, Riparian Water from Poso Creek and well water.

PARCEL #'S

Kern County APNs 073-240-11, 12, 13, 14, 15, 16, 17 and 185

ZONING

A - Exclusive Agriculture

CROPS

- Approximately, 37 acres of Lost Hills pistachios planted in 2015 at 19' x 17',
- 8 acres of Butte/Padre almonds on Hansen planted in 2006 (ready for removal),
- 4 acres of Butte/Padre almonds on Hansen planted in 2013,
- 36 acres of NP/Monterey almonds on Hansen planted in 2018,
- 28 acres of Butte/Padre (66/33%) almonds on Hansen planted in 2018,
- 46 acres of NP/Monterey almonds on Hansen planted in 2020

SOIL

According to USDA California Revised Storie Index, Grade 1 and 2 soils; see attached soils map for description.

WATER & IRRIGATION

This ranch has an irrigation well, booster pump, a sand media filter and Class 1 water from Cawelo Water District as well as Riparian water from Poso Creek to efficiently irrigate the pistachios and almonds through drip irrigation system. The solar project on site offsets the electric utilities used for pumping.

SGMA

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped.

For more information go to <https://water.ca.gov/Programs/Goundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$4,876,000 (\$26,500/acre) cash at close of escrow.



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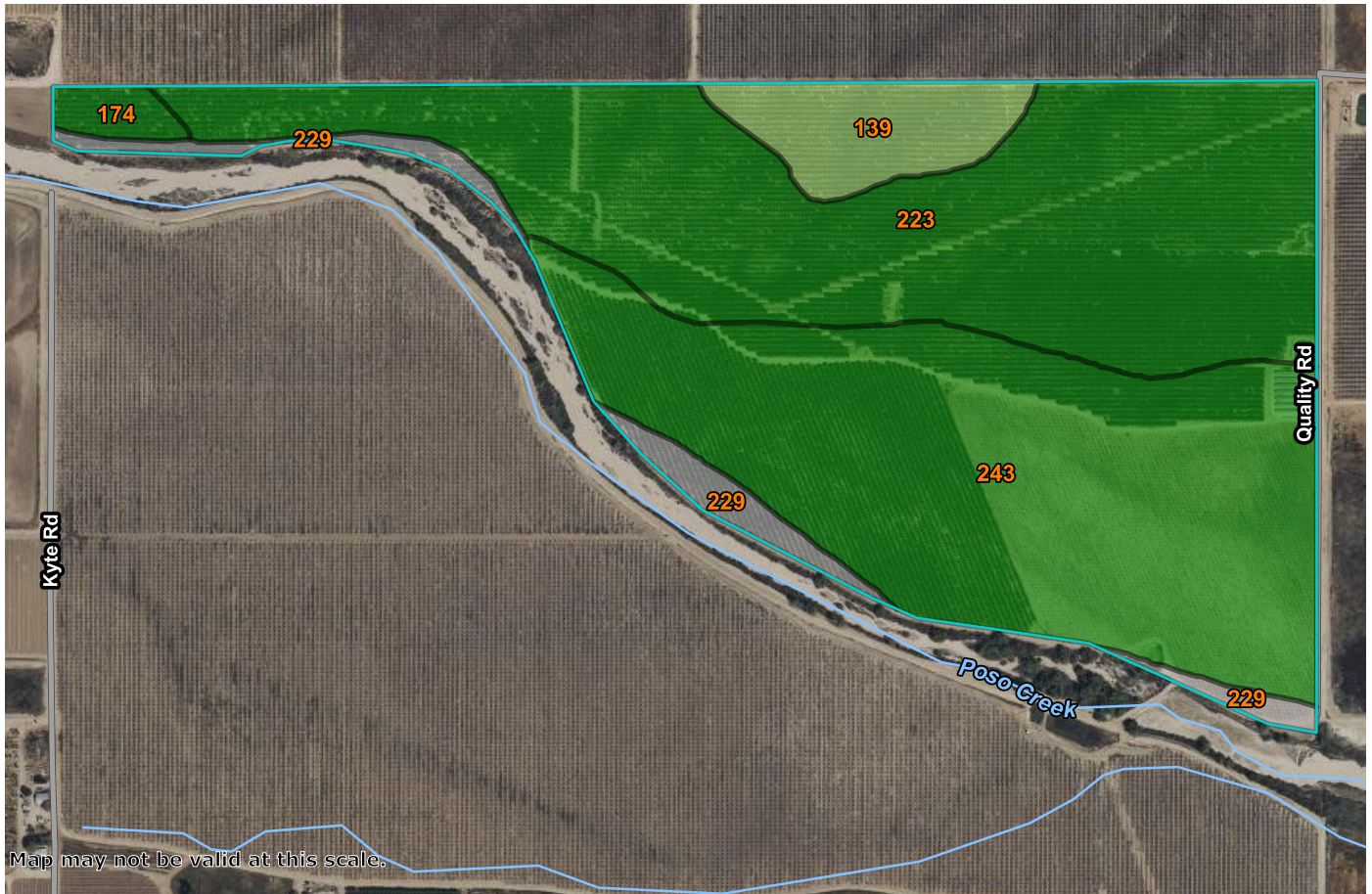




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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
139	Delano sandy loam, 2 to 5 percent slopes	Grade 2 - Good	Delano (85%)	10.3	6.1%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	2.4	1.4%
223	Premier coarse sandy loam, 5 to 9 percent slopes	Grade 1 - Excellent	Premier (85%)	75.7	44.7%
229	Riverwash	Not Rated	Riverwash (100%)	7.5	4.4%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	73.4	43.4%
Totals for Area of Interest				169.3	100.0%



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ASSESSORS MAP

