



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$993,300

SWID Development

28.38 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

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LOCATION

The subject property is located at approximately 28460 Poso Drive, Wasco, CA 93280 at the NWC of Poso Dr. and Magnolia Ave.

DESCRIPTION

This opportunity is 28.38 +/- acres on three parcels, with old cherries that are due for removal or redevelopment. The property has 2 sources of water; well water from an ag well, and Contract Water from Shafter Wasco Irrigation District. The property is located adjacent to the Wasco City Limits and catty corner from John L. Prueitt Elementary School. The Wasco Union High School District just purchased the property directly north of the subject property.

PARCEL #'S

Kern County APNs 487-170-03, 487-170-04, and 487-170-05

ZONING

A - Exclusive Agriculture

CROPS

Approximately, 28 acres of farm ground planted to cherries that are due for removal or redevelopment.

SOIL

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

WATER & IRRIGATION

This ranch is located in and receives water from Shafter Wasco Irrigation District through meter 7.8W-1.0N

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>

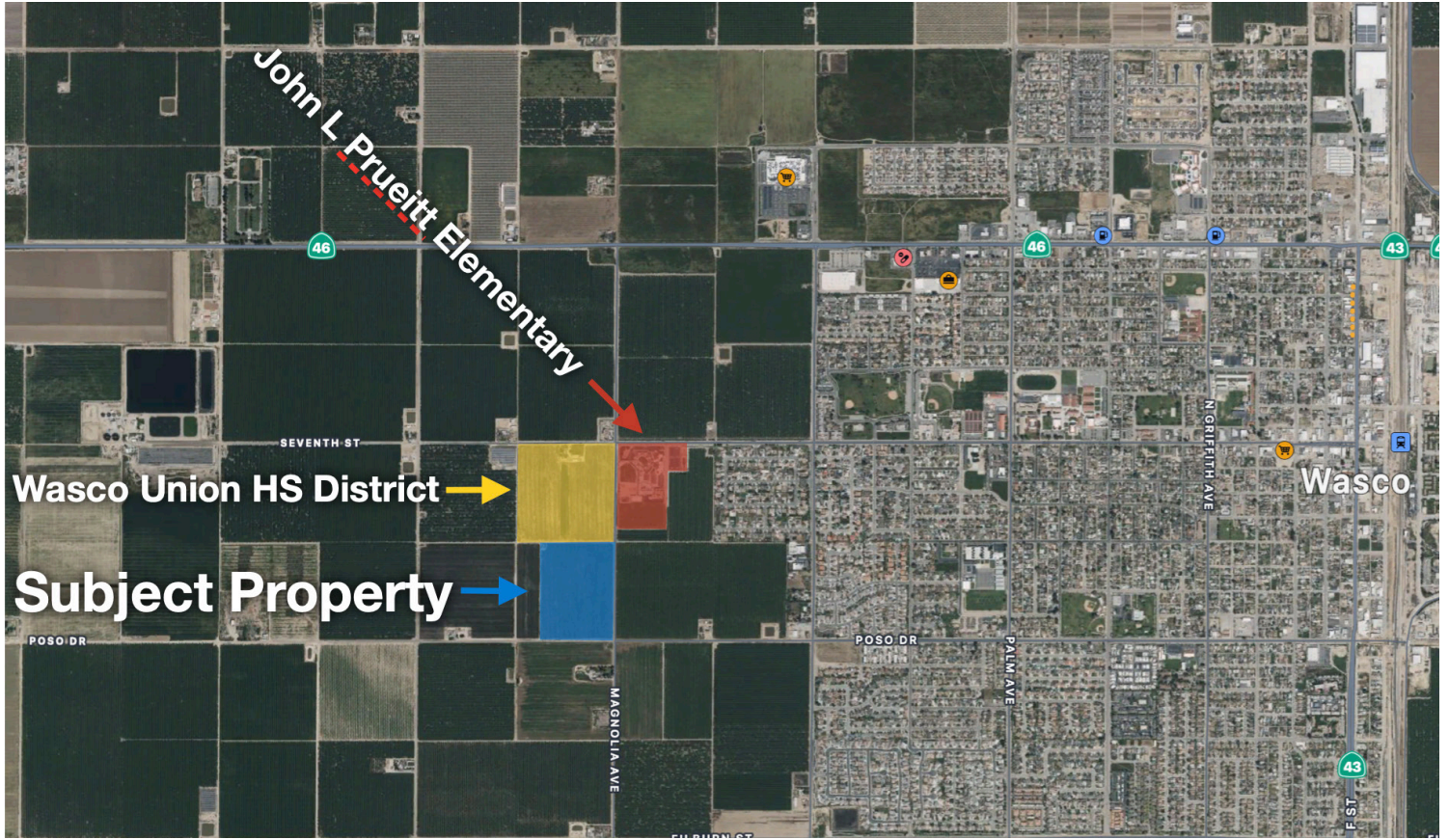
PRICE/TERMS

\$993,300 (\$35,000/acre) cash at close of escrow.



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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
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	28.7	100.0%
Totals for Area of Interest				28.7	100.0%



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ASSESSORS MAP

