

# WASCO PISTACHIOS AND ALMONDS LEONARD RANCH

**\$1,125,000**  
(\$14,559±/Acre)



## 77.27± Acres - Kern County, California

- Pistachios in Full Production
- Mature Almonds that Could be Redeveloped or Used to Mitigate SGMA
- Well Water and Access to Semi-Tropic WSD Non-Contract Water
- Nicely Appointed Drip Irrigation Systems
- Productive Soils
- Investment Offers Income and Tax Benefits

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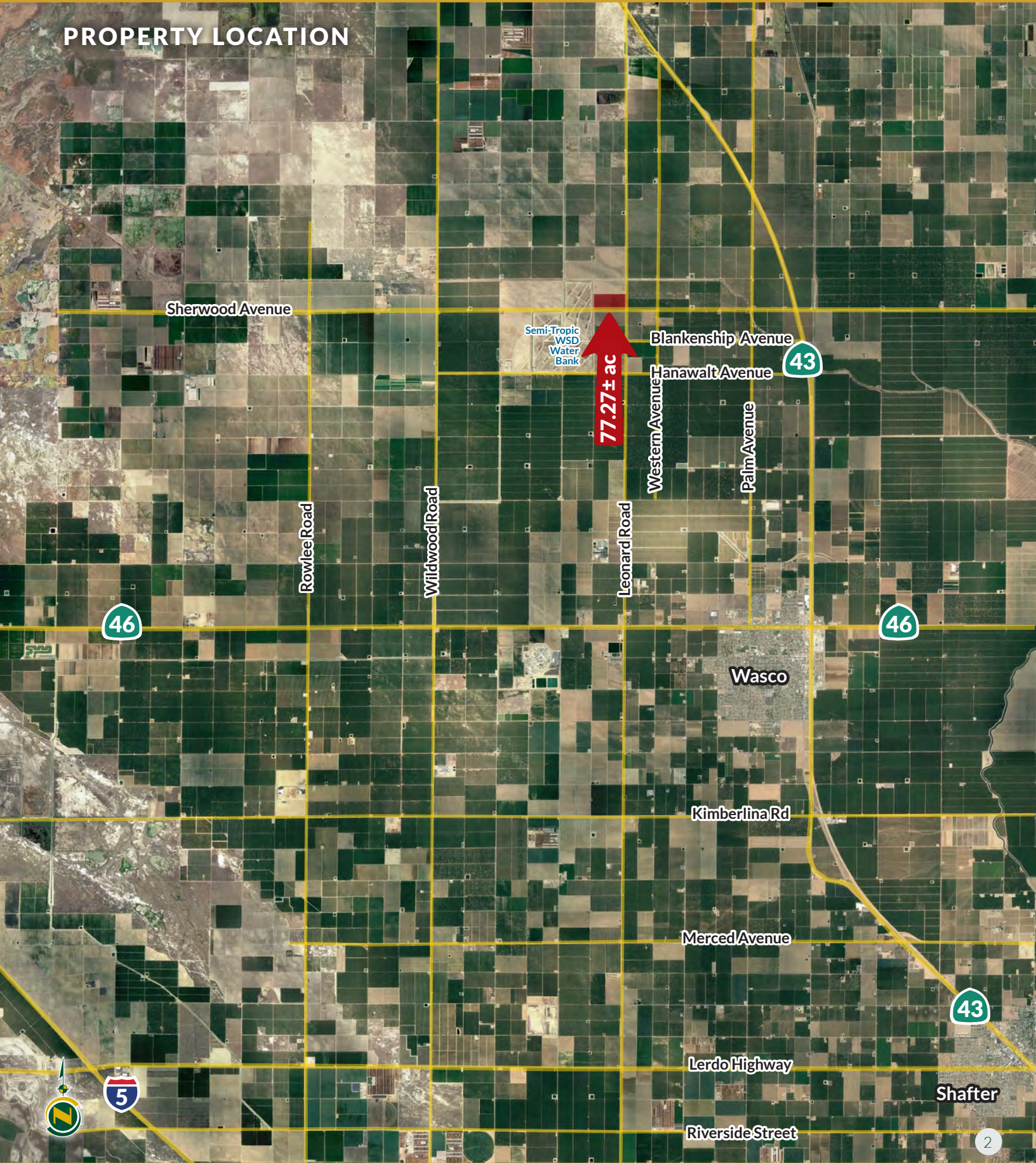
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CA DRE #00020875



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77.27± Acres  
Kern County, CA



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



PROPERTY INFORMATION

LOCATION

The property is located at the northwest corner of Leonard Avenue and Sherwood Avenue approximately 5± miles northwest of Wasco, 31± miles northwest of Bakersfield, 138± miles north of Los Angeles, and 253± miles south of San Francisco.

DESCRIPTION

This 77.27± assessed acre opportunity is planted to 39.50± acres of pistachios and 36.50± acres almonds established in 2004. The site is irrigated with well water and has access to non-contract Semi-Tropic WSD when available. The offering features pistachios in full production, mature almonds that could be redeveloped or used to mitigate SGMA, well water and access to non-contract Semi-Tropic WSD, productive soils, and offers income and tax benefits.

ZONING

The land is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act.

SOILS

- 93.1±% (192) McFarland loam, Rev. Storie Index, Grade 1-Excellent 3
- 6.9±% (214) Carflax clay loam, Saline-sodic, 0 to 2 percent slopes MLRA 17, Ca. Rev. Storie Index, Grade 1-Excellent

PLANTINGS

Block	Variety	Planted Ac.	Rootstock	Spacing	Year planted	4 Yr. Avg. Yield
Pistachio	Kerman/Peters	*39.50±	Pioneer Gold	20'x16'	2004	2,879±lbs/ac
Almonds	Butte/Wood Colony	*36.50±	unknown	21'x19' & 21'x17	2004	2,408±lbs/ac
		76.00±				
Roads & Waste		1.27±				
Total		77.27±				

\*Estimated planted acreage using aerial tool measurement

LEGAL

The South ½ of the SE ¼ of Section 9, Township 26S, Range 24E, MDB&M. Kern County, California.  
APN: 059-243-19.

WATER

The property is irrigated by well water and Semi-Tropic WSD non-contract water when available. The well is equipped with 200HP electric motor. The land is located in Semi-Tropic Water Storage District (STWSD) and has one temporary service non-contract meter 49BT. 2024 STWSD non-contract owners are assessed two primary charges; water charge of \$191/\$193/\$195 AF delivered when available (winter/summer/allocated), and an ET charge. In 2023/24, on behalf of the STWSD the Kern County Tax Collector collected a charge of \$139±/acre with the county property taxes. The plantings are irrigated by nicely appointed single line drip system for the pistachios and double line drip for the almonds, equipped with sand media filters, acid injection system, and gypsum silo.

PRICE/TERMS

\$1,125,000 (\$14,559.34±/acre) cash at close of escrow. Buyer to reimburse seller for agreed farming costs toward current crop.



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## PROPERTY OVERVIEW



Leonard Road

**LEGEND**

- Well
- District Meter
- Reservoir

**WELL CHART**

200HP



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## SOIL MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map unit name	Rating	Percent AOI
192	McFarland loam	Grade 1 - Excellent	93.1%
214	Calflax clay loam, saline-sodic, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	6.9%
Total			100.0%

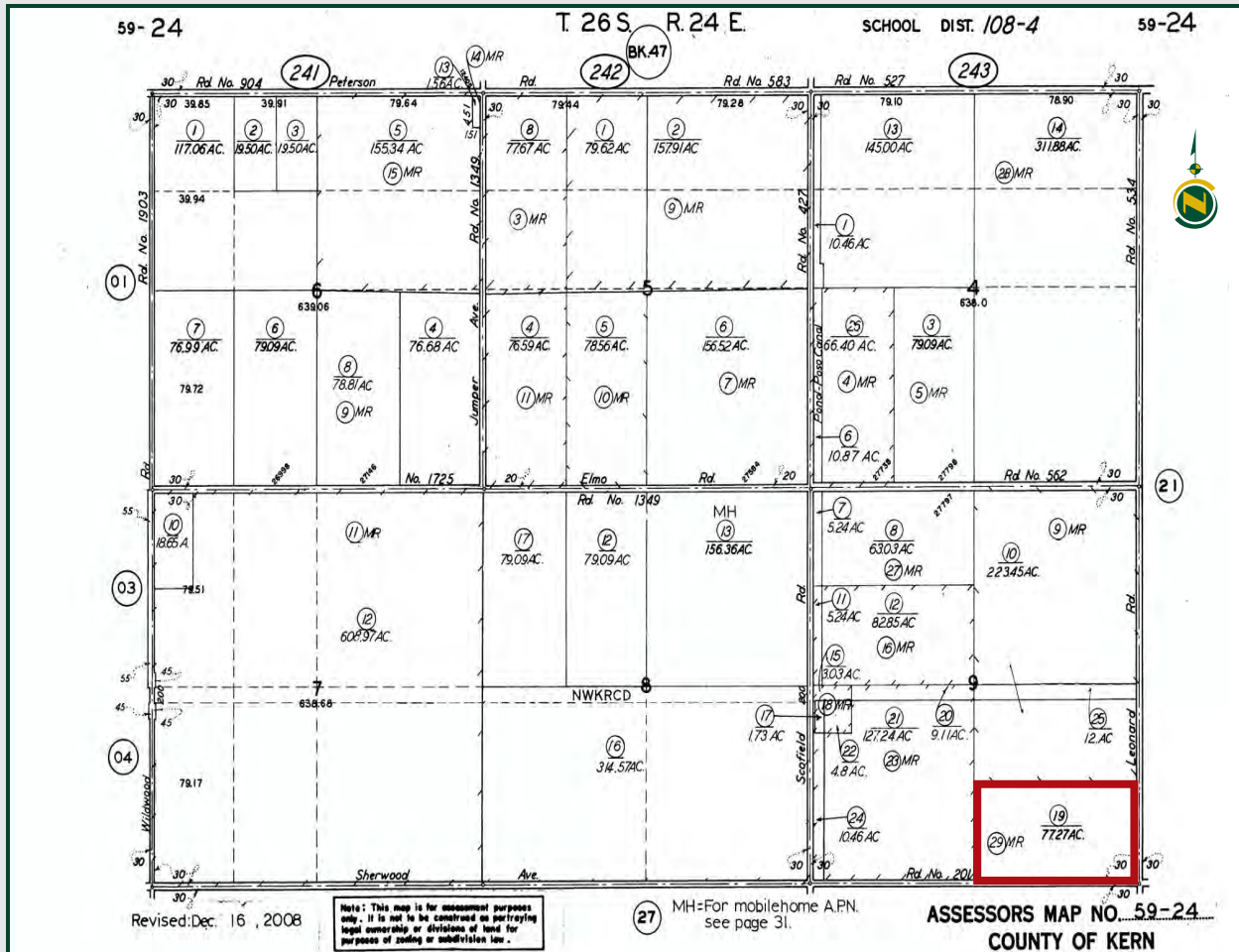


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## APN MAP





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## PROPERTY PHOTOS



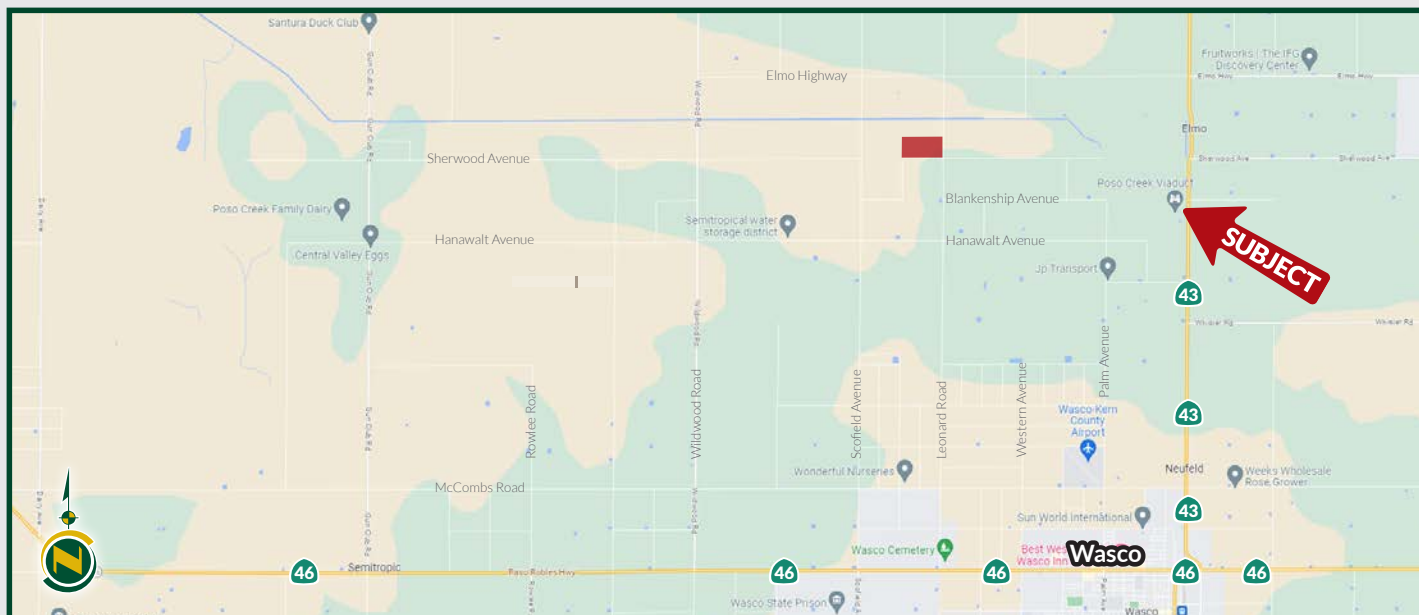


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## LOCATION MAP



## REGIONAL MAP



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:  
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>  
Telephone Number: (916) 653-5791

**Policy on cooperation:** All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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