

FOR SALE

Country Estate with Open Farmland at
15615 Magnolia Ave, Wasco CA 93280

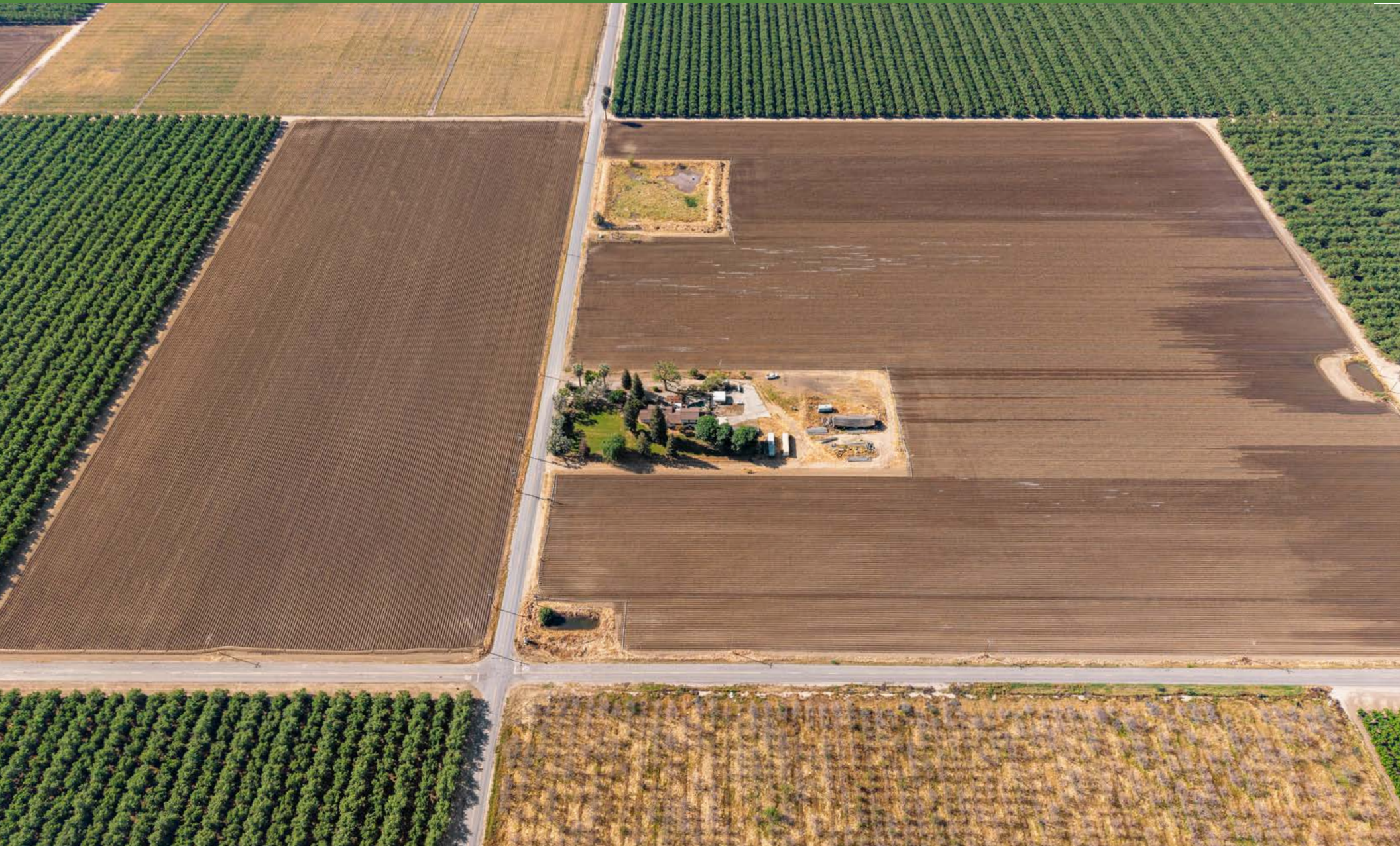


Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile
661-695-6500 office
661-384-6168 fax



Neither the Seller, nor Tech Ag Financial Group, Inc. makes any representations or warranties, either expressed or implied as to the accuracy or completeness of the enclosed. Buyers should conduct their own due diligence.

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DESCRIPTION

56.07 +/- acres with 51 +/- acres of open farmland consisting of a single Class 1 soil type, dual sources of water, and a 2,700 +/- square foot home located at 15615 Magnolia Ave, Wasco CA 93280.

LOCATION

Property is located at the southwest and southeast corner(s) of the intersection of Magnolia and Poso Ave to the west of the City of Wasco in the County of Kern at 15615 Magnolia Ave, Wasco CA 93280.

BRIEF LEGAL

Kern County Assessor Parcel Number: 487-180-07; 490-010-01; Portion(s) of Section(s) 14 and 15; T 27S; R 24E. The property is zoned (A) - Exclusive Agriculture and is enrolled in the Williamson Act.

15615 MAGNOLIA AVE, WASCO CA

2,700 +/- square foot residence with 4 bedrooms, 3 bathrooms, pool, solar, two car garage, septic, natural gas, electricity, a private well in good working condition, and much more on 5 acres of land.

LEASE

Open farmland is being offered subject to an agricultural lease that expires on December 31st, 2026.

SOIL

100% - (243) Wasco sandy loam, Class 1 - Excellent.

IRRIGATION

Property is located within the boundaries of Shafter Wasco Irrigation District (SWID) and is subject to a standby charge in the amount equivalent to \$123.66 per acre of real property. For the 2026 crop year, the SWID water cost is \$130 per acre foot of water delivered to the property. The property receives SWID surface water delivery via turnout no 7.8-11. For groundwater, the property has one (1) 75 HP irrigation well with a total well depth of 1,000' and an estimated flow of 521 GPM, standing water level of 369', pumping water level of 388', and overall pump efficiency of 52% as reported via a pump test report dated April 3rd, 2026.

SGMA

The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040 with Groundwater Sustainability Plans (GSP) in place by 2020. GSP(s) may limit the amount of well water pumped, and Buyers are encouraged to consult with a professional regarding the impacts of SGMA and possible limitations to the amount of groundwater that may be pumped. <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

PRICE

\$1,650,000.00 with all cash to be paid at the close of escrow.

CONTACT

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SITE PHOTOS



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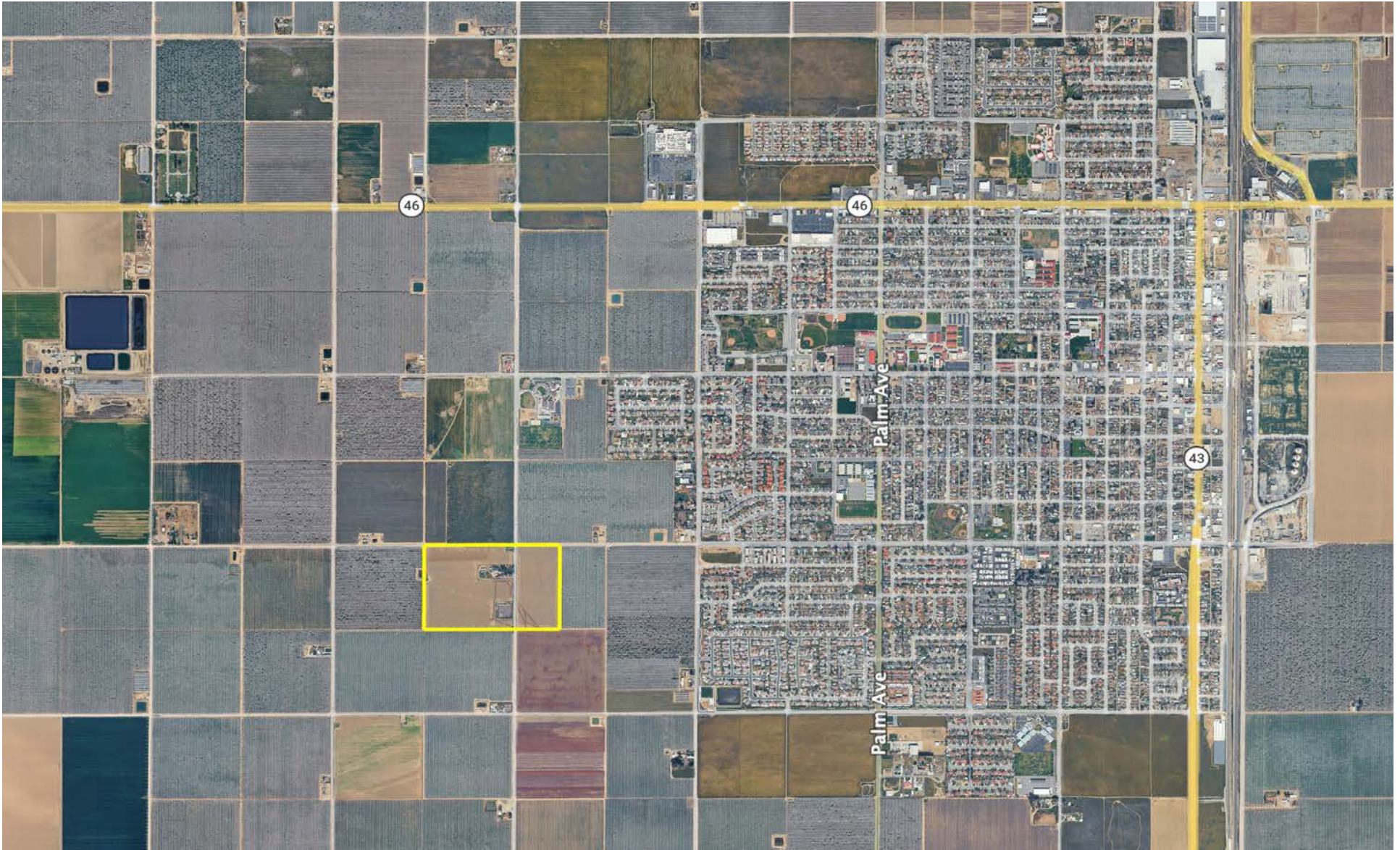
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LOCATION MAP



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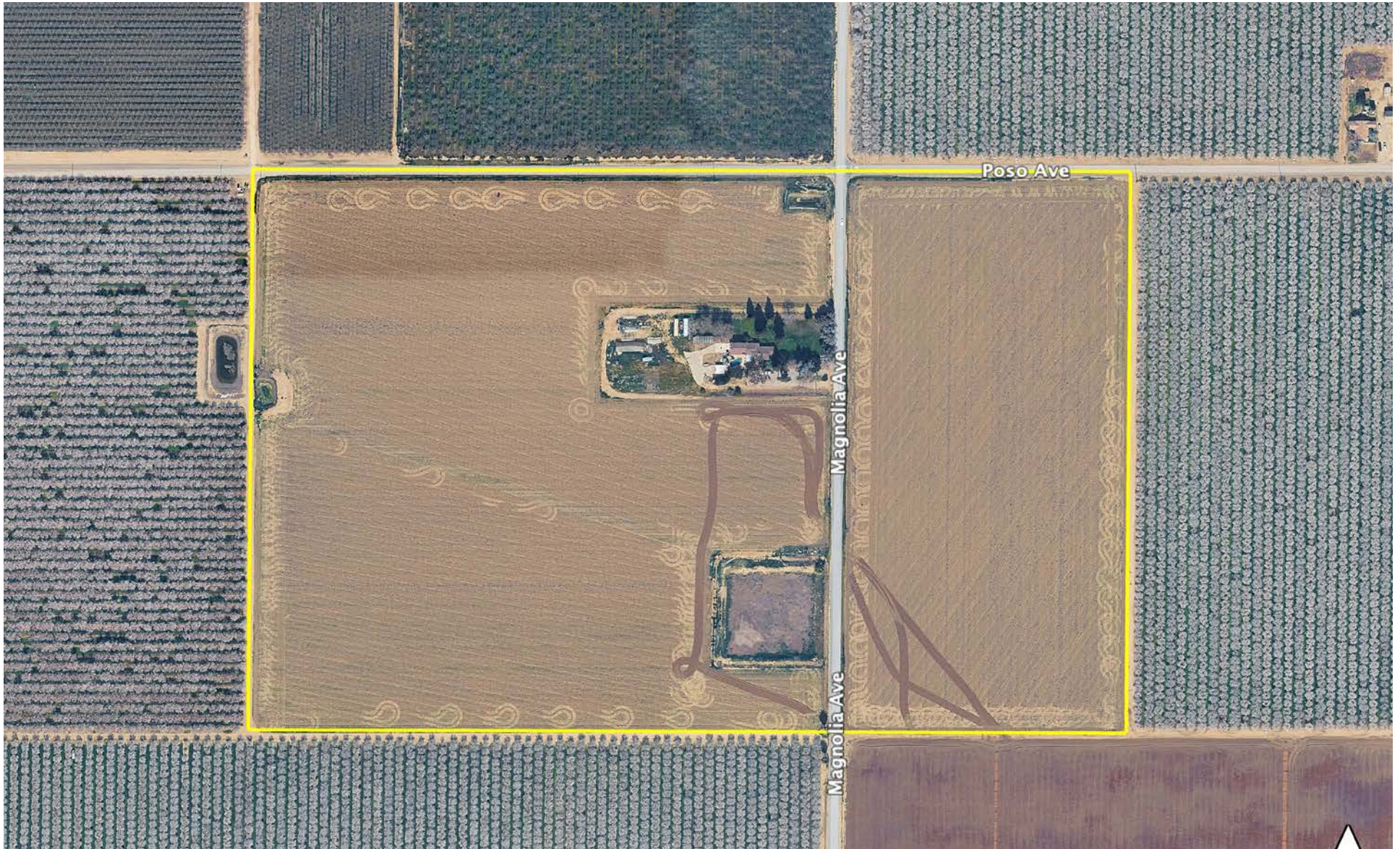
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AERIAL MAP



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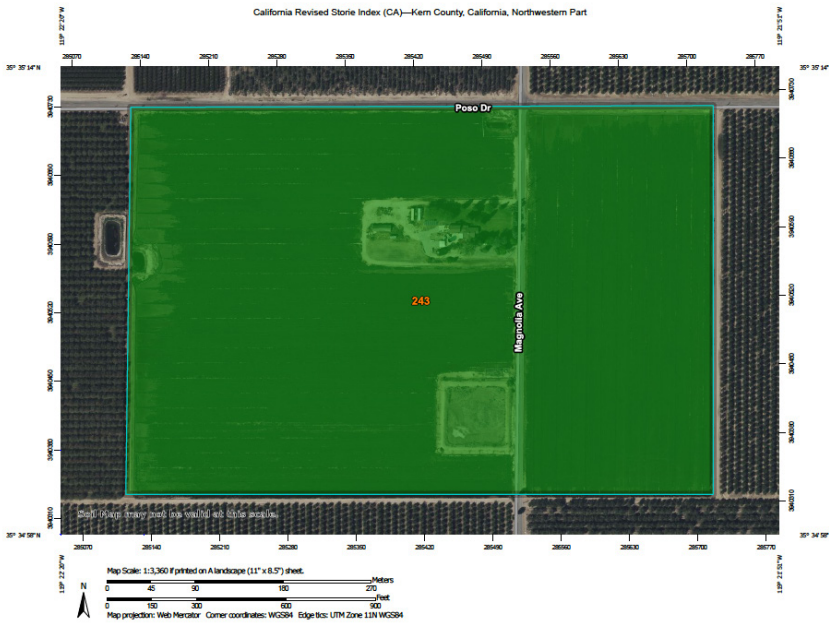


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SOIL MAP



The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. On-site investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percents in AOI
243	Wasco sandy loam	Grade 1 Excellent	Wasco (85%)	58.8	100.00%
Totals for Area of Interest				58.8	100.0%

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Call Morgan Houchin 661-477-3669

TECH AG FINANCIAL GROUP, INC.

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

Contact us and take advantage of our services today!