



For Sale | \$1,750,000 (\$23,132/Acre)

# Bakersfield Almond Farm with Solar

22722 Copus Road | Bakersfield, CA 93311

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# The Property

## Highlights

- 70+ Acres of productive almond orchards
- Solar System for modular home and farm operations
- Tax savings under the Williamson Act
- Single-family home (± 2,160 SF) on-site
- Zoning: Exclusive Agriculture (“A”) District
- Land Use: Enrolled in the Williamson Act (Land Conservation Act)
- Solar: 250 KW
  
- Planting: 2016
  - Almond Varieties - Nonpareil & Monterey
  - Acres Planted - 70 Acres
  - Spacing: 22x18
  - Planting Year: 2016
  
- Home
  - (2) Modular Homes

## Property Overview

22722 Copus Road is a productive ± 75.65 acre agricultural property which includes approximately 70 farmed acres of mature almond orchards, spread across two contiguous parcels. The remaining land features a (2) modular home and infrastructure supporting farm operations. The property is equipped with a solar system.

### Pricing:

Asking Price:	\$1,750,000
Price per Acre:	\$23,132
Total Acres:	± 75.65 Acres
APN #'s:	220-231-16-00-5 and 220-231-14-00-9

## Soil Summary (From USDA Web Soil Survey)

### Total Area Surveyed 76.9 Acres

Symbol	Soil Type	Acres	% of AOI
132	Cerini loam, 0-2% slopes	39.6	51.5%
152	Excelsior loam, 0-2% slopes	37.3	48.5%

### Cerini Loam (132)

Loam Texture, well drained, moderate-high water holding

Deep soil profile, good fertility, minor salinity monitoring

### Excelsior Loam (152)

Similar loam profile, excellent for almonds

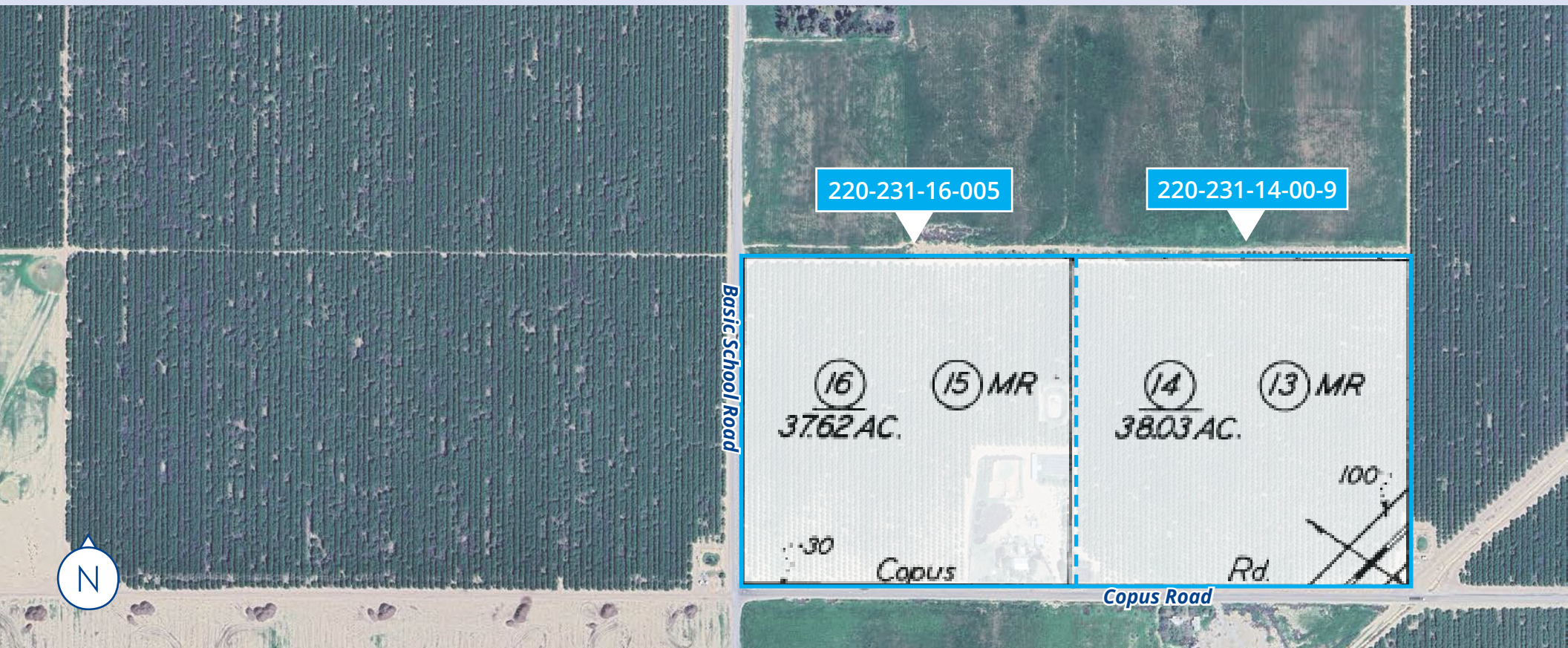
High water-holding capacity, minimal limitations

# The Williamson Act

The Williamson Act, officially known as the California Land Conservation Act of 1965, is a state law designed to preserve agricultural and open space lands by reducing property taxes for landowners who commit to keeping their land in agricultural or related open space use. In exchange, landowners sign contracts with counties or cities, typically for a minimum of 10 years, agreeing not to develop the land for urban uses during that time.

The act works by assessing property taxes based on agricultural value rather than market value, making it financially easier for farmers and ranchers to continue operating. The contracts automatically renew each year unless either party initiates a non-renewal, which triggers a 9-year phase-out period.

The main goals of the Williamson Act are to 1) Protect farmland and rangeland from urban sprawl; 2) Support the agricultural economy; and 3) Promote long-term conservation of open space. It is one of the most widely used land conservation programs in California, covering millions of acres statewide, including significant agricultural zones like Kern County.



# Property Photos





## Kern County Agriculture

Kern County, located in California's Central Valley, is one of the most productive agricultural regions in the United States, generating over \$8.6 billion in gross farm receipts in 2023. The county's agricultural success is driven by its Mediterranean climate, fertile soils, and advanced farming practices. Kern is a leading producer of grapes, citrus, almonds, pistachios, and dairy, with grapes alone contributing more than \$1.7 billion annually. It also dominates national production of certain vegetables—most notably carrots, accounting for about 80% of the U.S. supply.

Farmers in the region employ innovative, sustainable practices like drip irrigation and precision agriculture to cope with persistent challenges such as water scarcity and climate variability. While drought and commodity price fluctuations have impacted yields and land values in recent years, Kern County remains a resilient and forward-thinking agricultural hub. Strong local institutions, like the Kern County Farm Bureau and agricultural research centers, support continued growth, education, and sustainability across the region.

## Production

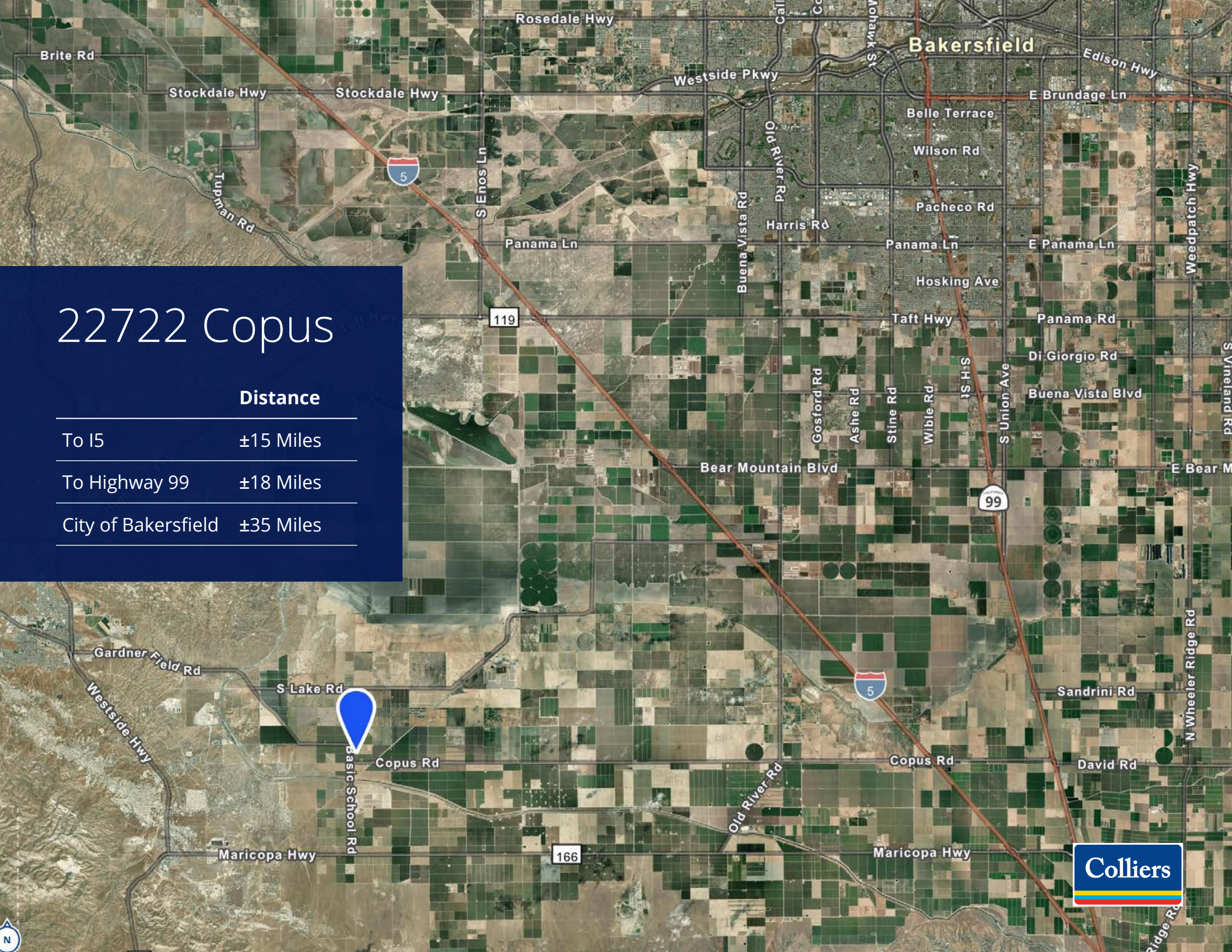
Kern County is one of California's leading almond producers, boasting over 200,000 acres of bearing orchard as of 2023, which accounted for nearly 20% of the state's total almond output (about 245,000 tons) making yield per acre about 2,340 pounds. In 2023, Kern almond growers generated approximately \$892 million to over \$1 billion, making almonds one of the county's top five commodities by gross value .

Kern County remains a cornerstone of California's almond industry, with approximately 177,000 acres of bearing orchards as of March 2025—part of the state's 1.389 million acres of production in 2025, the smallest annual acreage increase (just 6,000 acres) since 2004. Statewide, the USDA forecasts a 2025 almond crop of 2.80 billion pounds, up 3% from 2024's 2.73 billion, with yields rising slightly to 2,010 lb/acre.

# 22722 Copus

## Distance

To I5	±15 Miles
To Highway 99	±18 Miles
City of Bakersfield	±35 Miles



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