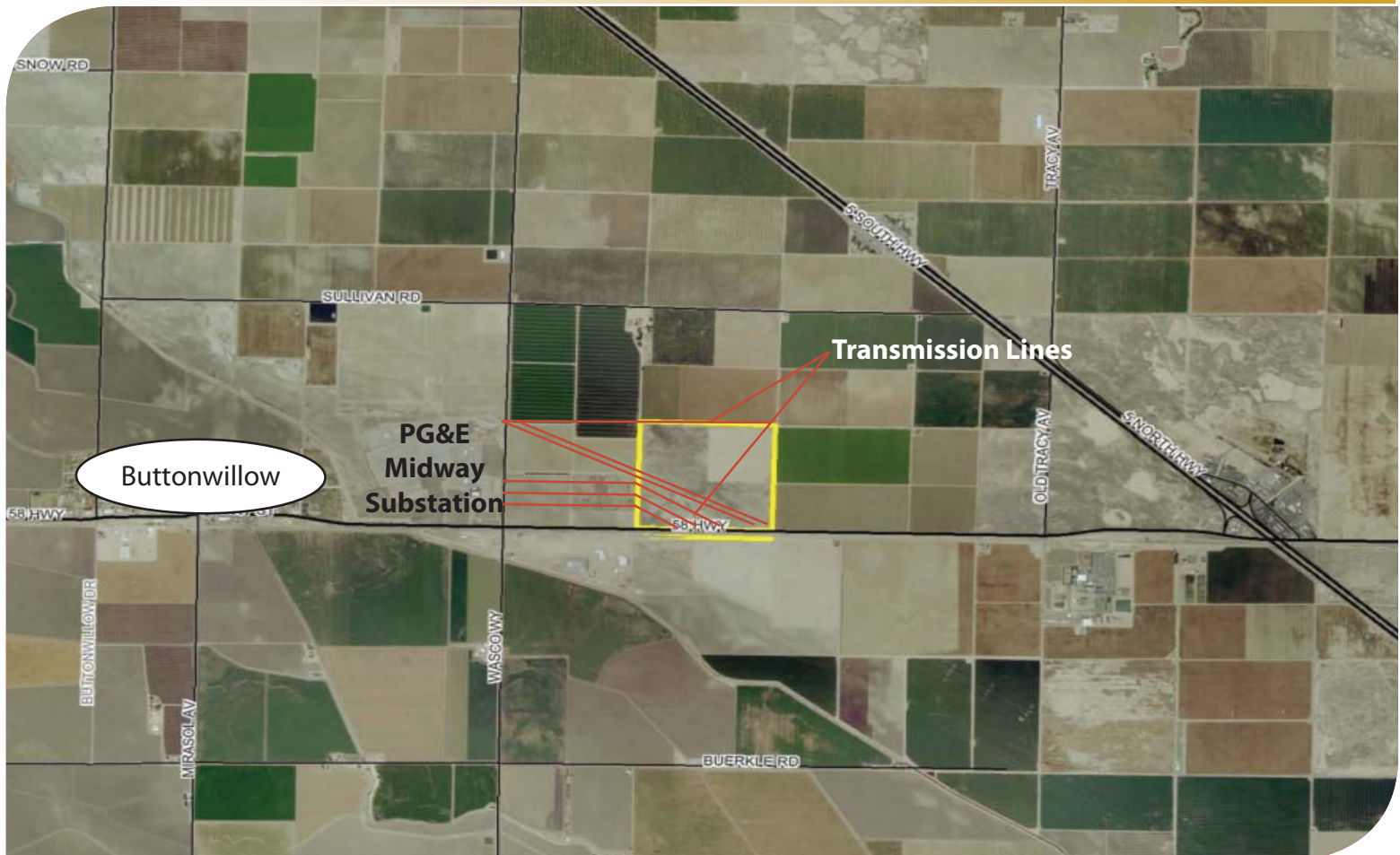


FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Kern County Land Opportunity



150.29 ± Acres
Buttonwillow
Kern County, California

Exclusively Presented By:
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Kern County Land Opportunity

150.29± Acres

\$2,500,000

DESCRIPTION:

The opportunity offers potential use for solar, cogeneration, mitigation or farming. High transmission power lines intersect the south west corner and north boundary of the property. Additionally the offering is in close proximity to PG&E Midway Substation and natural gas mainline.

LOCATION:

North side State Highway 58, 1.5± miles west of Highway 5, approximately 1± miles east of Buttonwillow, CA.

LEGAL:

South east quarter of Section 18, Township 29S, Range 24E, MDB&M. The property is zoned Exclusive Agriculture (A). The General Plan designates the property as Intensive Ag, 20 acre parcel minimum. The farm is not enrolled in the Williamson Act. Assessor's Parcel Number 103-100-23 Kern County.

SOILS:

72±% (156) Garces Silt loam
29±% (196) Milham sandy loam, 0 to 2% slopes

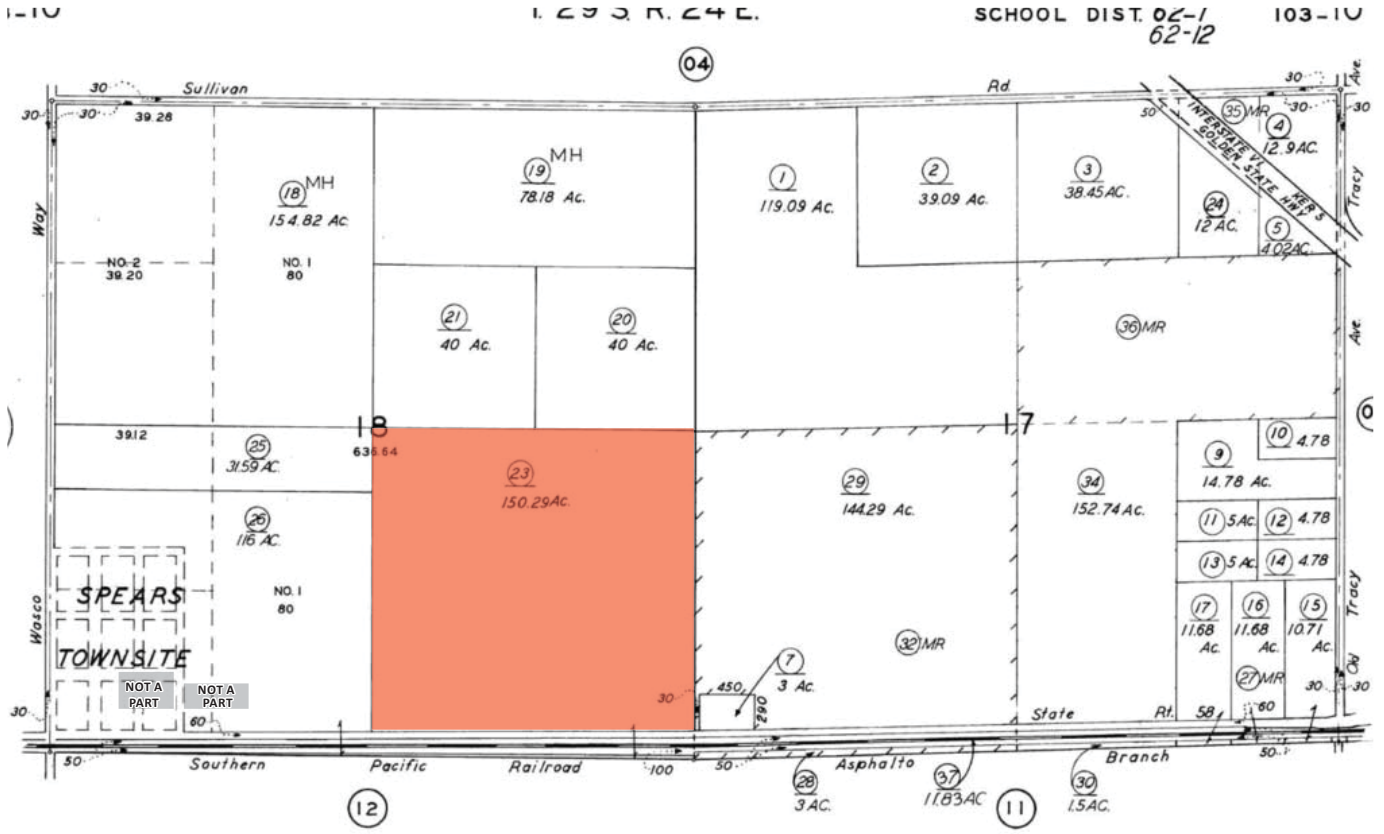
WATER:

The land is located in Semi Tropic Water Storage District and can receive non-contract water through meter number B-134T. On behalf of the district Kern County Tax collects \$38.40 per acre with the property taxes.

PRICE/TERMS:

\$2,500,000, excluding any remaining mineral rights.

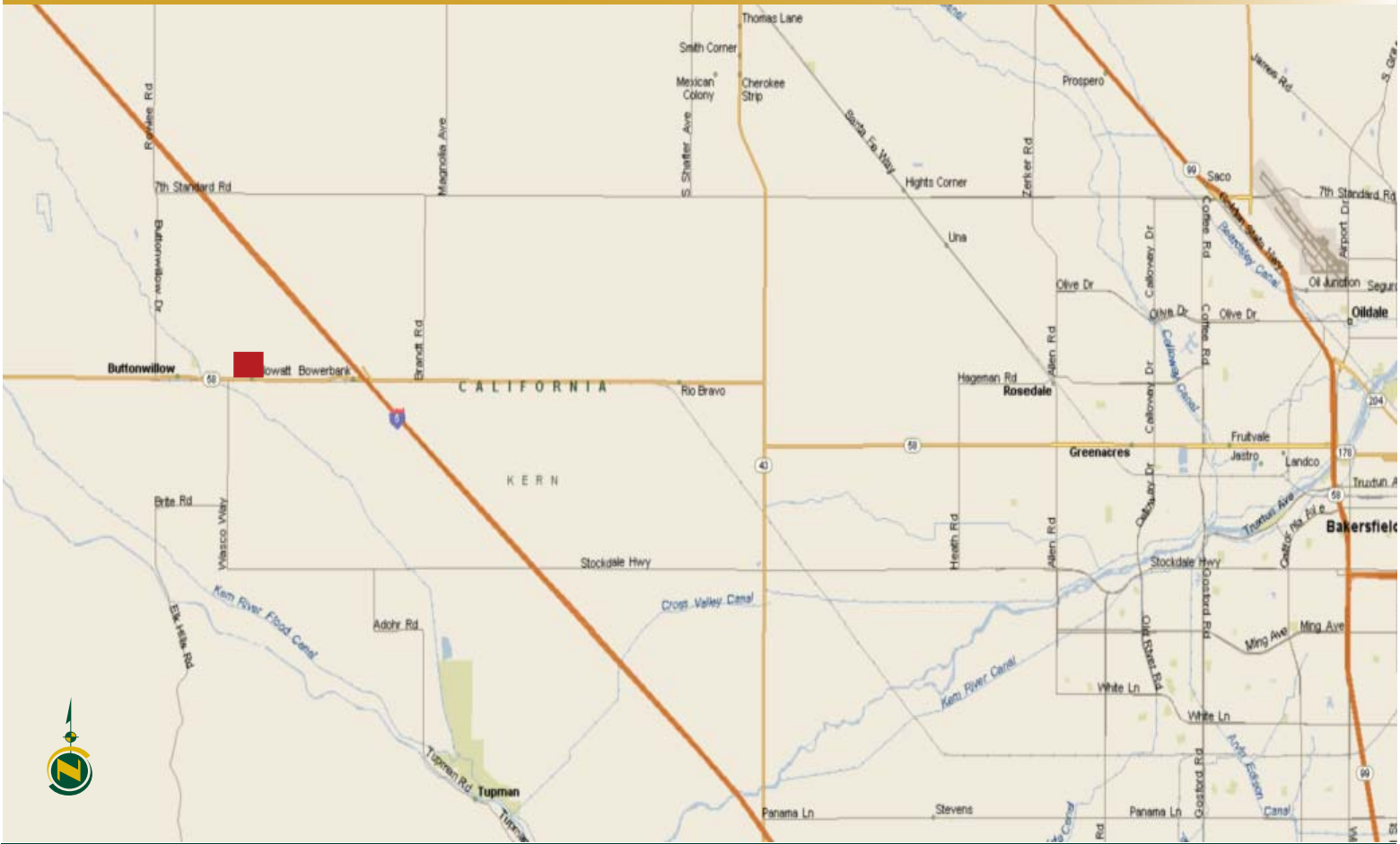
PARCEL MAP



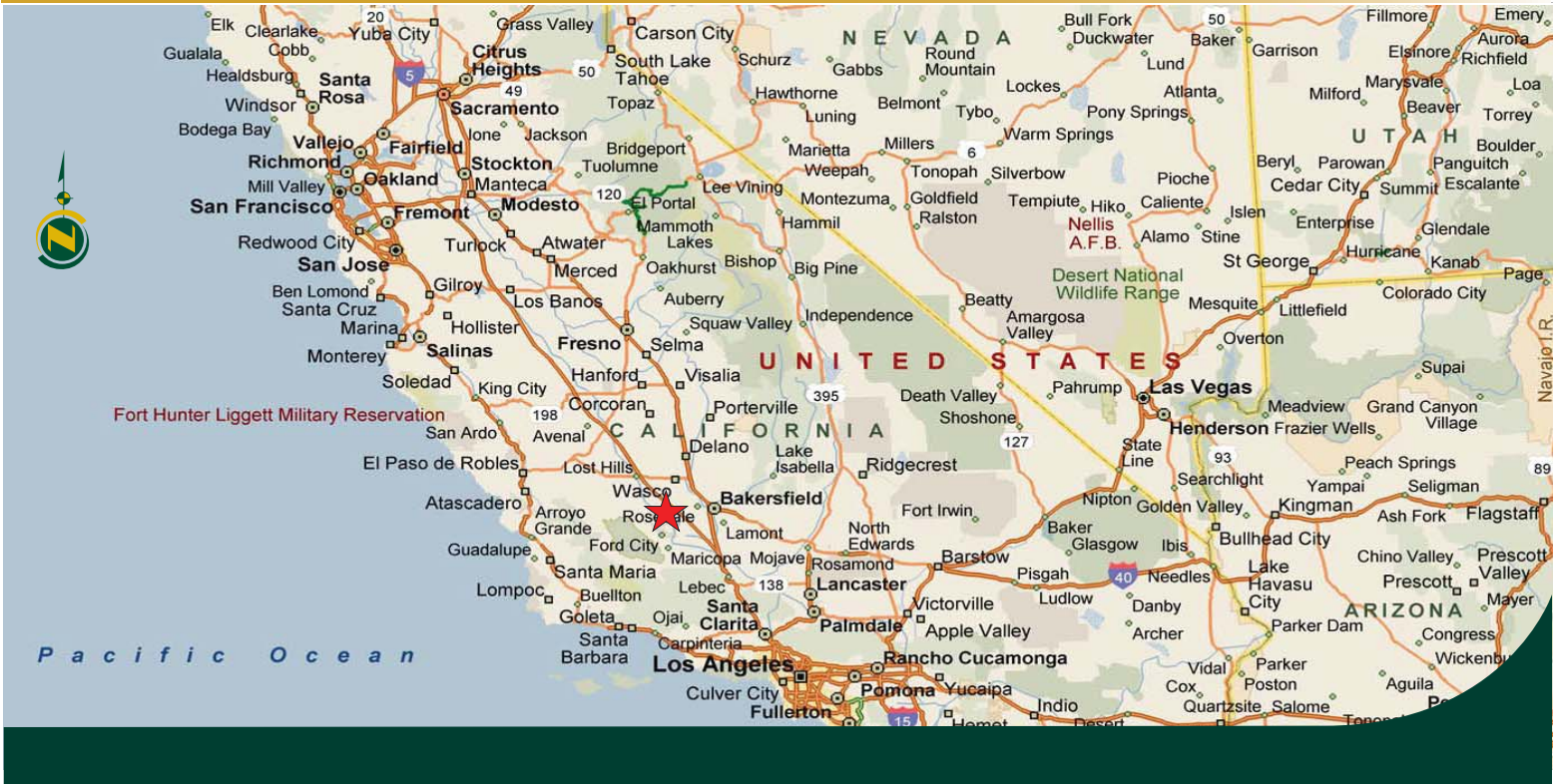
PHOTOS



LOCATION MAP



REGIONAL MAP



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

