

KERN COUNTY FARMLAND RANCH 406

\$1,883,520
(\$12,000±/Acre)

PRICE REDUCED



156.96± Acres
Kern County, California

- Well Water and Semi-Tropic WSD
Non-Contract Water
- Productive Soils
- Suitable for Most Permanent Crops
- Tax Benefits

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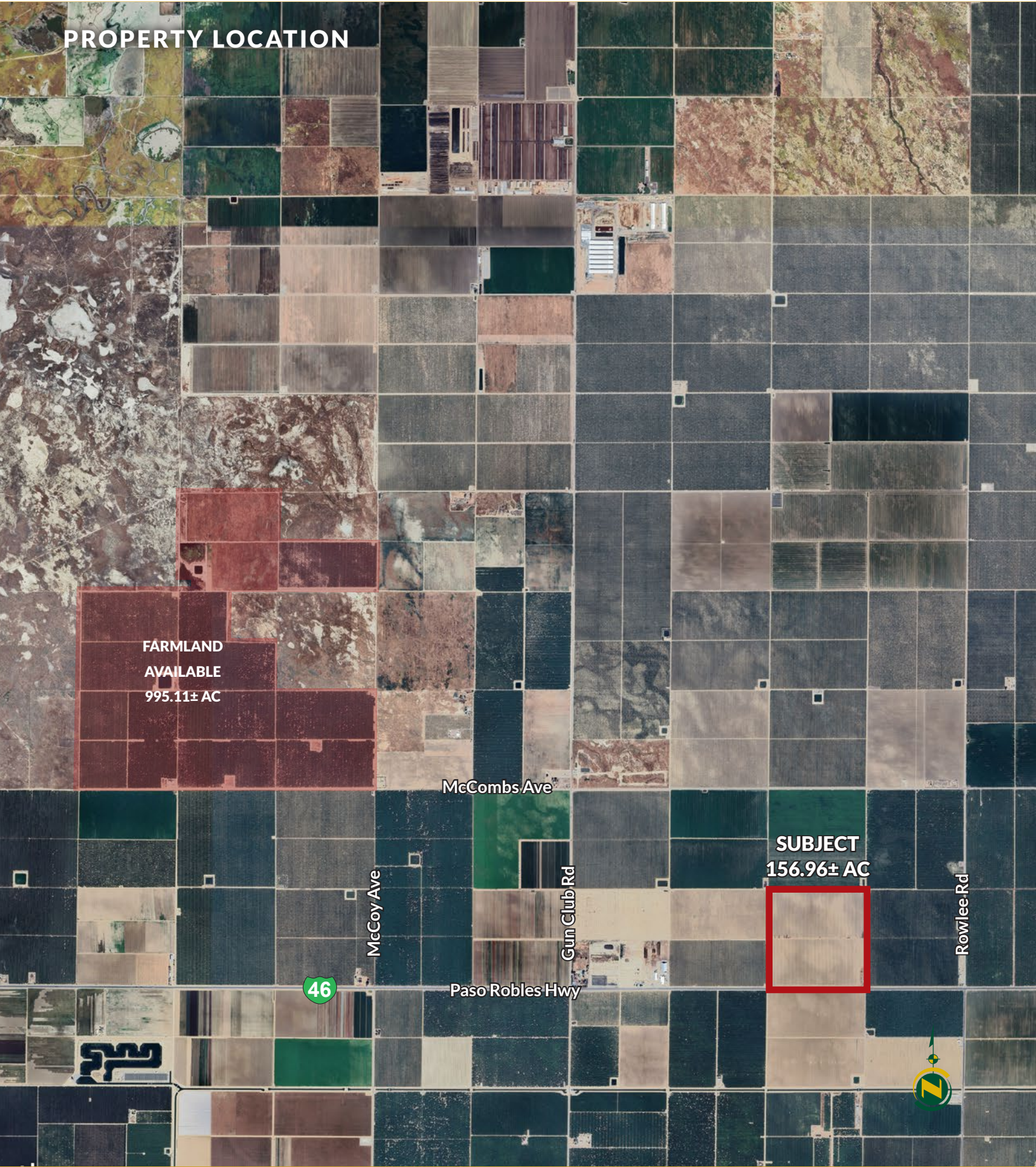
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CA DRE #00020875

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PROPERTY INFORMATION

DESCRIPTION

This 156.96± assessed acre opportunity is located in the desirable farming area of Wasco, CA. The offering is not currently planted to any crops. The property has access to non-contract water from Semi-Tropic WSD and 1 well. The offering features: Non-contract water with Semi-Tropic WSD and well water, productive soils, suitable for most permanent crops, and tax benefits.

LOCATION

The offering is located on the north side of HWY 46, ½ ± mile west of Rowlee Road, approximately 6± miles west of Wasco, Ca. Approximately 31± miles north west of Bakersfield, 146±miles north of Los Angeles, and 200±miles south of San Jose.

LEGAL

Kern County APN 069-261-02. The SW ¼ of Section 2, Township 27S, Range 23E, MDB&M.

ZONING

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

SOILS (Ca. Rev. Storie Index)

- 84.5±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Grade 2-Good
- 10.2±% (174) Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17, Grade 1- Excellent
- 5.2±% (156) Garces silt loam, Grade 4-Poor

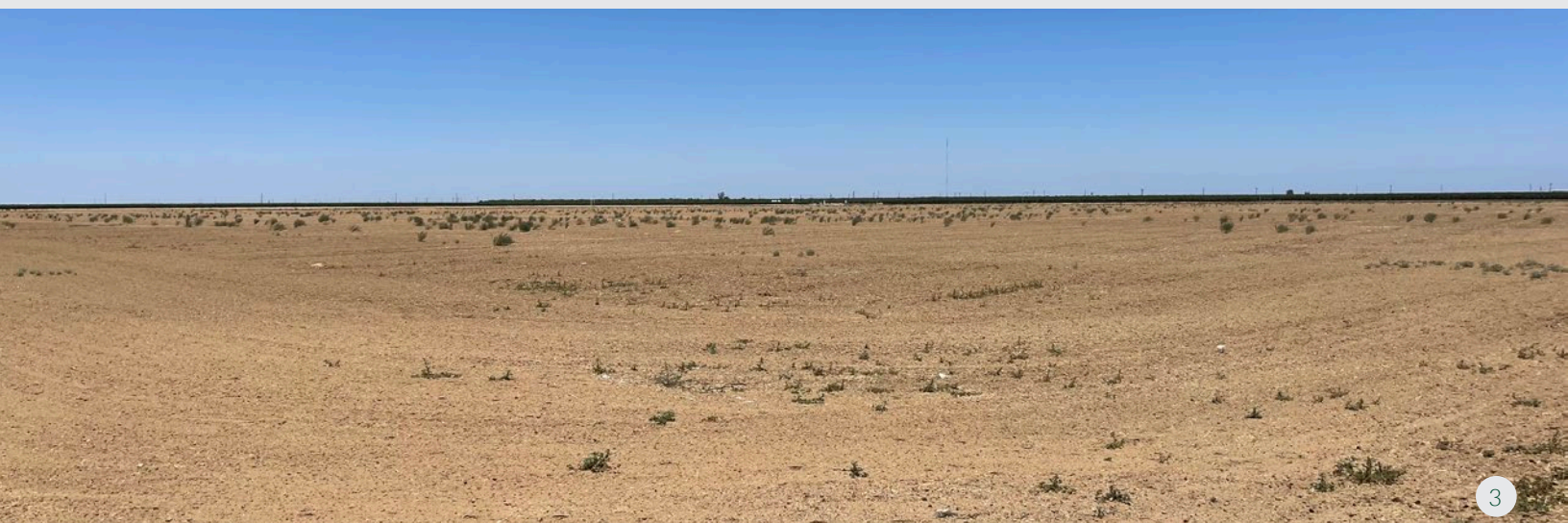
WATER

The property is irrigated with well water and non-contract water from Semi-Tropic WSD. The well is equipped with diesel motor and gear head with fuel tank. The land is located in Semi-Tropic Water Storage District (STWSD) and has a non-contract meter (X-93) with pump back device.

In 2024 STWSD non-contract owners are assessed two primary charges; water charge of \$191/\$193/\$195/ acre foot delivered when available (winter/summer/ allocated), and an ET charge. Pursuant to the STWSD intermittent agreement STWSD has the right to use the well to pump back a balance of 349.86AF (as of 12-31-20) of water into the district when needed at STWSD expense and when the owner is not using the well. On behalf of the STWSD the Kern County Tax collector collected a Charge of \$139±/acre with the 2023/24 property taxes.

PRICE/TERMS

\$1,883,520 (or \$12,000±/acre) cash at close of escrow. Subject to reimbursement of agreed farming expenses.



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PROPERTY OVERVIEW



Paso Robles Hwy

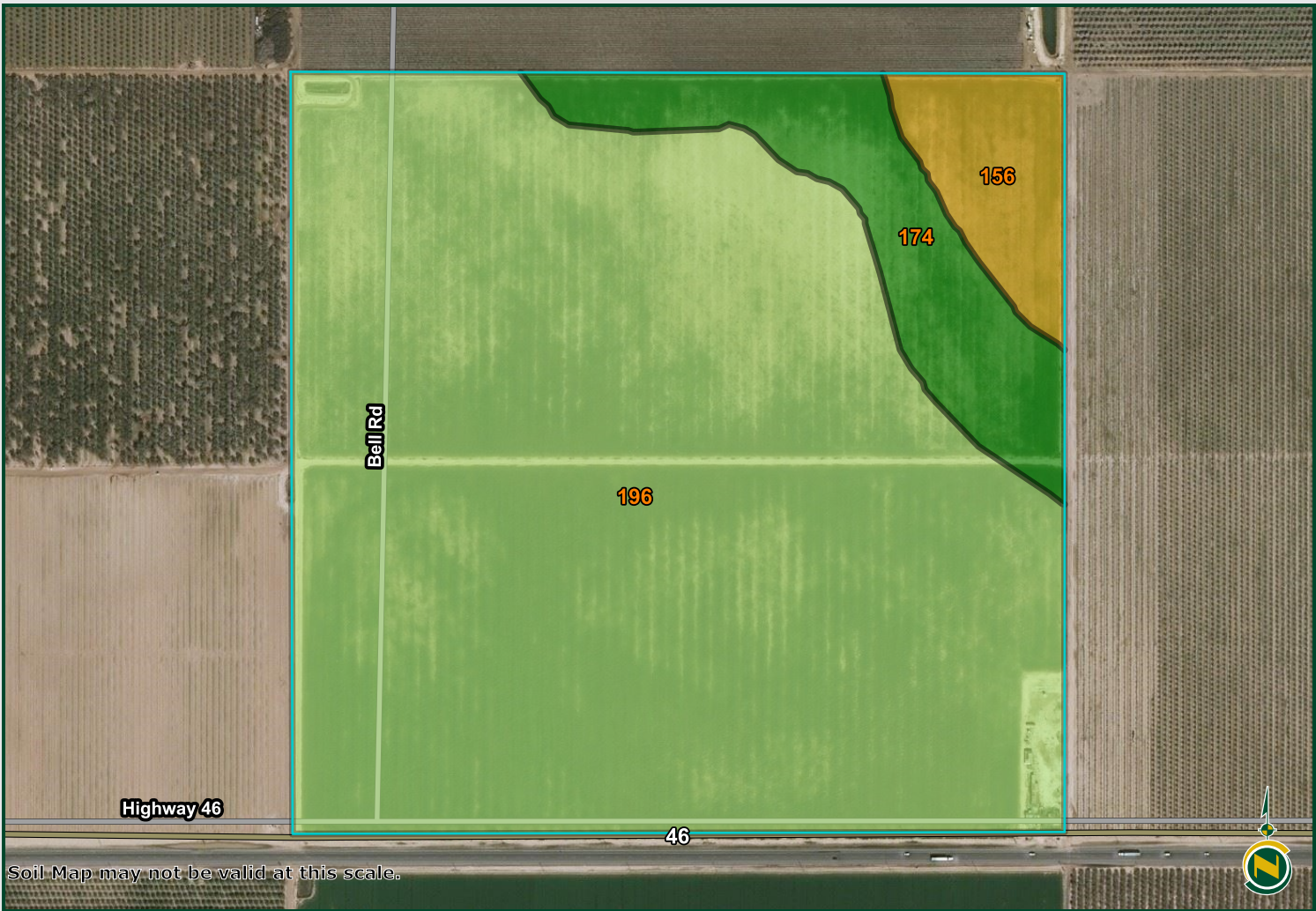


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SOILS MAP



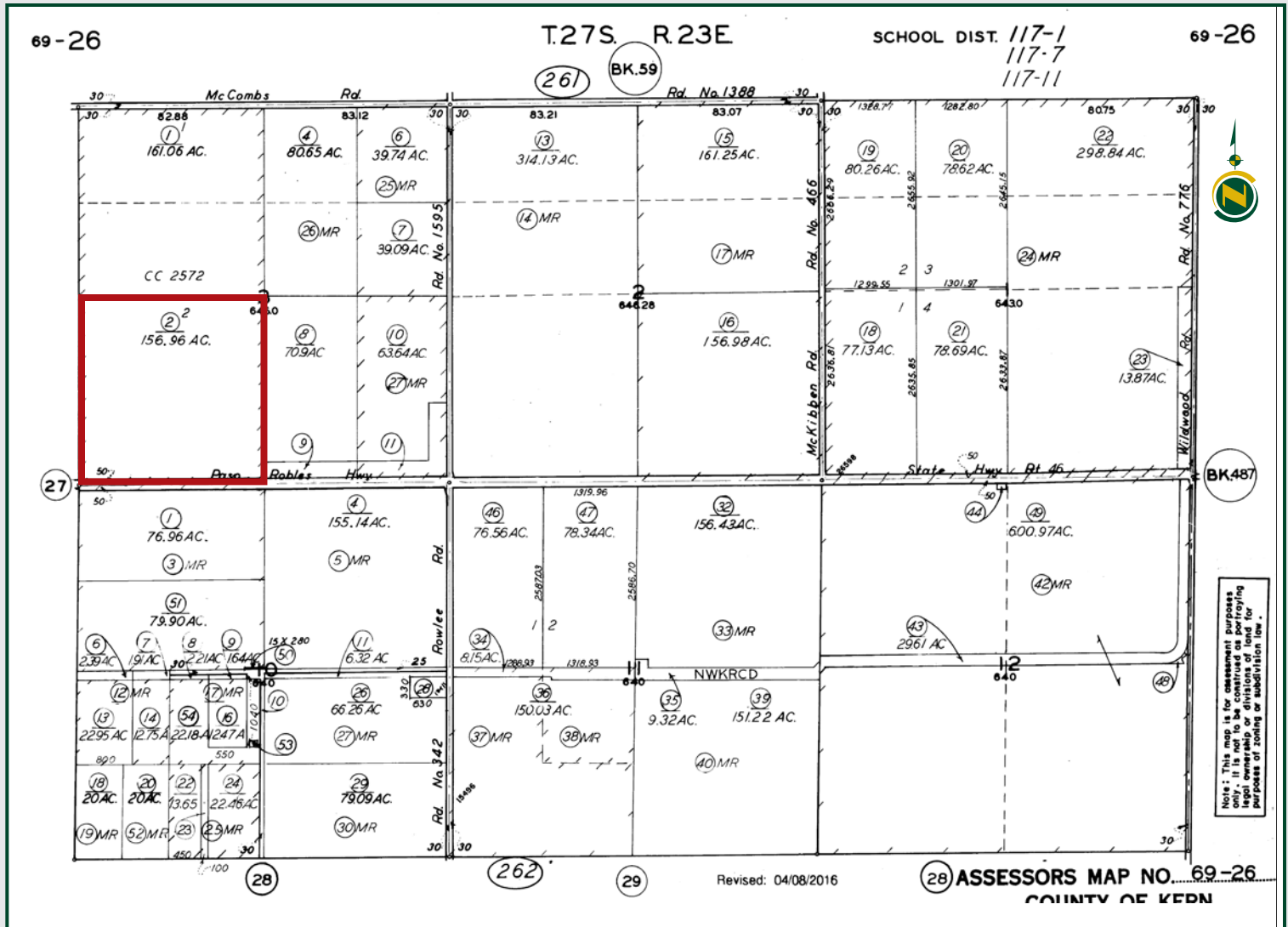
California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	5.2%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	10.2%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	84.5%
Totals for Area of Interest			100.0%

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PARCEL MAP



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PROPERTY PHOTOS

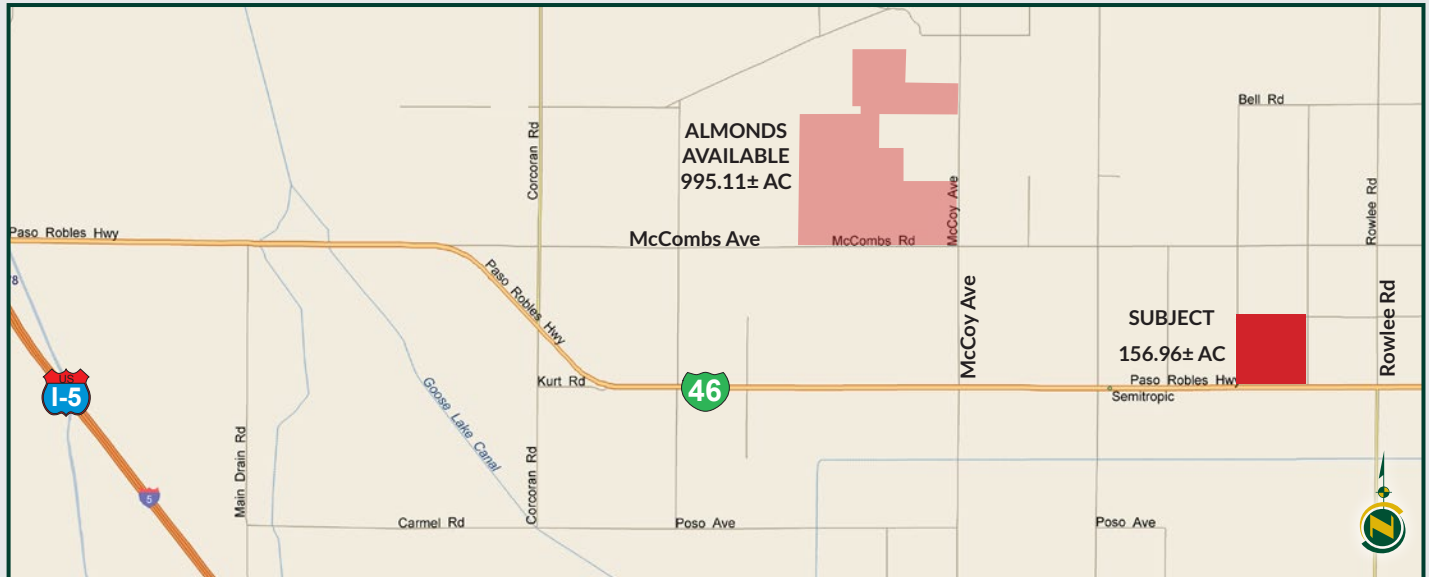


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LOCATION MAP



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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