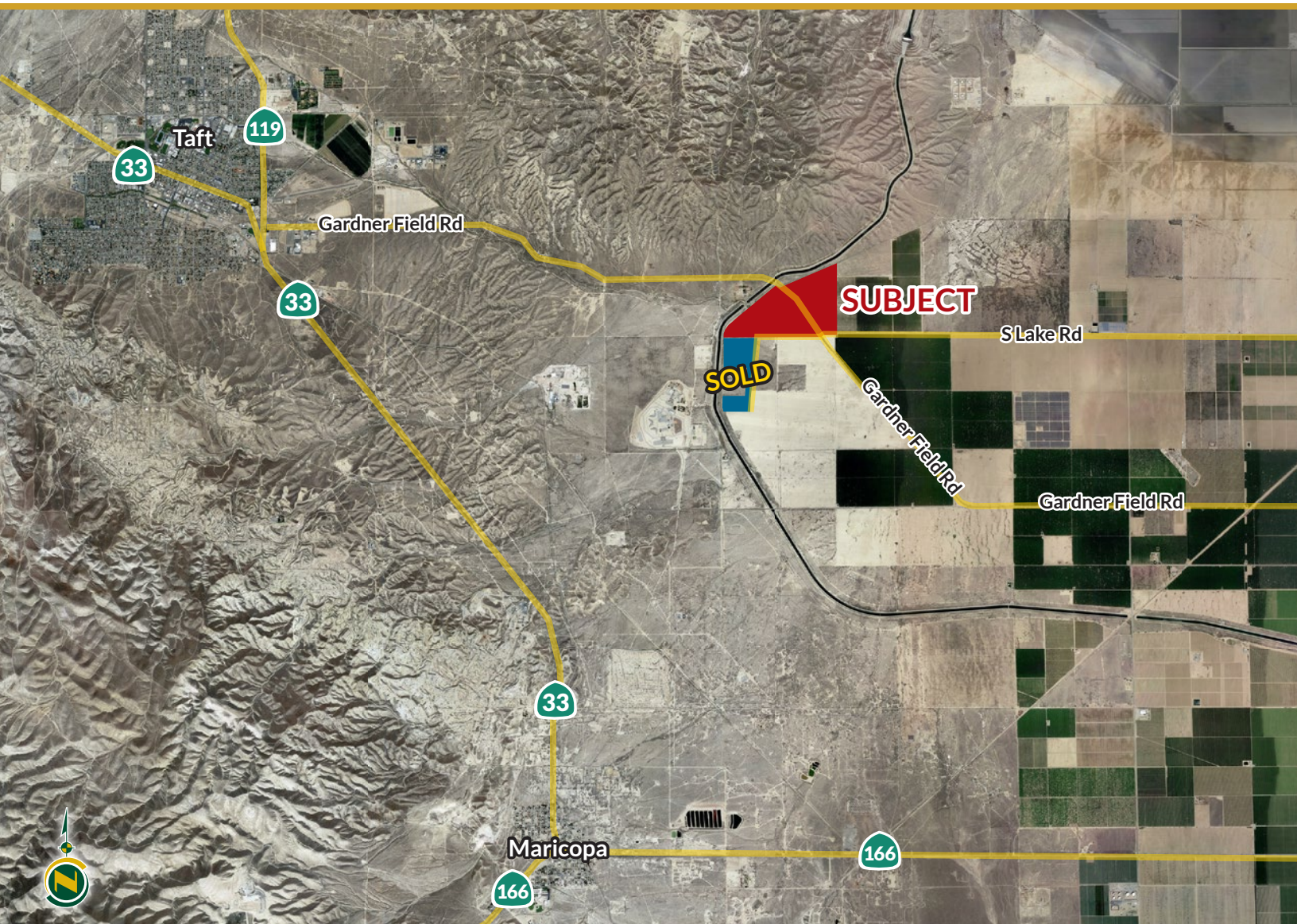


KERN COUNTY LAND TAFT AREA

\$404,985
(\$1,750/Acre)



231.42± Acres
Kern County, California

- Rural Home and Lifestyle
- Rental Income
- Recreational Uses

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KERN COUNTY LAND TAFT AREA

231.42± Acres
Kern County, CA



PROPERTY INFORMATION

DESCRIPTION

This Kern County Land opportunity offers potential rural home site and lifestyle, recreational uses, and an investment in California real estate.

The land is currently rented for livestock grazing. Surrounding agricultural uses include irrigated crops such as citrus, grapes, almonds, cherries, blue berries, vegetables and other row and field crops. Non-irrigated agricultural uses and/or other uses include dry farming, livestock grazing, bee keeping, rural home and lifestyle, and oil/gas.

LOCATION

The 231.42± acre land offering is located northwest and northeast corners of the intersection of South Lake Road and Gardner Field Road, just 4± miles east of Taft, CA. The land is approximately 21.5± miles southwest of Bakersfield, 81.5± miles east of Santa Maria, 111.5± miles north of Los Angeles, and 250.5± miles south of San Jose.

ZONING

Zoned Exclusive Agriculture (A). The land is enrolled in the Williamson Act. Portion of South ½ of Section 23, T32S, R24E, MDB&M.

Kern County, CA, APN: 220-030-31

WATER

Located in the boundaries of Wheeler Ridge Maricopa Water Storage District with no contract,

SOILS

- Tupman gravelly sandy loam, 0 to 2 percent slopes
- Kimberlina fine sandy loam, saline-sodic, 0 to 2 percent slopes
- Riverwash
- Elkhills sandy loam, 5 to 15 percent slopes
- Elkhills sandy loam, 15 to 30 percent slopes

PRICE/TERMS

\$404,985 or \$1,750±/acre, sale subject to an existing annual grazing lease.

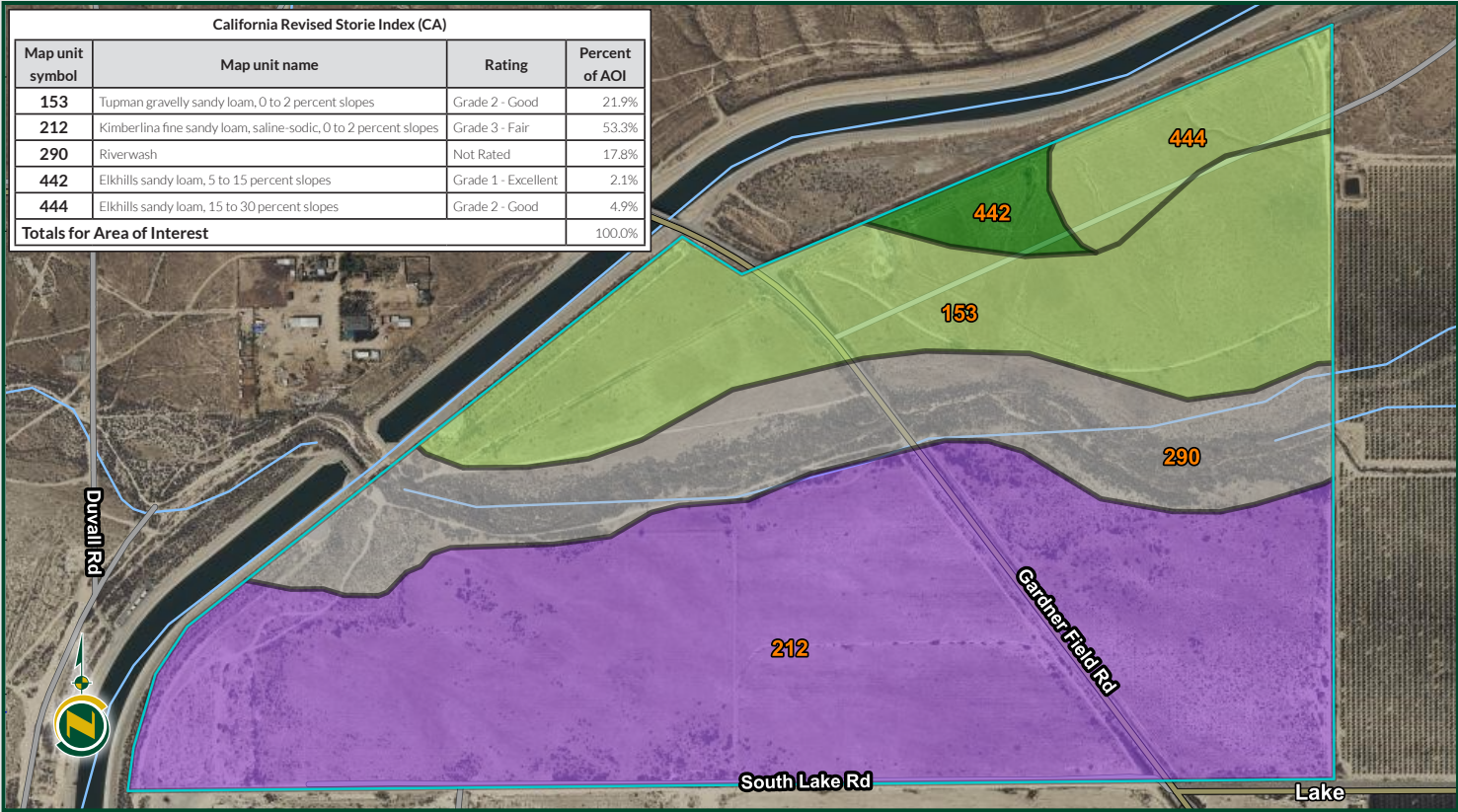


KERN COUNTY LAND TAFT AREA

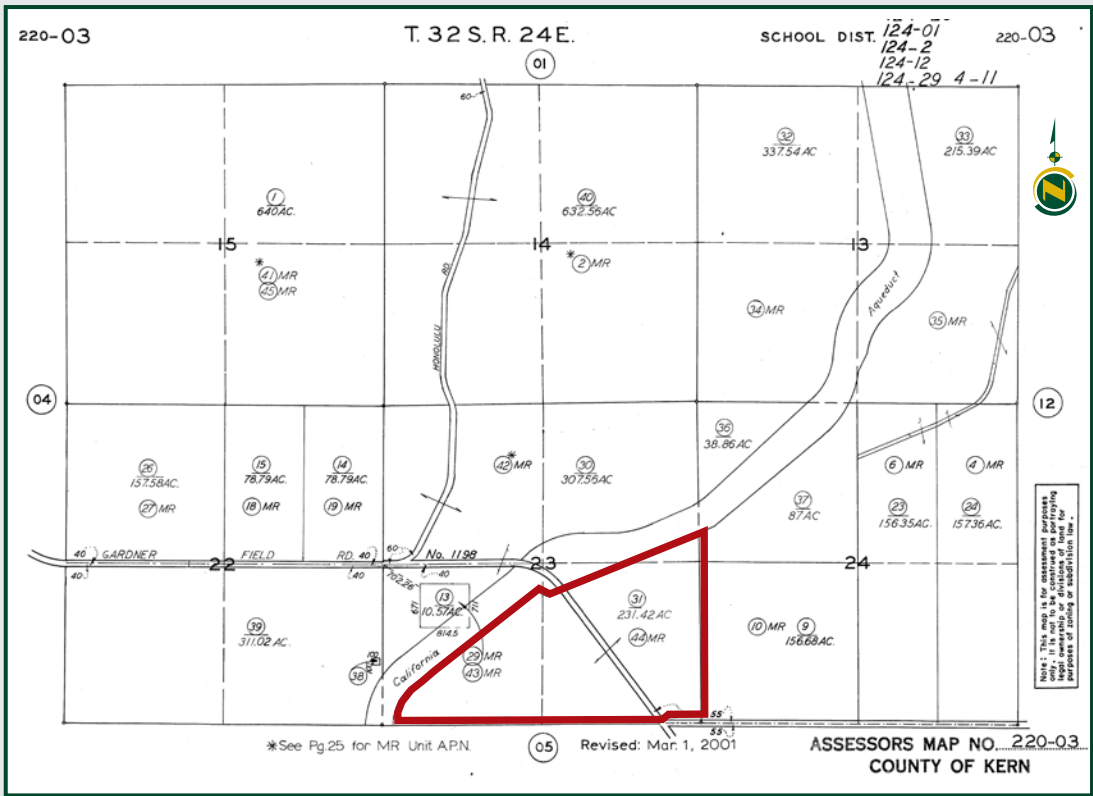
231.42± Acres
Kern County, CA



SOILS MAP



PARCELMAP

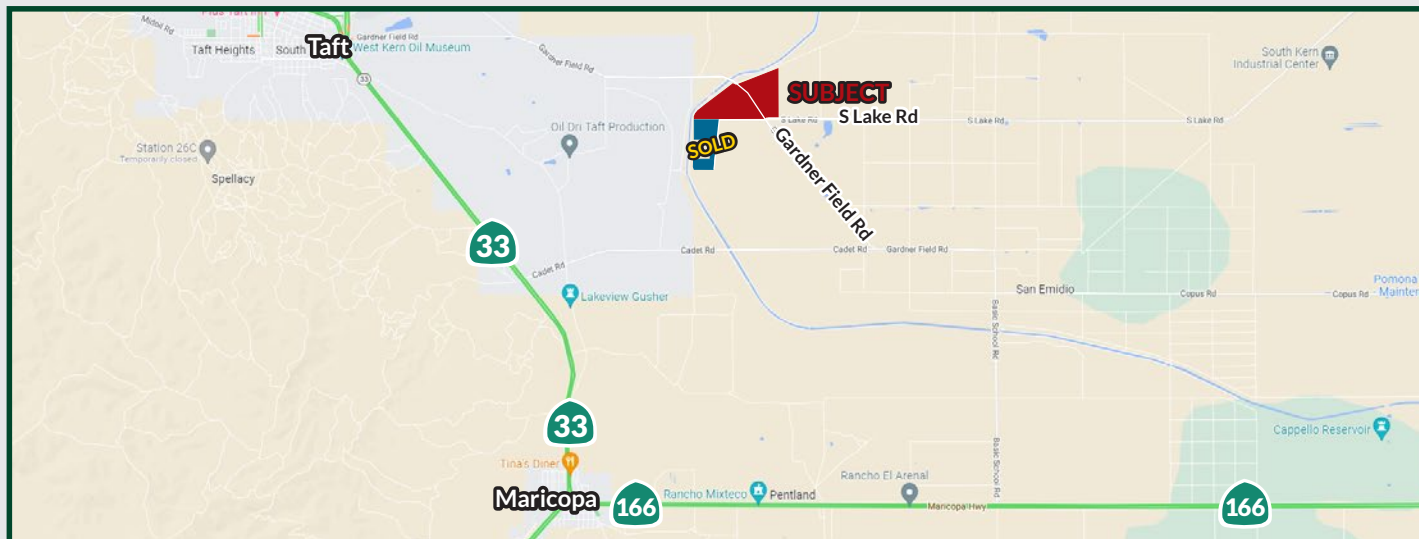


KERN COUNTY LAND TAFT AREA

231.42± Acres
Kern County, CA



LOCATION MAPS



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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