

93.30±
ASSESSED ACRES

CAWELO WATER DISTRICT RANCH

KERN COUNTY, CALIFORNIA

\$1,866,000
(\$20,000±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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PROPERTY HIGHLIGHTS:

• CAWELLO WATER
DISTRICT

• ON-SITE
RESERVOIR

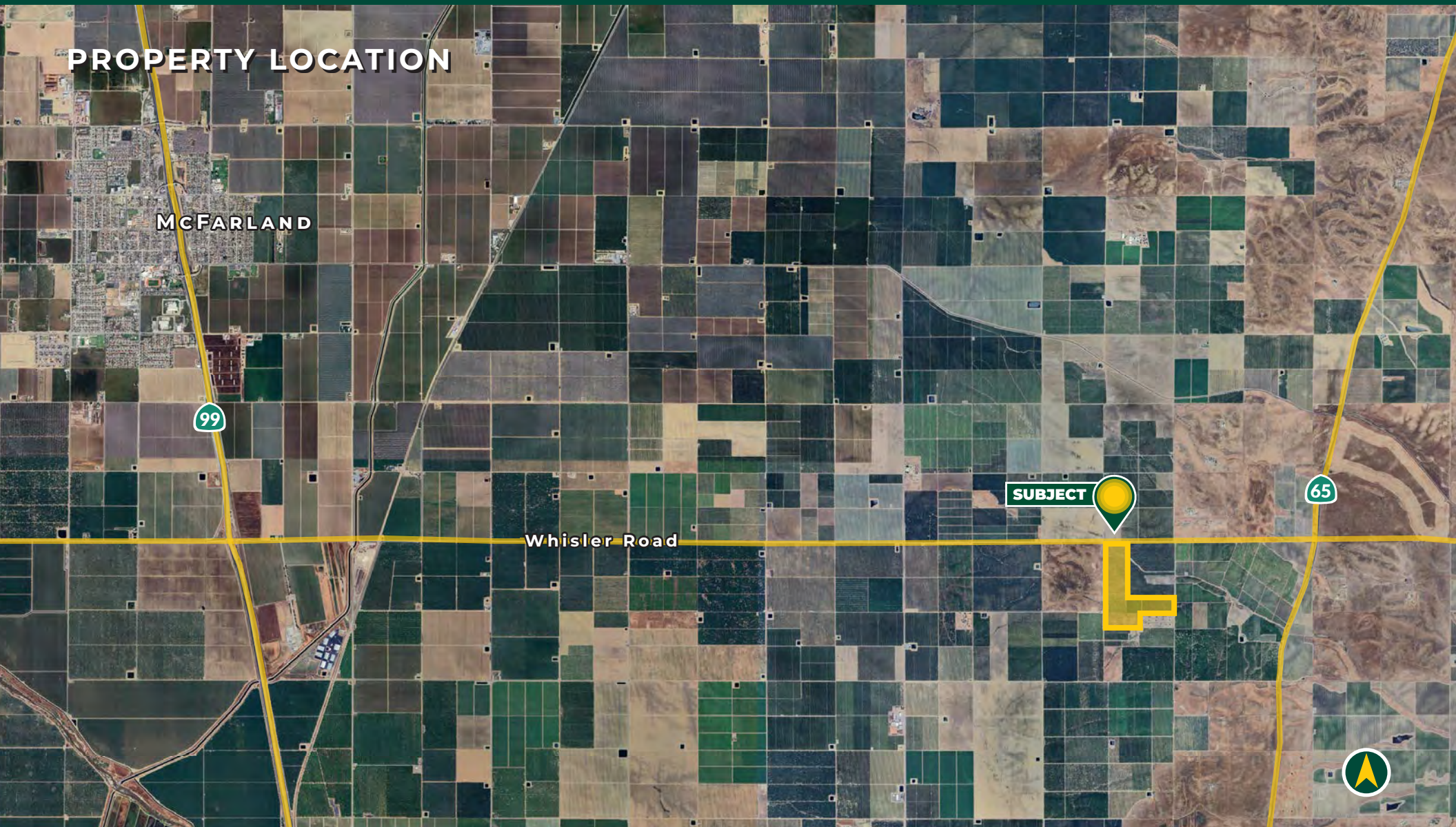
• MATURE CITRUS
AND OPEN
GROUND

CAWELO WATER DISTRICT RANCH
KERN COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a citrus and open ground property located in the Cawelo Water District. The property features mature plantings and open land suitable for citrus or nut crops.

LOCATION

The property is located on the southeast corner of Whisler Road and Industrial Farm Road, east of McFarland, California and west of Highway 65.

LEGAL

Kern County APN: 060-370-77-00

ZONING

The property is zoned AE-10 and is in the Ag Preserve.

SOILS

Chanac Clay Loam, 2 to 15 percent slopes.

PLANTINGS

- 38.00± acres of M-7 navels.
- 16.50± acres of Cara Caras.
- 8.00± acres of Moro Blood oranges.
- 30.00± acres of open land previously planted to citrus.

WATER

Irrigation water is provided by Cawelo Water District and one Ag pump and well. The pump needs to be connected to power. There is also an onsite reservoir. The property is located in the Cawelo Water District GSA.

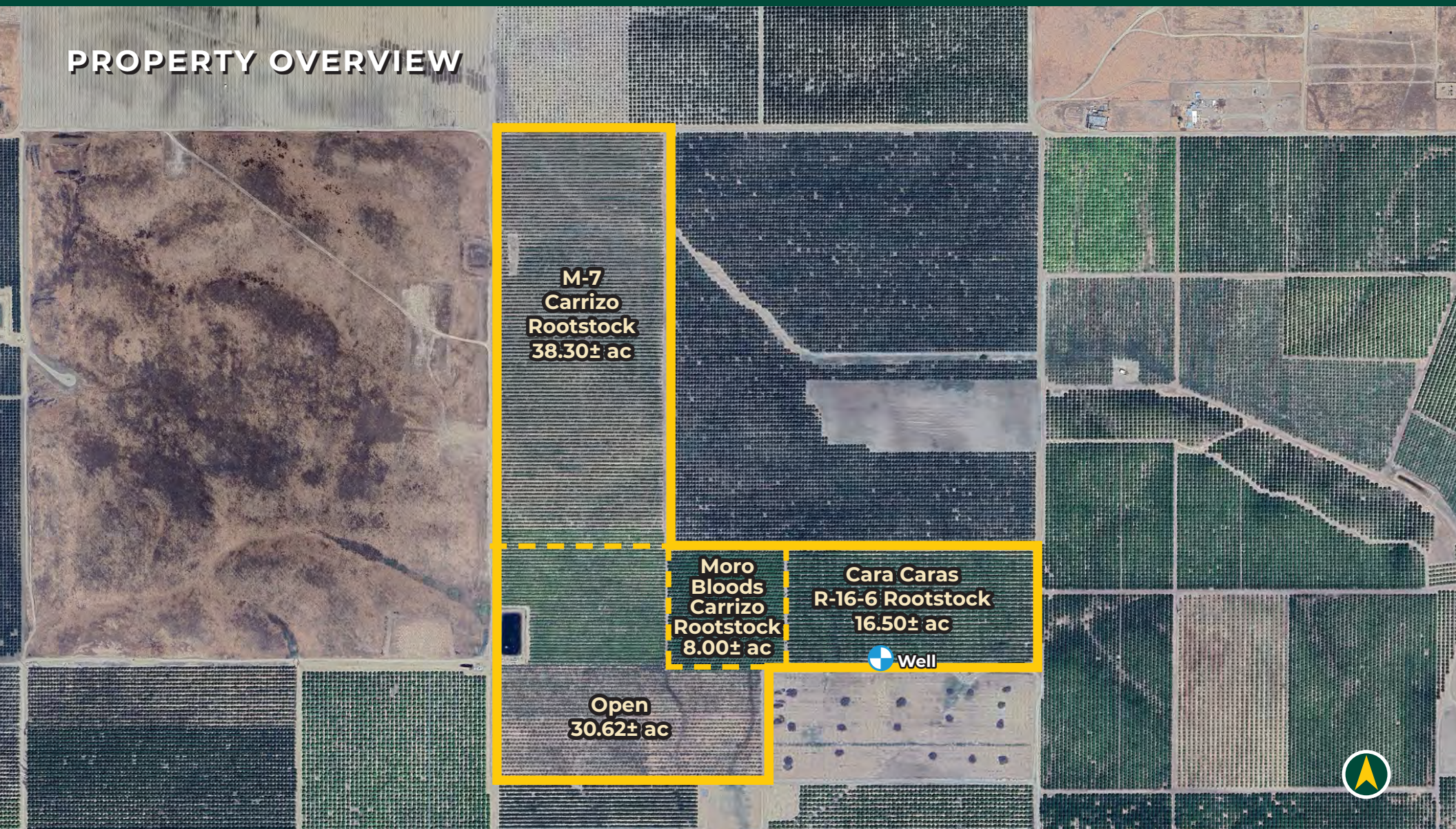
FROST PROTECTION

There are six wind machines for frost protection.

PRICE/TERMS

The asking price is \$1,866,000.

PROPERTY OVERVIEW



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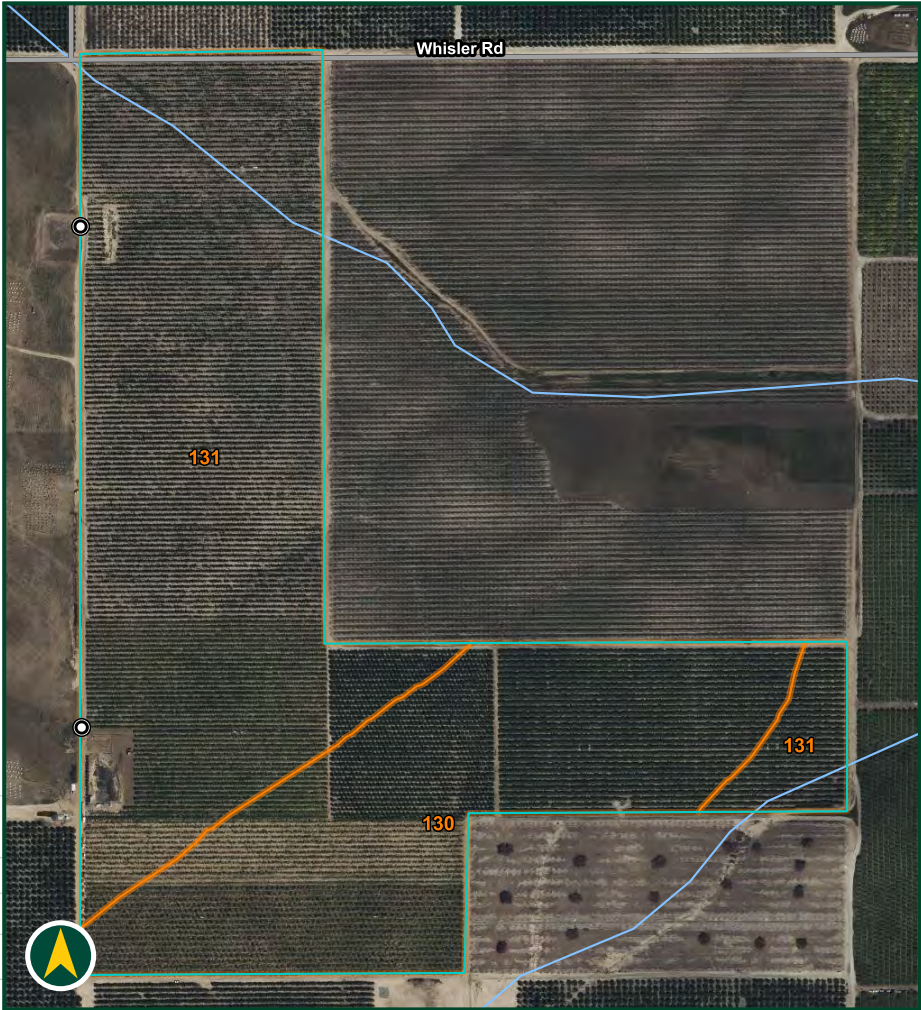
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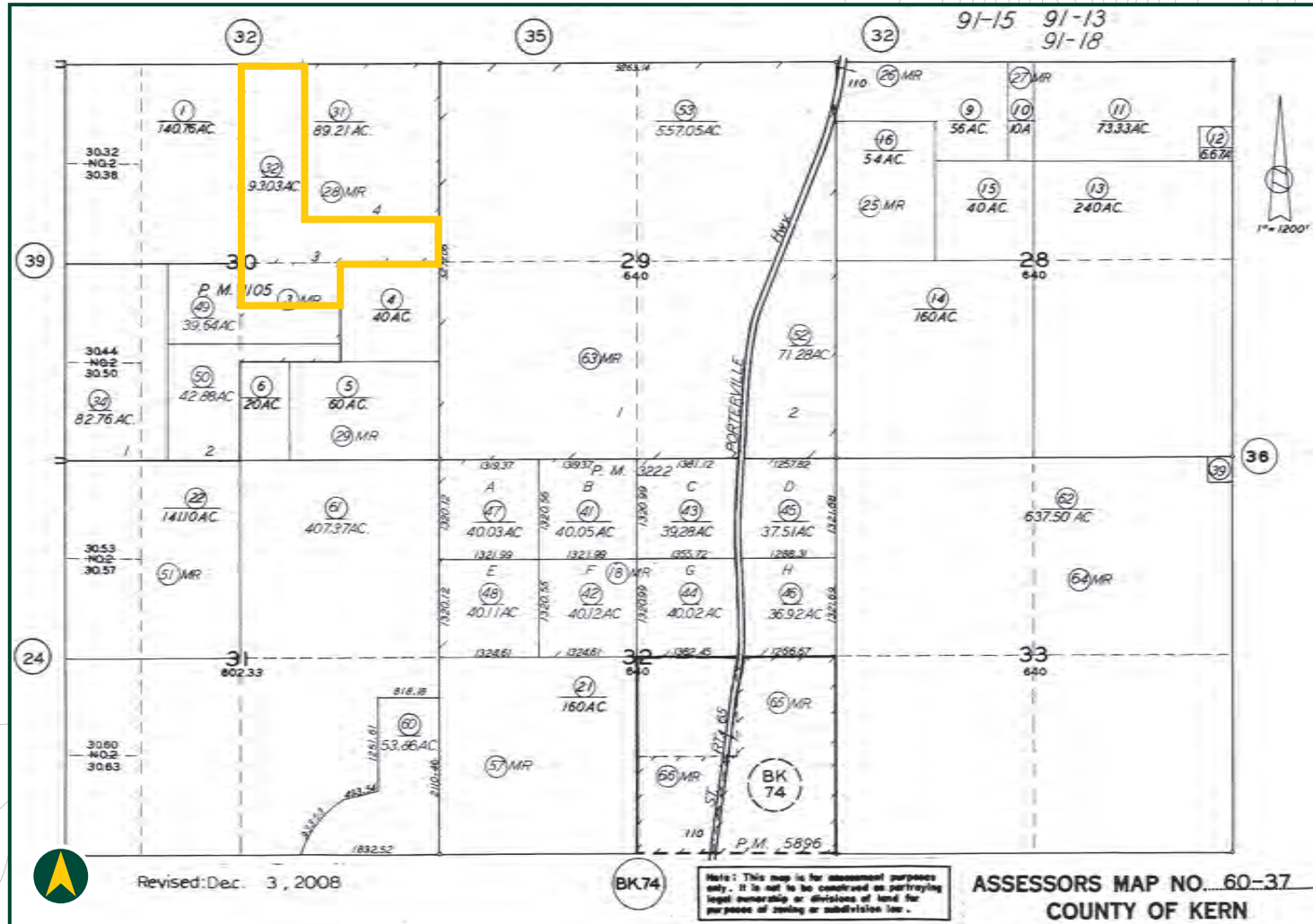
SOILS MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
130	Chanac clay loam, 2 to 9 percent slopes	36.4%
131	Chanac clay loam, 9 to 15 percent slopes	63.6%



PARCEL MAP



PROPERTY PHOTOS



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