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For Sale

Atwood Navel Ranch



Exclusively Presented By:

- Income
- Depreciation
- Seller Financing



30.27± Acres, Kern County, California



ATWOOD NAVEL RANCH

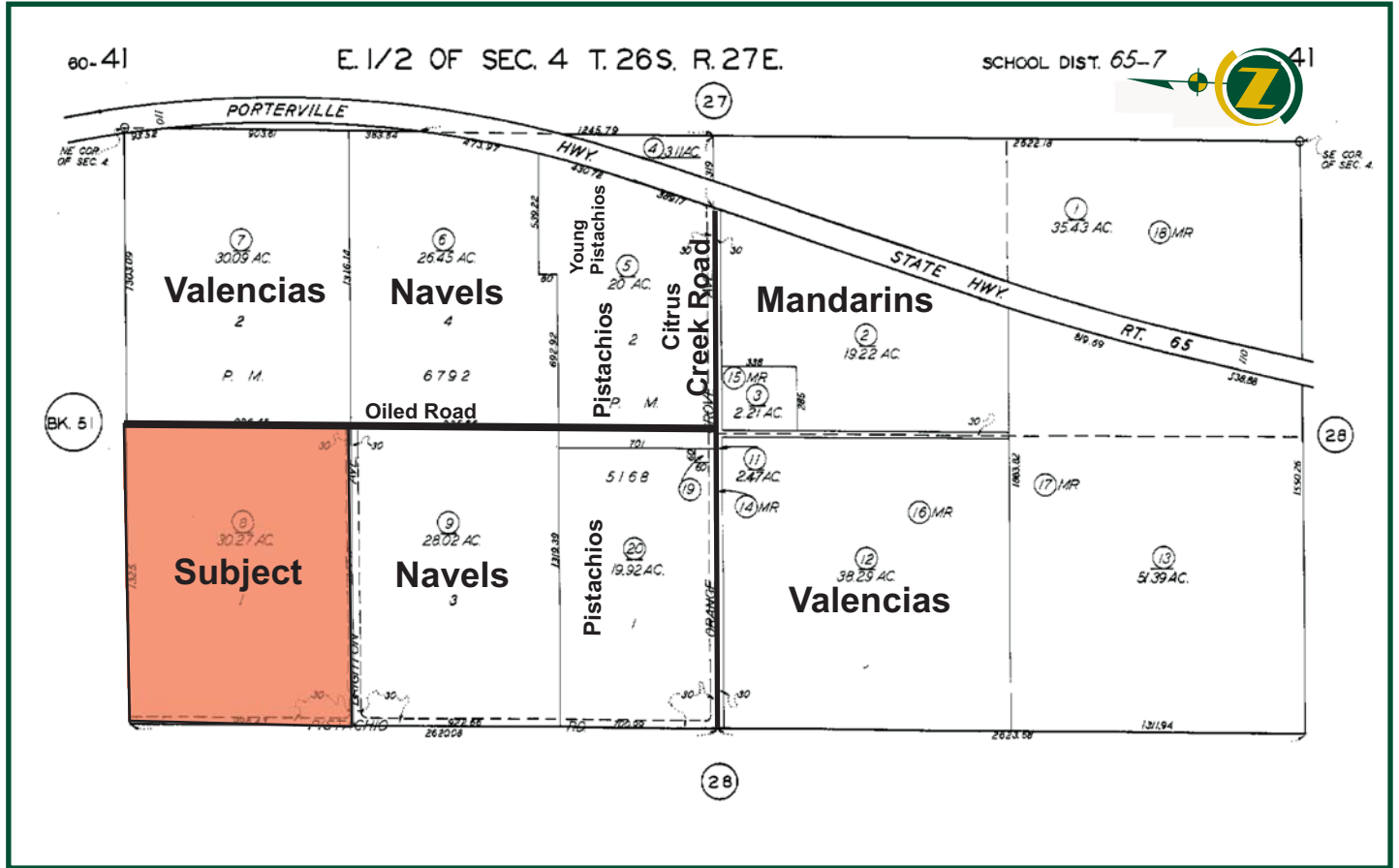
30.27± Acres

\$210,000

- DESCRIPTION:** This is well cared for mature block of Atwood Navels located in the north eastern part of Kern County.
- LOCATION:** From Garces Highway 155 go south on Highway 65, 4.5 miles. Turn west on Citrus Creek Road and travel 1,300 feet to the filter and reservoir. Turn north on the oiled road between the pistachios and travel approximately 1,600 feet. You will be at the south east corner of the property. The 30 acres is on your left.
- PLANTINGS:** 30± acres of Atwood Navels
- LEGAL:** APN 060-410-08, 03; Section 4, Township 26S, Range 27E, Kern County
- SOILS:** Some Chanac clay loam. 15 to 30% slopes.
- WATER:** Irrigation water is from a shared well and reservoir that services 210± acres. There is a 250HP electric turbine and 50HP turbine booster.
- PRICE & TERMS:** \$210,000 cash. The growing crop is available with reimbursement of cultural expenses. Seller will consider caring a short term note with an adequate down payment, for a qualified buyer.
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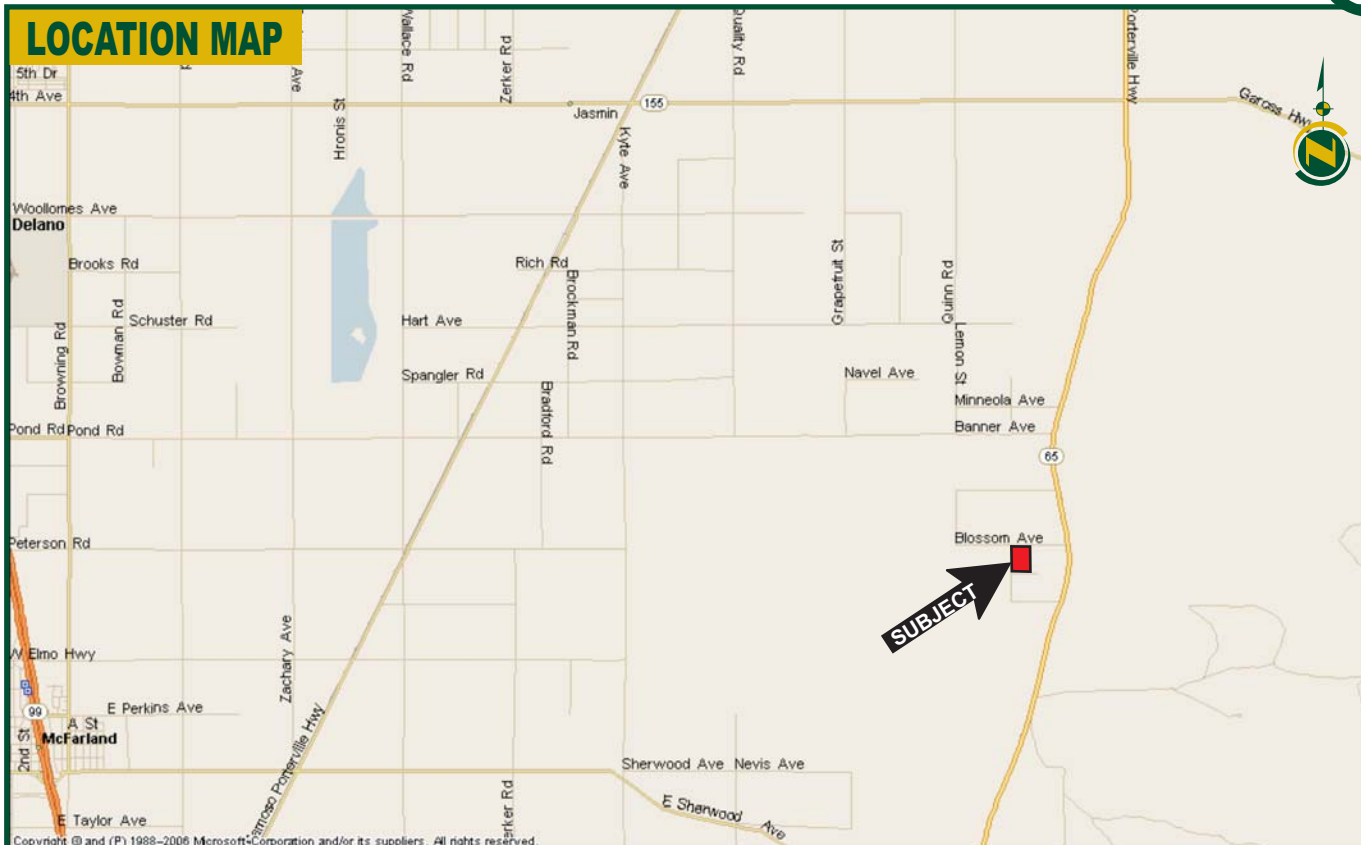


ASSESSOR'S PARCEL MAP

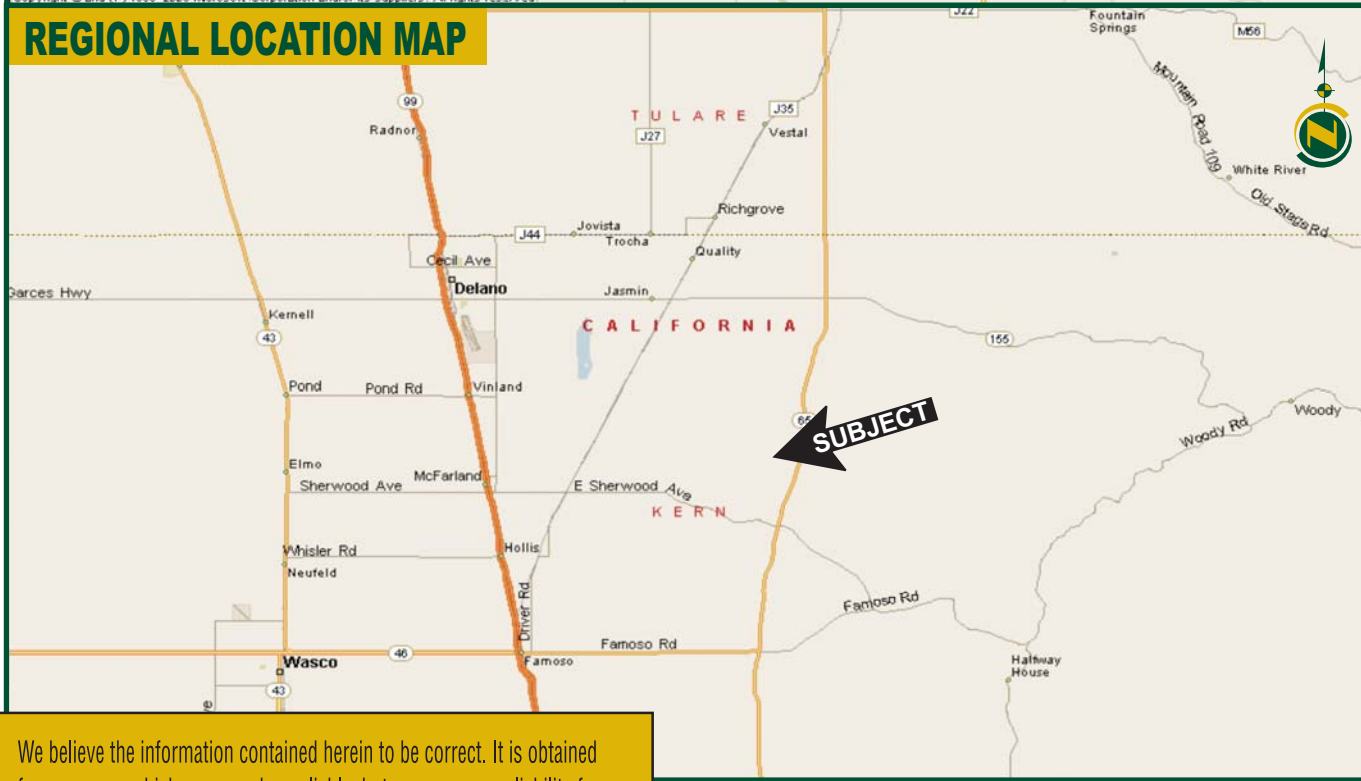




LOCATION MAP



REGIONAL LOCATION MAP



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.

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