

# For Sale



**PEARSON  
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## Farmland, Lake Road Offering



**318.09± Acres**  
**Kern County, California**

**Exclusively Presented By:**  
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CA BRE #00020875



# Farmland, Lake Road Offering

**318.09± Acres**

**\$2,704,000**

## DESCRIPTION:

This 318.09± acre opportunity has been intensely farmed to various row and field crops to supplement nearby dairies. Water is provided by an on-site well and irrigated by 2 center pivots. The land may be suited for planting to pistachios, table grapes, wine grapes or continued farming to row and field crops.

## LOCATION:

The offering is 5± miles west of Highway 5, 6± miles west of Old River Road and is on the south side of Lake Road, south west of Bakersfield. The property is approximately 16± miles southwest of Bakersfield, 90± miles east of Santa Maria, 120± miles north of Los Angeles, and 255± miles south of San Jose. The property is best accessed from Old River Road, go west on Milux Road 5± miles, turns into Hill Road and goes south for 2± miles, then turns into Lake Road and proceeds west. Farm begins south side of Lake Road, 1± mile from the intersection of Hill Road and Lake Road.

## LEGAL:

According to the Kern County web site the land is zoned A (Exclusive Agricultural), and APN 295-040-04 is enrolled in the Williamson Act, and 295-040-45 is not in the Williamson Act. Ptn of E 1/2 of Section 18, Township 32S, Range 26E, MDB&M. Kern County, California. APN: 295-040-04 & 45.

## SOILS:

67±% (133) Calflax loam, 0 to 1% slopes, Class 3  
33±% (350) Posochanet silt loam, saline-sodic, 0 to 1% slopes, Class 2  
Contact the listing agent for soil analysis provided by Owner.

## WATER:

The property is irrigated with one well. The well is equipped with a natural gas engine to provide low cost water to the farm. Additionally the farm is located in the Wheeler Ridge Maricopa Water Storage District (WRMWSD), if available, pool water could be purchased and delivered to an off-site meter 5G92. Contact listing agent for easement documents for the pipeline that is connected to the shared district meter. On behalf of the WRMWSD the Kern County Tax collector collected a charge of \$4,589.66 with the 2013/14 property taxes. Water is delivered to the farm through 2 center pivots. Contact Listing agent for pump test and water quality results provided by Owner.

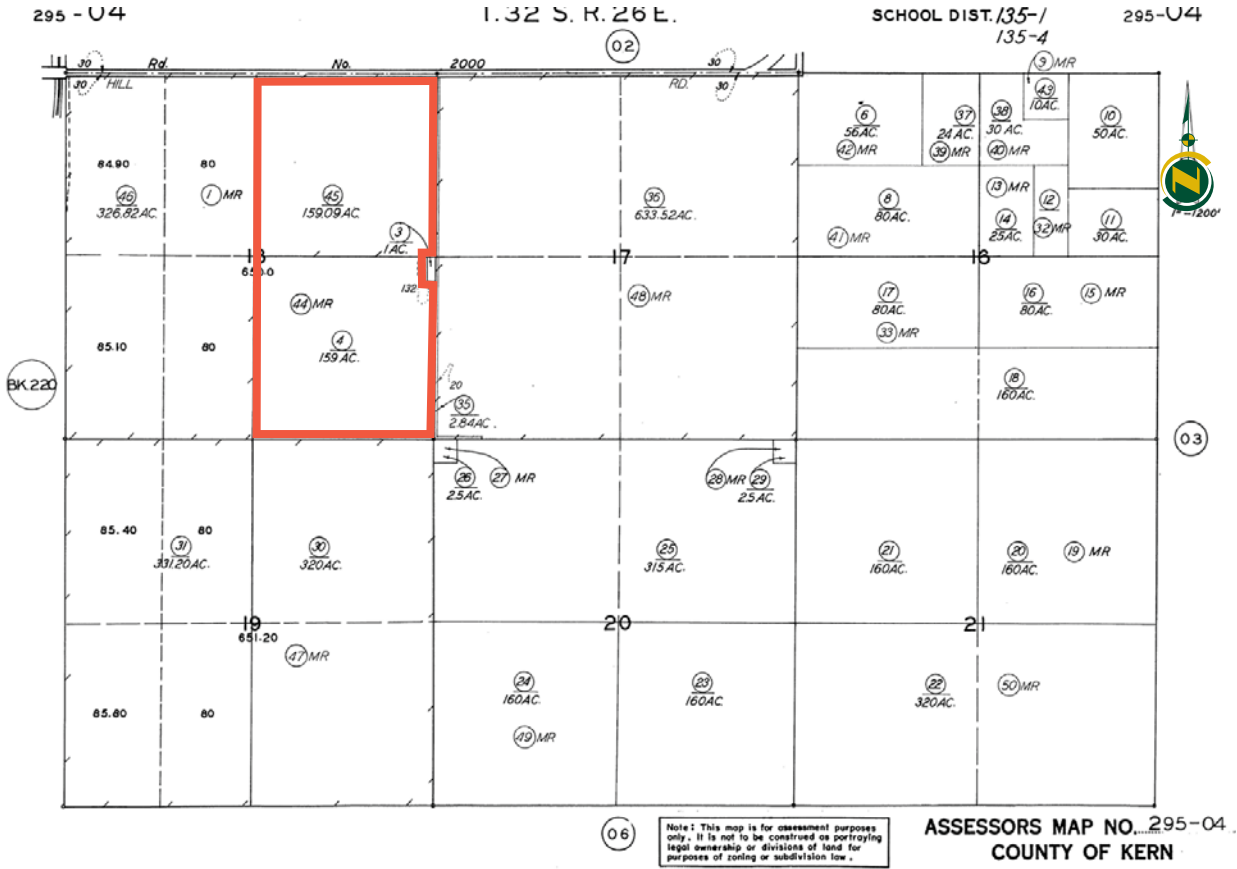
## IMPROVEMENTS:

The property is improved with a metal shop, 3 pole barns, mobile home, and a rail container.

## PRICE/TERMS:

\$2,704,000 (\$8,500/acre) Property being sold subject to a 1 year lease.

# ASSESSOR'S PARCEL MAP



# SOIL MAP



# 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.

