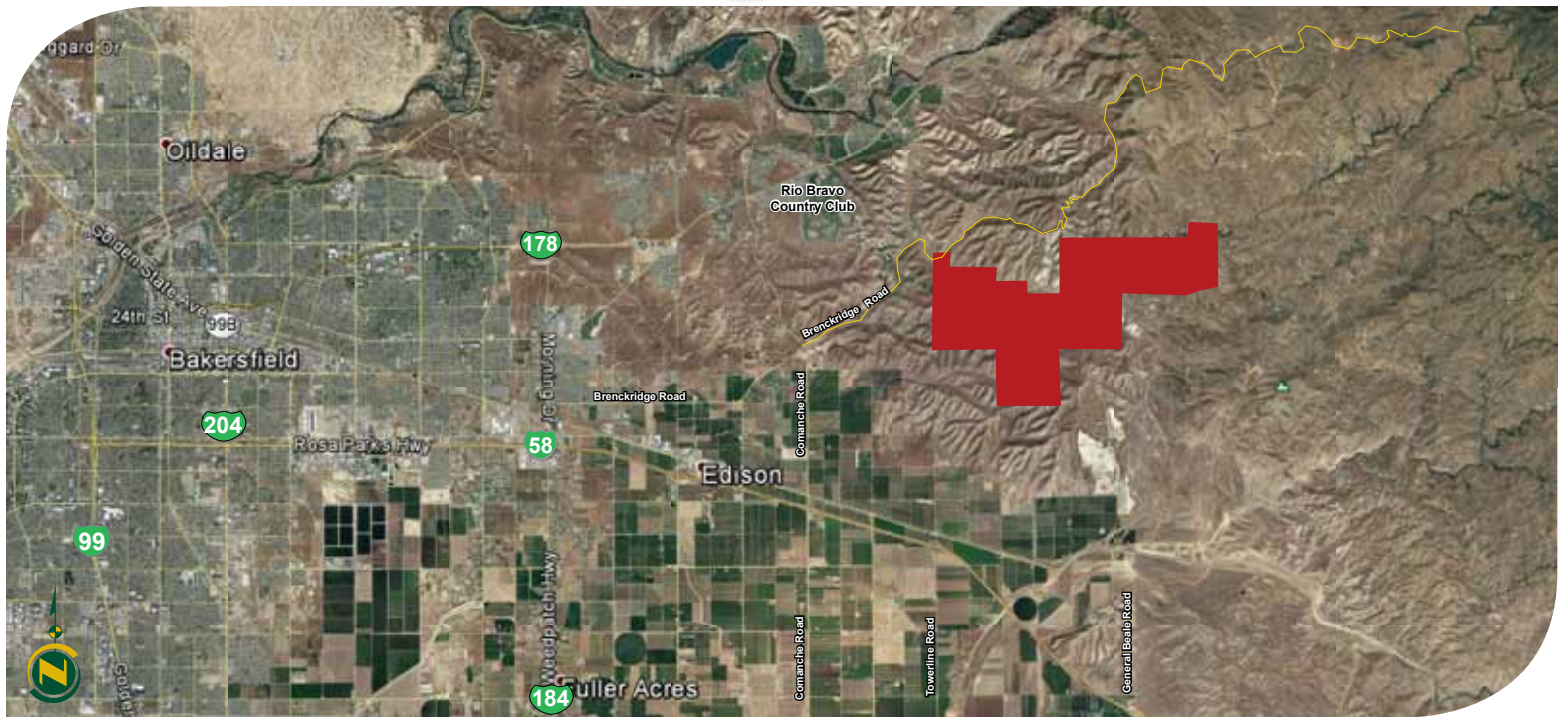




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FOR SALE

Baroncini's Breckenridge Ranch



**4,631.78± Acres
Kern County, California**

**Exclusively Presented By:
Pearson Realty**

- Large Contiguous Block
- Conveniently Located Near City
- 17 APN Numbers
- Possible Rural Homesite and Lifestyle



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Baroncini's Breckenridge Ranch

4,631.78± Acres

\$5,327,000
(\$1,150± per acre)

LOCATION:

This land opportunity is located east of Bakersfield, CA along Breckenridge Road in-between Highway 58 and Highway 178. The ranch is best accessed from Breckenridge Road. Go east on Breckenridge Road the gate is 2± miles east of Comanche Road. Approximately 1± miles southeast of the Bakersfield city limits at Rio Bravo County Club, 120± miles north of Los Angeles, and 285± miles south of San Francisco.

DESCRIPTION:

The sprawling Baroncini Ranch consists of 4,631.78± acres of contiguous grazing land conveniently located just 1± mile east of the Bakersfield's city limits. Historically Baroncini Ranch has supported the grazing for up to 250± mother cows. The ranch is perimeter fenced with cross fencing for upper and lower units and offers good access to the usable topography. Water is provided from a spring, a well with a diesel motor, generator, upper booster piston pump and 5 storage tanks. This substantial ranch boasts spectacular views of the surrounding mountains and valleys. Surrounding land uses include but are not limited to; agricultural, rural home sites and life style, nearby cities services, oil and gas, recreation, mitigation, and open space.

LEGAL:

The land is zoned A (Exclusive Agricultural) and only APN's 397-040-12 and 20 are not enrolled in the Williamson Act according to the Kern county website. The ranch includes portions and/or all of Section 14, 19, 20, 21, 22, 23, 28, 29, 30, and 32 Township 29S, Range 30E, MDB&M Kern County, California. The Ranch consists of 17 APN's: 397-030-13, 14, 15, 16, 22, and 24, and 397-040-06, 09, 12 and 20, and 397-060-01, 02, 03, 04, 05, 06 and 08.

WATER:

The ranch has an upper spring, well with a diesel motor, generator, booster piston pump, 5 storage tanks and 5 water troughs to provide water for the livestock year round. Cottonwood Creek seasonally runs through most of the ranch.

SOILS:

(Ca. Rev. Storie Index)

43.5± % (185) Brecken-Cuyama-Pleito complex, 15 to 60 percent slopes, Grade 2 - Good
18.0± % (267) Cieneba-Vista-Rock outcrop complex, 30 to 60 percent slopes, Grade 5 - Very Poor
14.9± % (174) Xeric Torriorthents-Calcic Haploxerepts association, 15 to 60 percent slopes, Grade 3 - Fair
13.2± % (205) Pleito-Trigo-Chanac complex, 15 to 50 percent slopes, Grade 2 - Good
9.0± % (277) Feethill-Vista- Walong association, 15 to 60 percent slopes, Grade 4 - Poor
1.4± % (306) Xerofluvents, occasionally flooded- Riverwash complex, 0 to 5 percent slopes, Grade 2 - Good
.1± % (192) Chanac-Pleito complex, 5 to 30 percent slopes, Grade 2 - Good

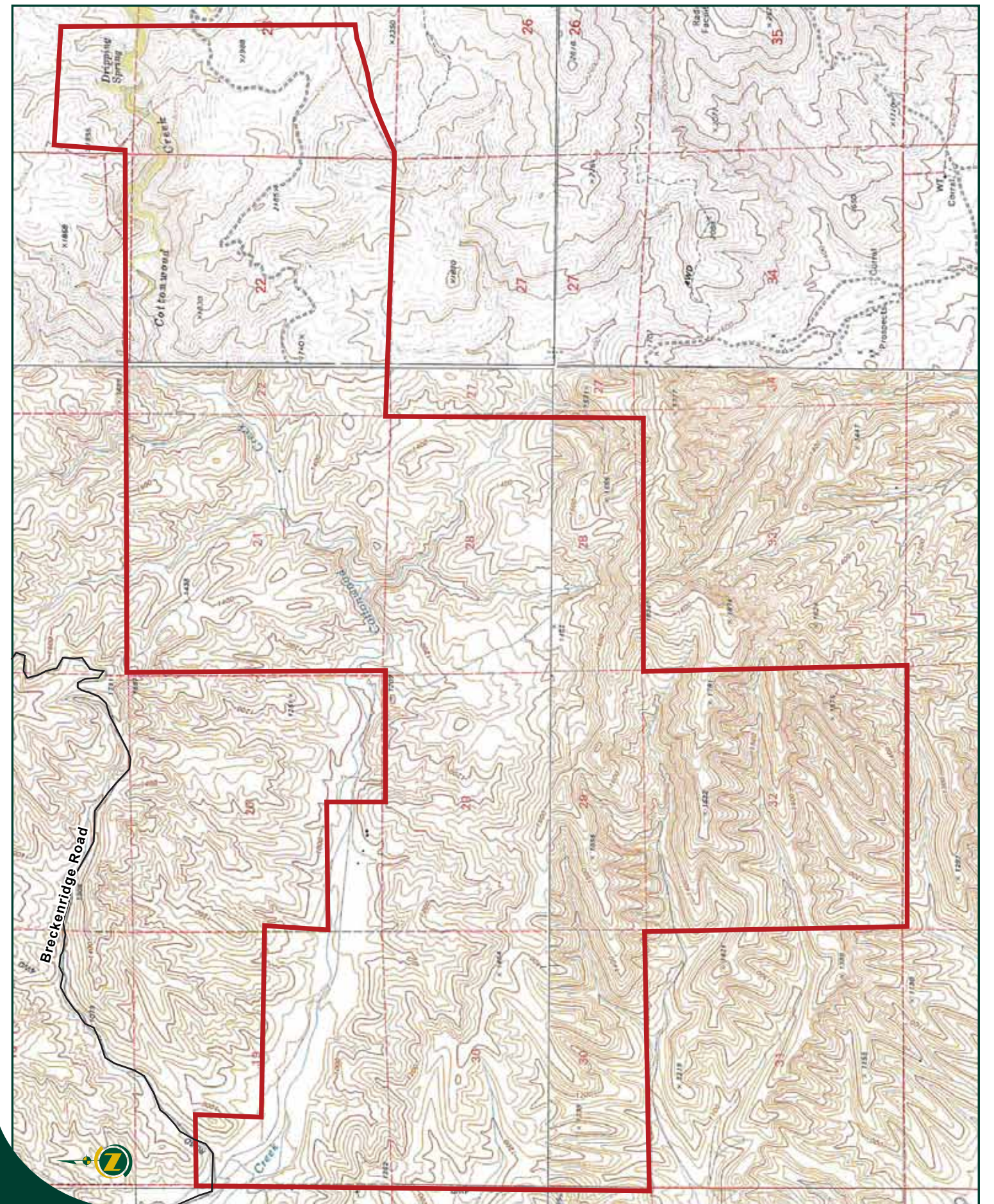
PRICE/TERMS:

\$5,327,000 (\$1,150± per acre) all cash to Seller at close of escrow. Seller will retain any remaining mineral rights. The Ranch is leased on a month to month basis but can be canceled with 30 days' notice. Seller is willing to entertain and negotiate providing financing with a substantial down payment.

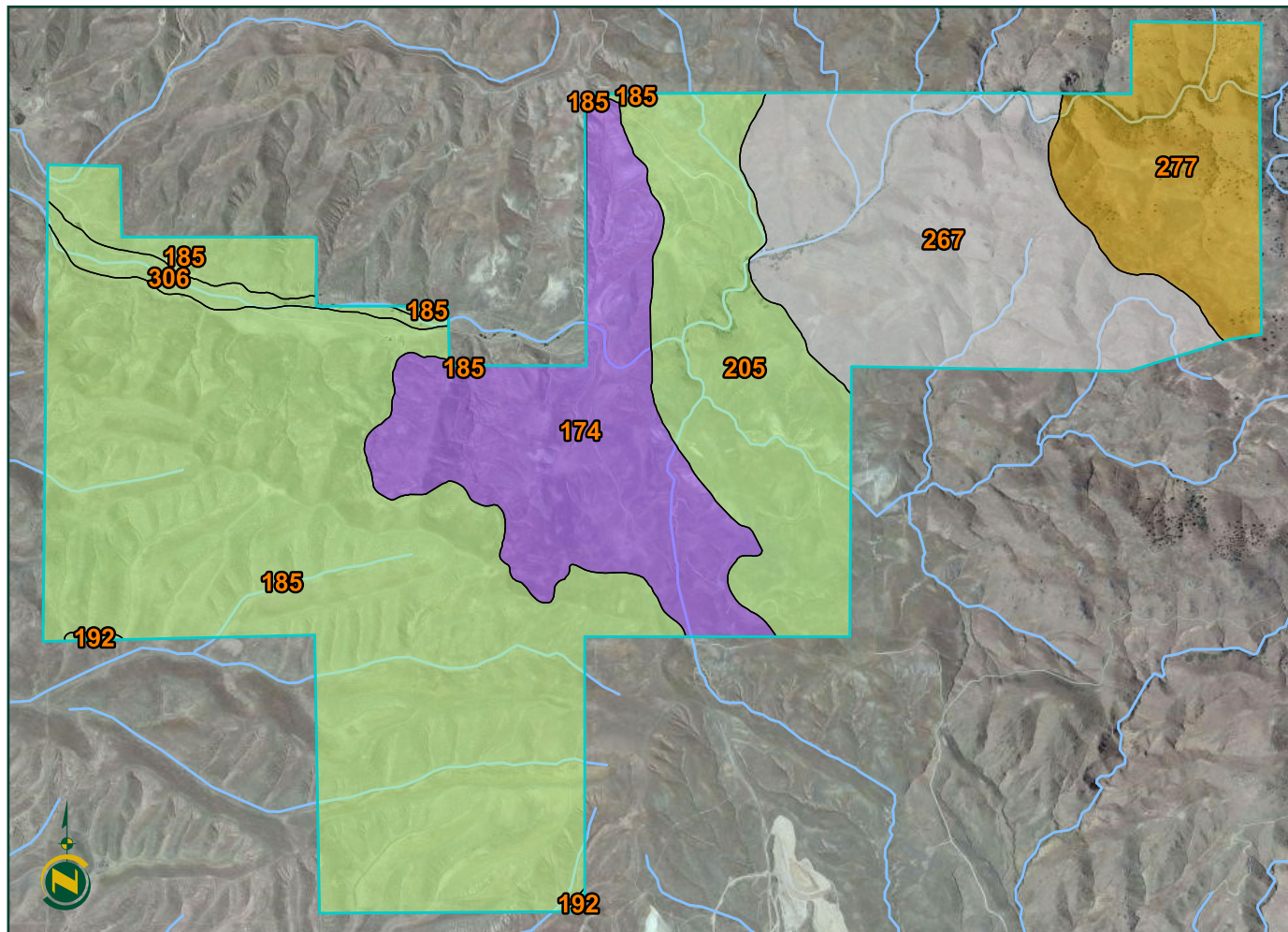
PHOTOS



TOPOGRAPHY MAP



SOIL MAP



California Revised Storie Index (CA)— Summary by Map Unit — Kern County, Northeastern Part, and Southeastern Part of
Tulare County, California (CA668)

Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
174	Xeric Torriorthents-Calciic Haploxerepts association, 15 to 60 percent slopes	Grade 3 - Fair	Xeric Torriorthents, silty (45%)	14.9%
			Calciic Haploxerepts (40%)	
185	Brecken-Cuyama-Pleito complex, 15 to 60 percent slopes	Grade 2 - Good	Cuyama (20%)	43.5%
			Pleito (20%)	
192	Chanac-Pleito complex, 5 to 30 percent slopes	Grade 2 - Good	Chanac (55%)	0.1%
			Pleito (30%)	
205	Pleito-Trigo-Chanac complex, 15 to 50 percent slopes	Grade 2 - Good	Pleito (40%)	13.2%
			Chanac (20%)	
267	Cieneba-Vista-Rock outcrop complex, 30 to 60 percent slopes	Grade 5 - Very Poor	Cieneba (40%)	18.0%
277	Feethill-Vista-Walong association, 15 to 60 percent slopes	Grade 4 - Poor	Feethill (30%)	9.0%
			Vista (25%)	
			Walong (20%)	
306	Xerofluvents, occasionally flooded-Riverwash complex, 0 to 5 percent slopes	Grade 2 - Good	Xerofluvents, occasionally flooded (60%)	1.4%
Totals for Area of Interest				100.0%

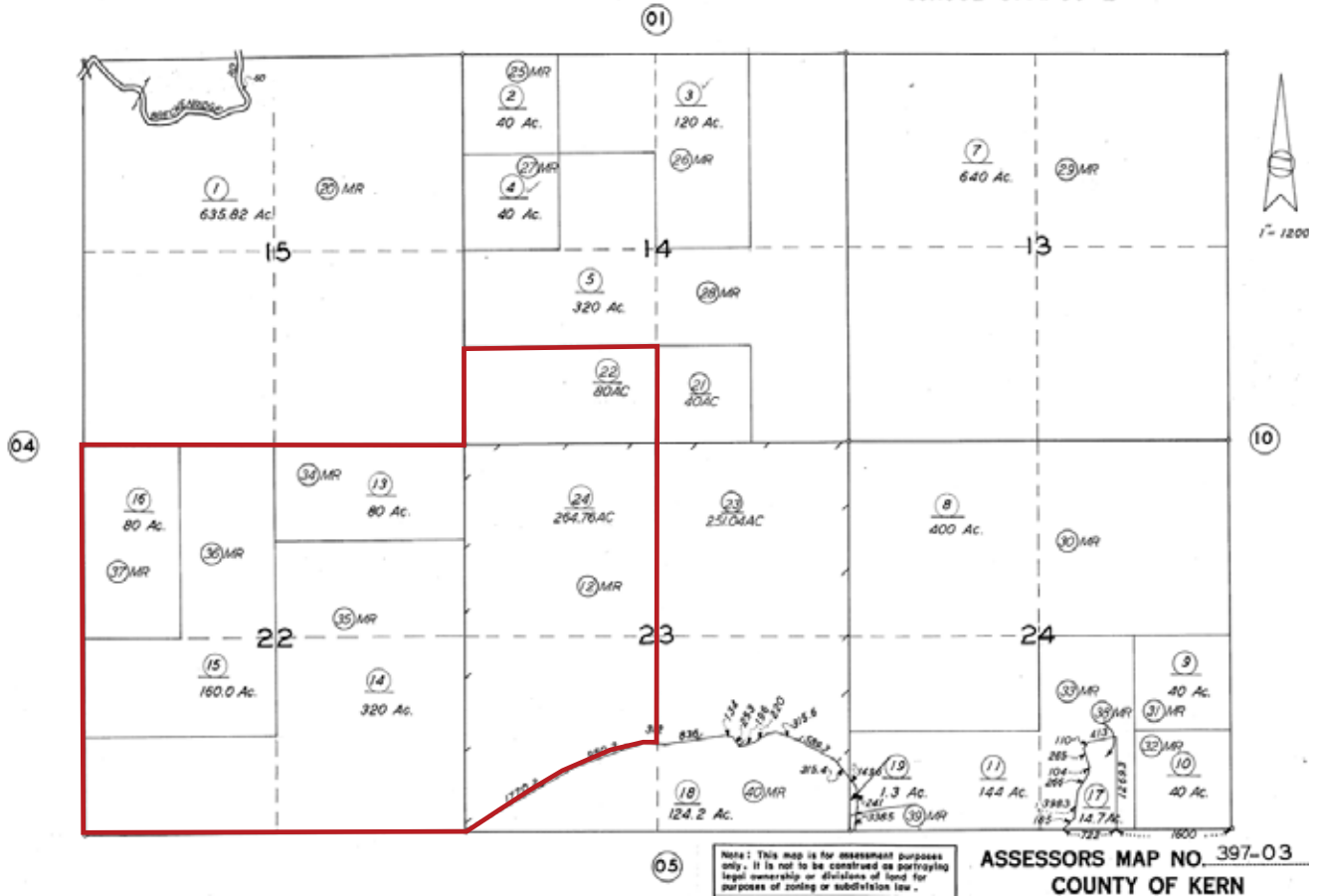


397-03

T. 29 S. R. 30 E.

SCHOOL DIST. 56-2

397-03

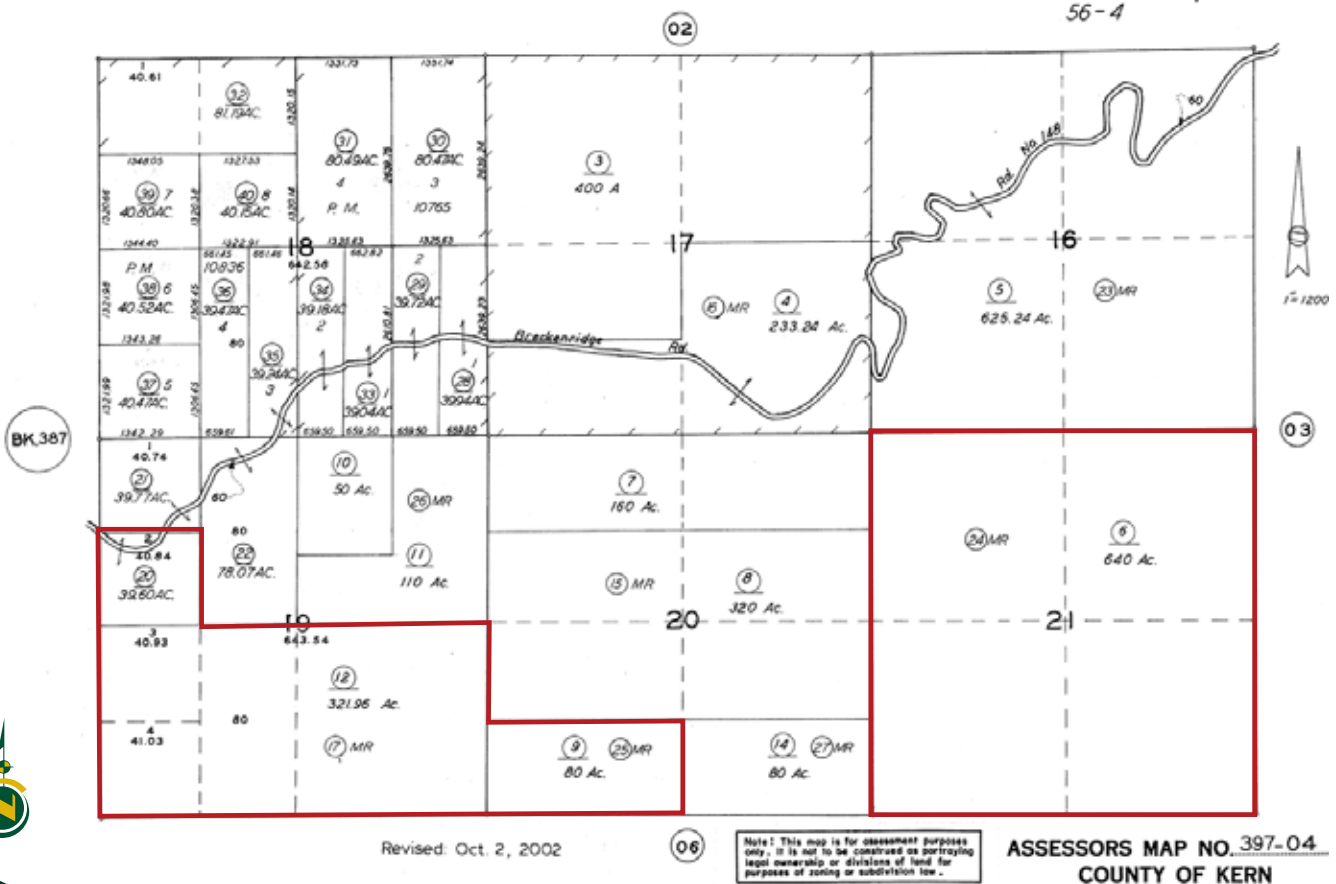


397-04

T. 29 S. R. 30 E.

SCHOOL DIST. 56-2
56-4

397-04



Revised: Oct. 2, 2002

397-06

T.29S. R.30E.

SCHOOL DIST. 56-4
66-7

397-06

04

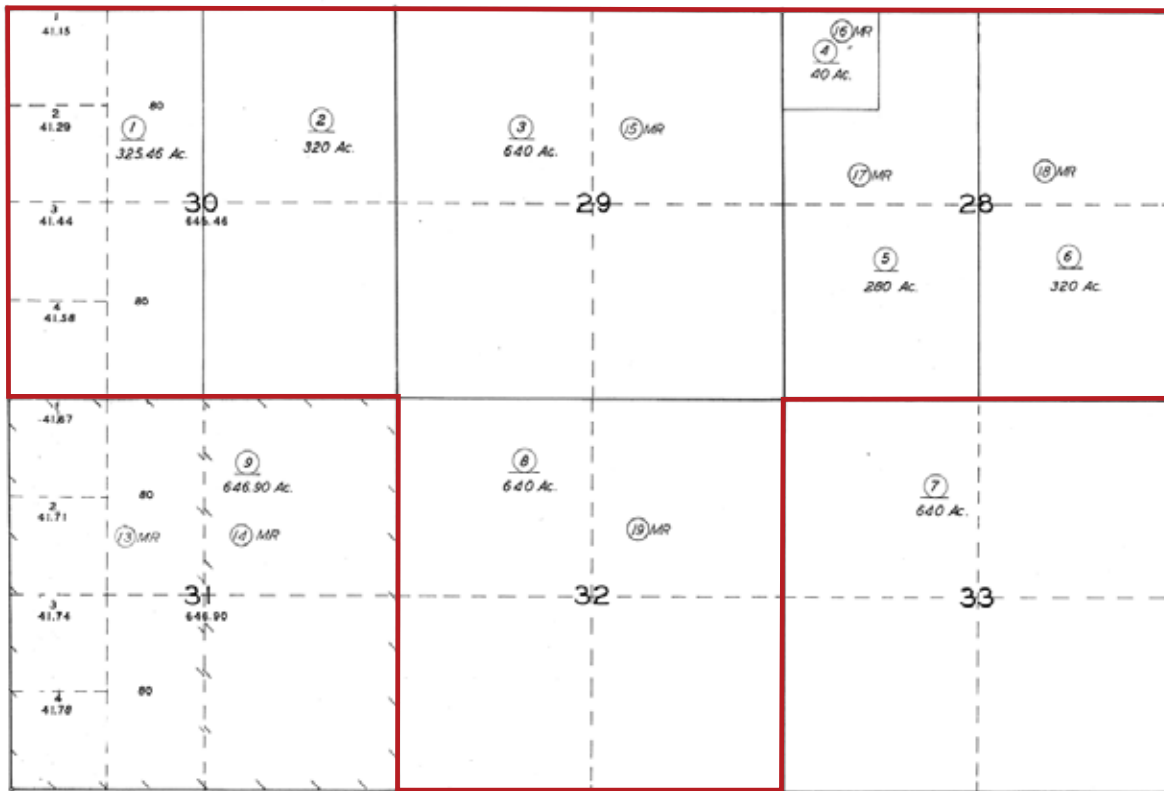
BK.386

05

BK.179

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 397-06
COUNTY OF KERN



LOCATION MAP



REGIONAL 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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