



Kern Delta | Open Land Available

FOR SALE

547.06± Acres • Kern County, CA



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The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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Property Profile

Size	547.06 Acres
Location	The property is located on the east side of Wible Road approximately 1 mile north of Herring Road and 1 mile west of Highway 99, south of Bakersfield in Kern County.
Assessor's Parcel Numbers	295-250-05 - 240.00 Acres 295-250-10 - 156.68 Acres 295-070-10 - 112.38 Acres 295-070-20 - 38.00 Acres
Zoning	According to the Kern County Planning Department, the subject property is zoned "A", Exclusive Agriculture. The property is enrolled in the Williamson Act.
Plantings	The property has historically been farmed to row crops and is currently planted to safflower.
Water	The entire property is located within the boundaries of the Kern Delta Water District. The north portion of the property identified as Assessor's Parcel Number 295-250-05 consisting of 240 acres is within the Kern Island service area and the balance of the property eligible to receive state water. The Kern Delta Canal bisects the northern portion of the property with a canal gate (3-1: 116) located to deliver district water. A 20-horsepower electric lift pump is located on the canal to pump water from the canal. In addition, there is a new deep well on the property that was drilled in 2016 equipped with a diesel motor and gearhead. Water is delivered throughout the property via underground mainline.
Sustainable Ground Water Management Act (SGMA)	SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found at the California Department of Water Resources Sustainable Groundwater Management Act Portal – https://sgma.water.ca.gov/portal .
Soils	Old River Loam, Partially Drained, Sodic, 0-1% Slopes, Class II Bakersfield Sandy Loam, Partially Drained, 0-1% Slopes, Class III Vineland Loamy Sand, Drained, 0-1% Slopes, Class III Garces Loam., 0-1% Slopes, Class II
Improvements	Older dwellings and miscellaneous shop structures located in the yard area.
Asking Price	\$9,000,000 or \$16,451 per gross acre. All cash at the close of escrow.

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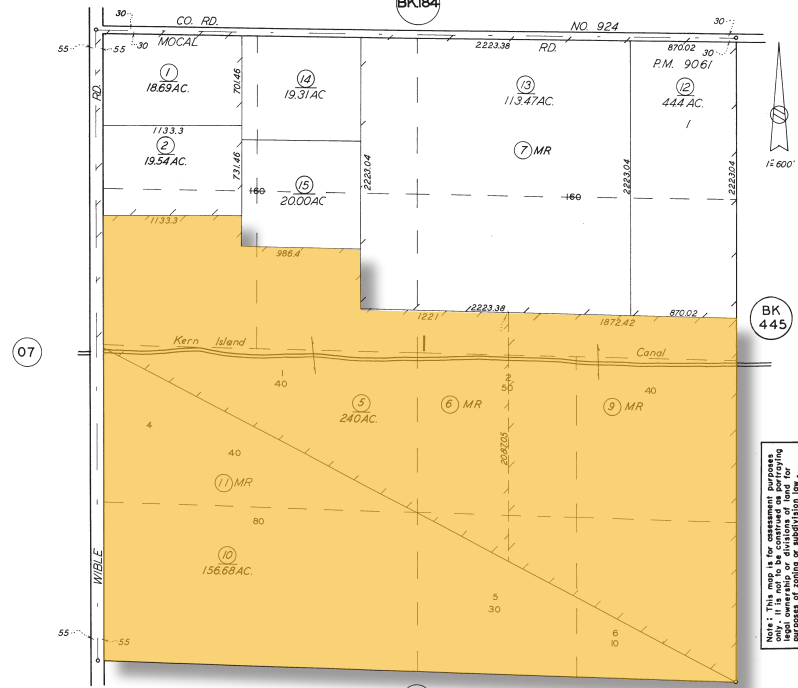
Assessor's Parcel Maps: 295-250-05 and 10 | 295-070-10 and 20

295-25

SEC. 1 T. 32 S. R. 27 E.

SCHOOL DIST. 61-6

295-25



Revised: April 14, 2006

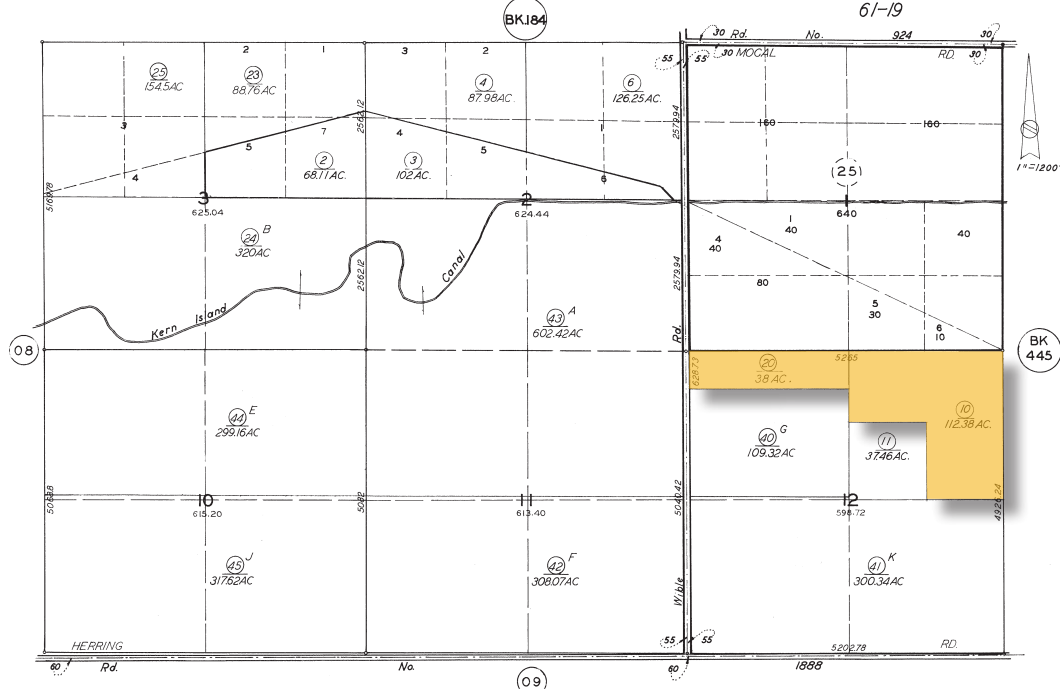
ASSESSORS MAP NO. 295-25
COUNTY OF KERN

295-07

T. 32 S. R. 27 E.

SCHOOL DIST. 61-6

295-07



Revised: May 15, 2002

ASSESSORS MAP NO. 295-07
COUNTY OF KERN

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Property Photos



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Soils Map



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/7/2019
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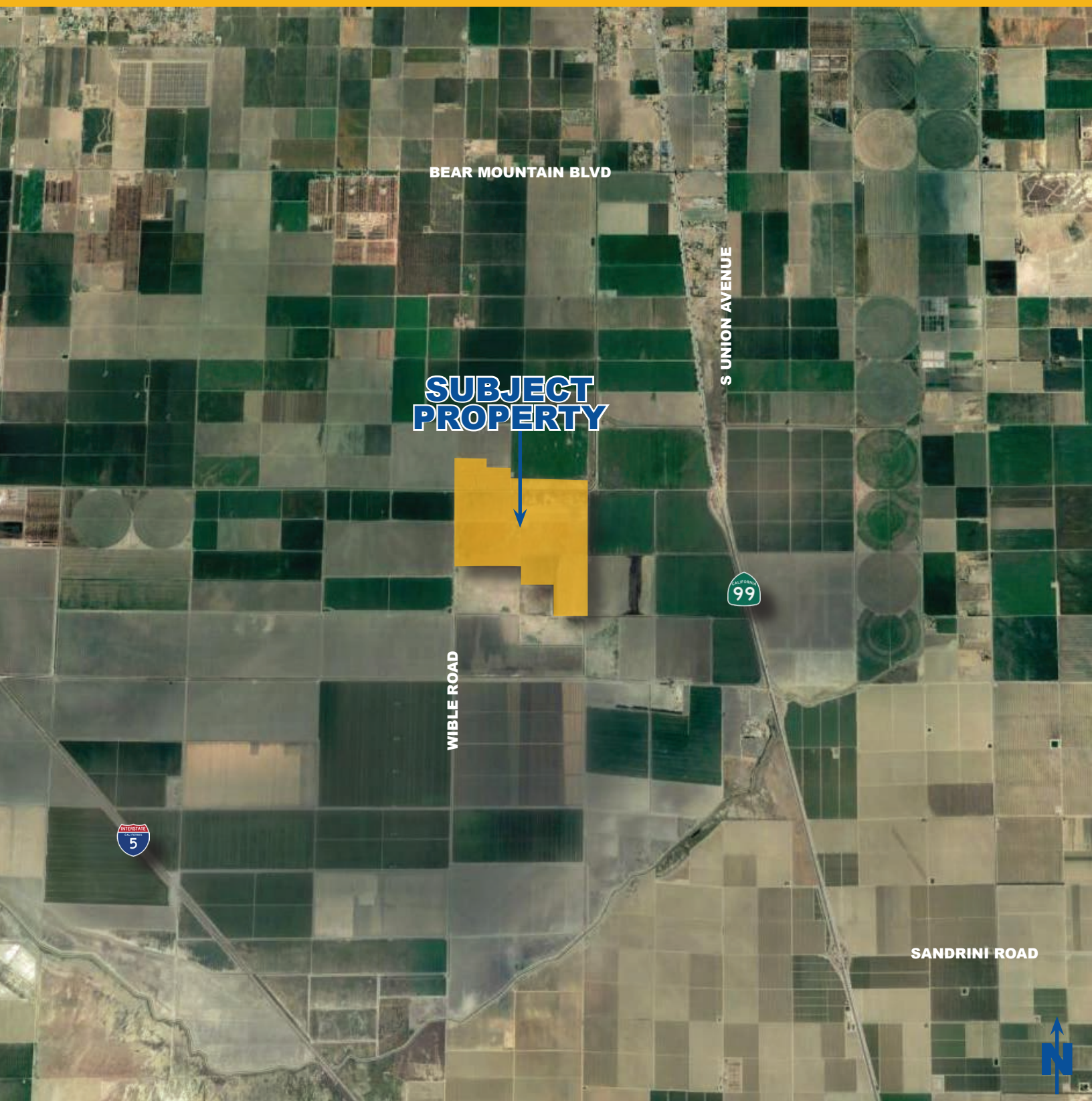
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Aerial Map



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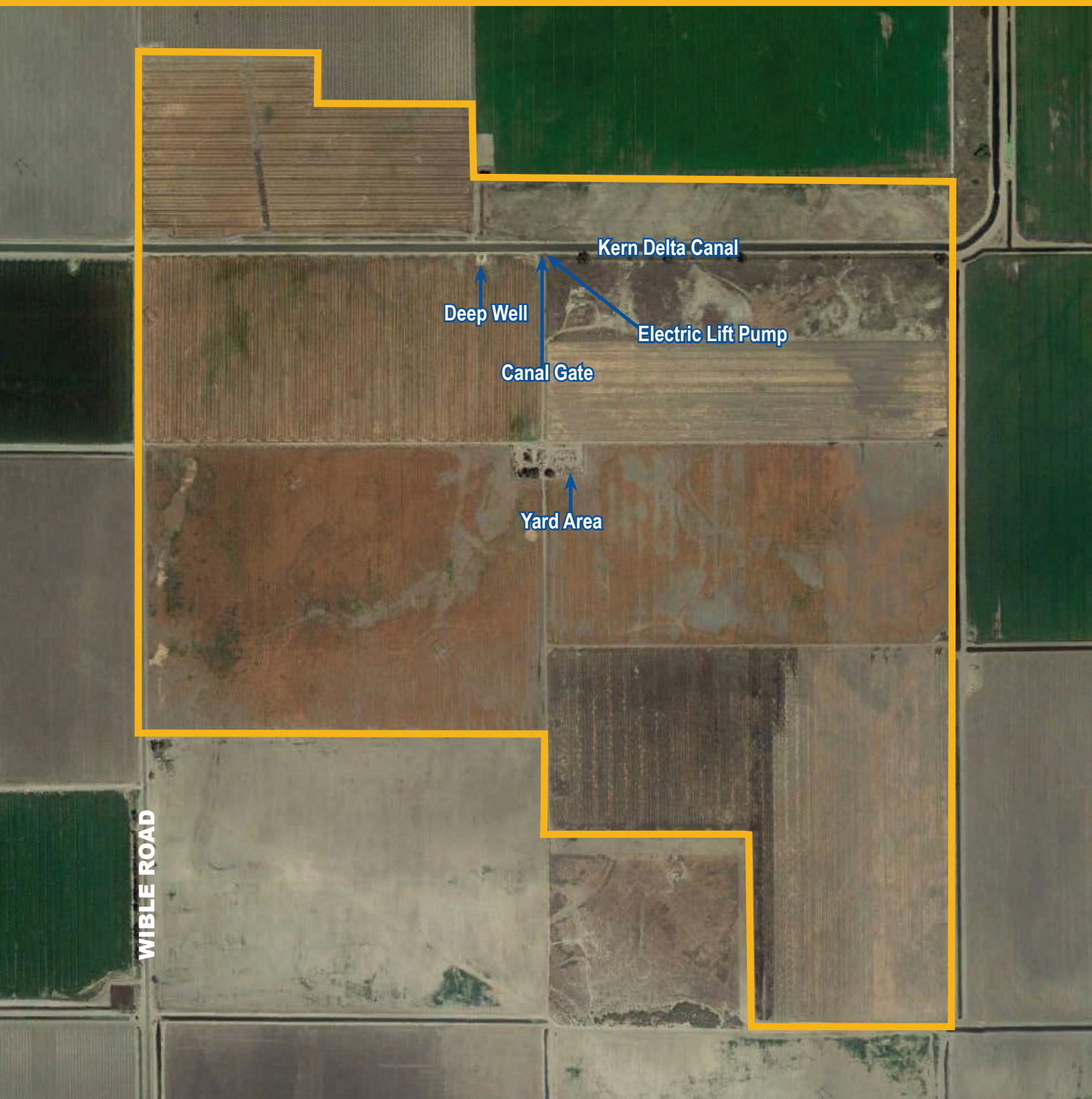
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Ranch Map



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Location Map

