



Open Land Available

FOR SALE

20 Gross Acres • Kern County, CA

PROPERTY HIGHLIGHTS

- Kern Island Water
- Open Land Available to Plant



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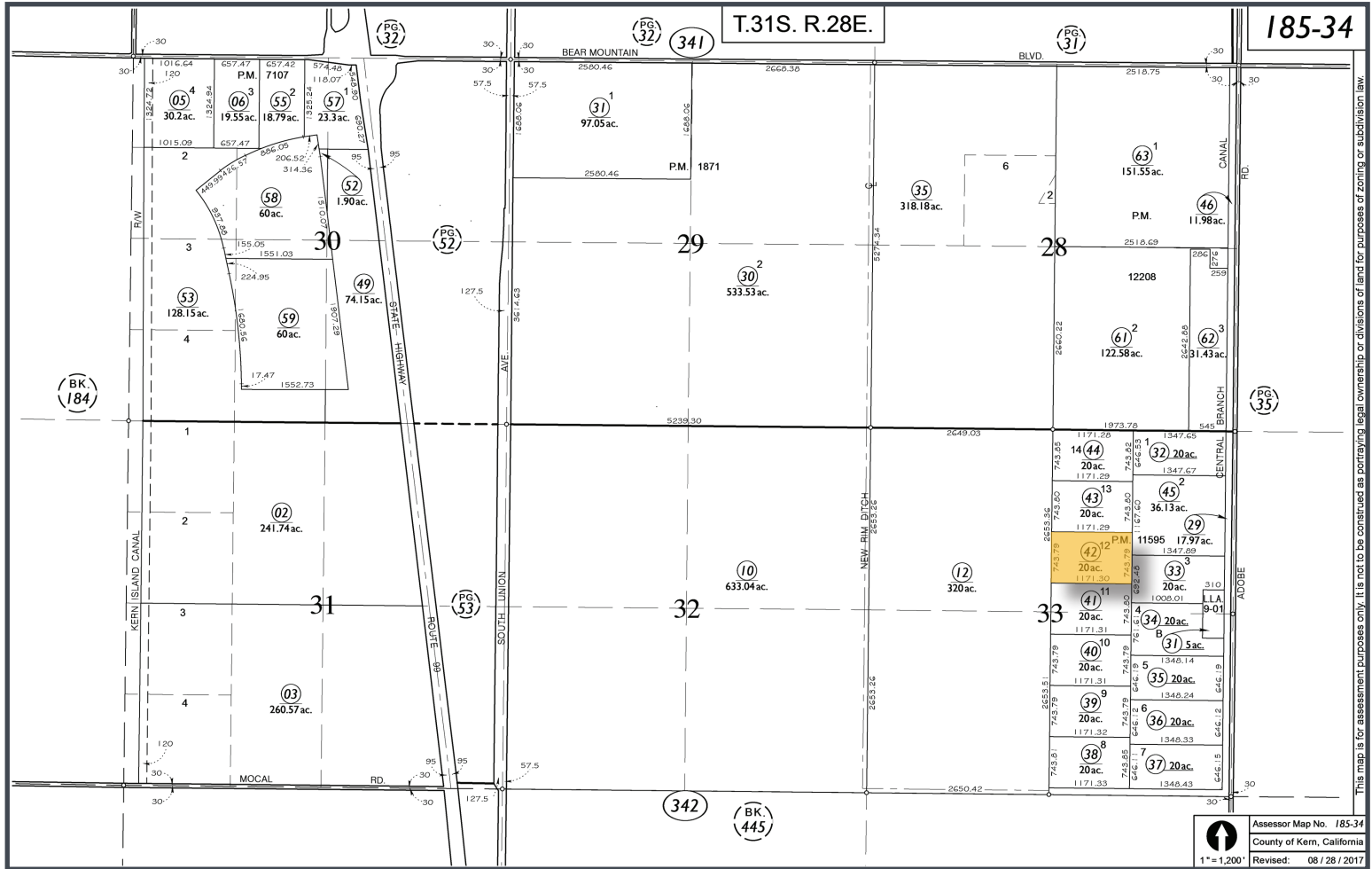
Property Profile

Size	20 Acres
Location	The property is located approximately ¼ mile west of Adobe Road and approximately 1 ½ miles south of Bear Mountain Boulevard south of Bakersfield, CA. The physical address is 17712 Adobe Road Bakersfield, CA 93307.
Assessor's Parcel Number	185-342-42
Legal	Parcel 12 of Parcel Map No. 11595
Zoning	According to the Kern County Planning Department, the property is zoned "A" – Exclusive Agriculture.
Plantings	Currently fallow. Historically farmed to row crops.
Water	The property is located in the Kern Delta Water District and is located within the Kern Island service area.
CC&Rs	The Subject Property, along with the other parcels of Parcel Map 11595 are subject to Covenants, Conditions, and Restrictions, which have been recorded. A copy of the CC & R's is on file and can be presented to interested parties upon request.
Soils	Old River Loam, Partially Drained, Sodic, 0-1% Slopes, Class II
Minerals	Any mineral rights owned by the Seller are excluded.
Asking Price	\$500,000 or \$25,000 per acre.

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Assessor's Parcel Map: 185-342-42



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Property Photos



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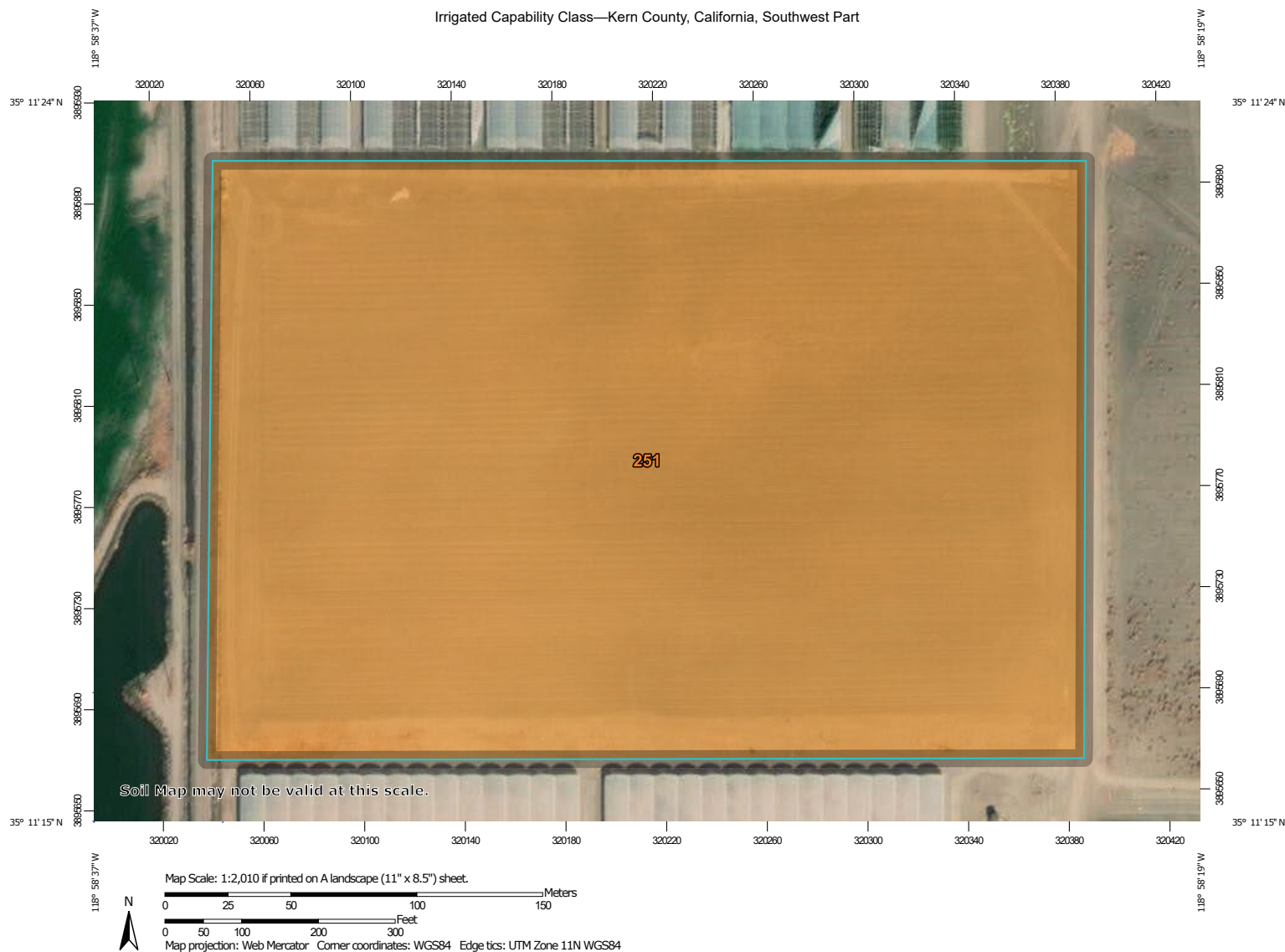
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Soils Map



USDA
Natural Resources
Conservation Service

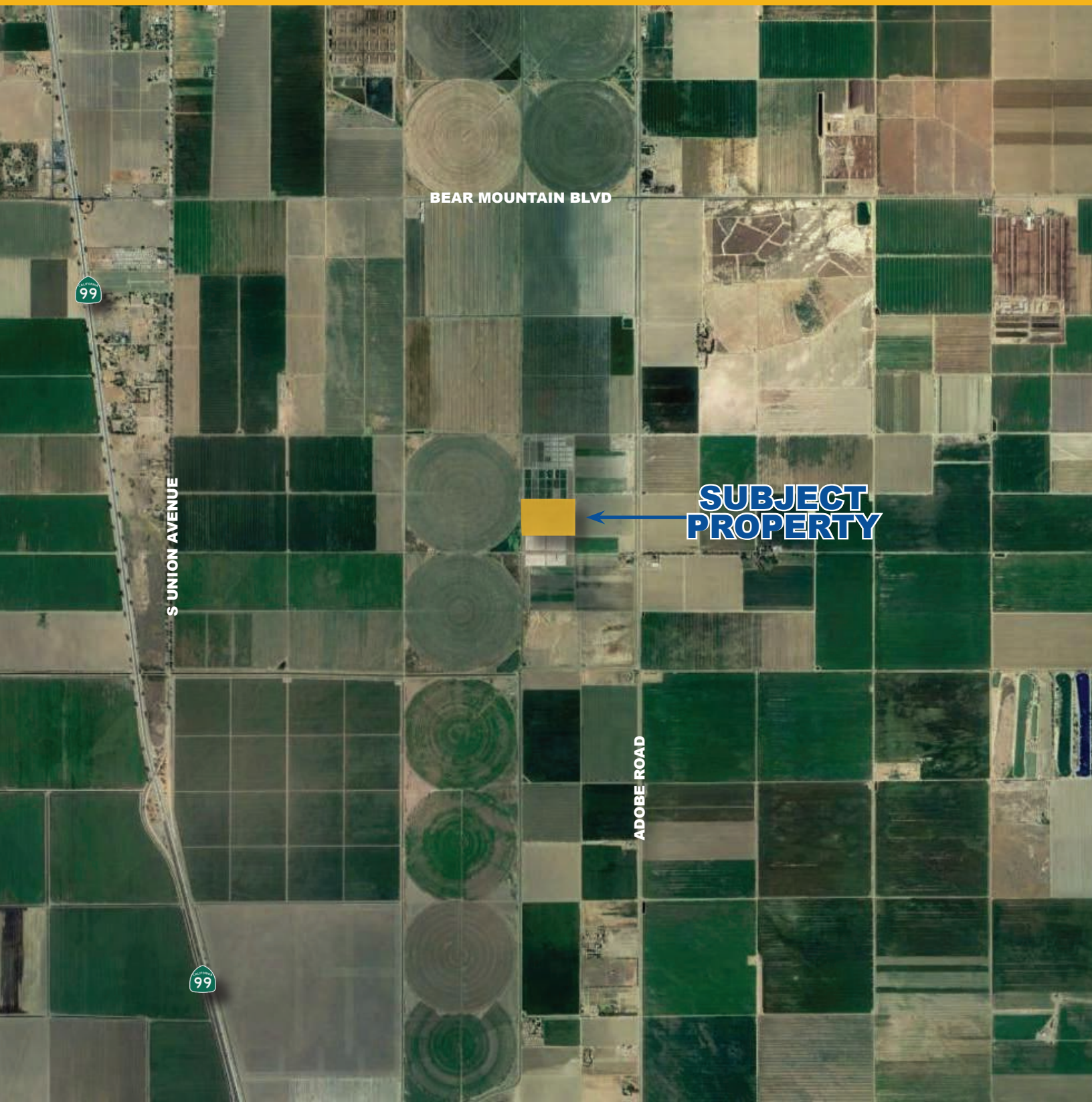
Web Soil Survey
National Cooperative Soil Survey

6/12/2019
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Aerial Map



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Ranch Map



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Location Map

