



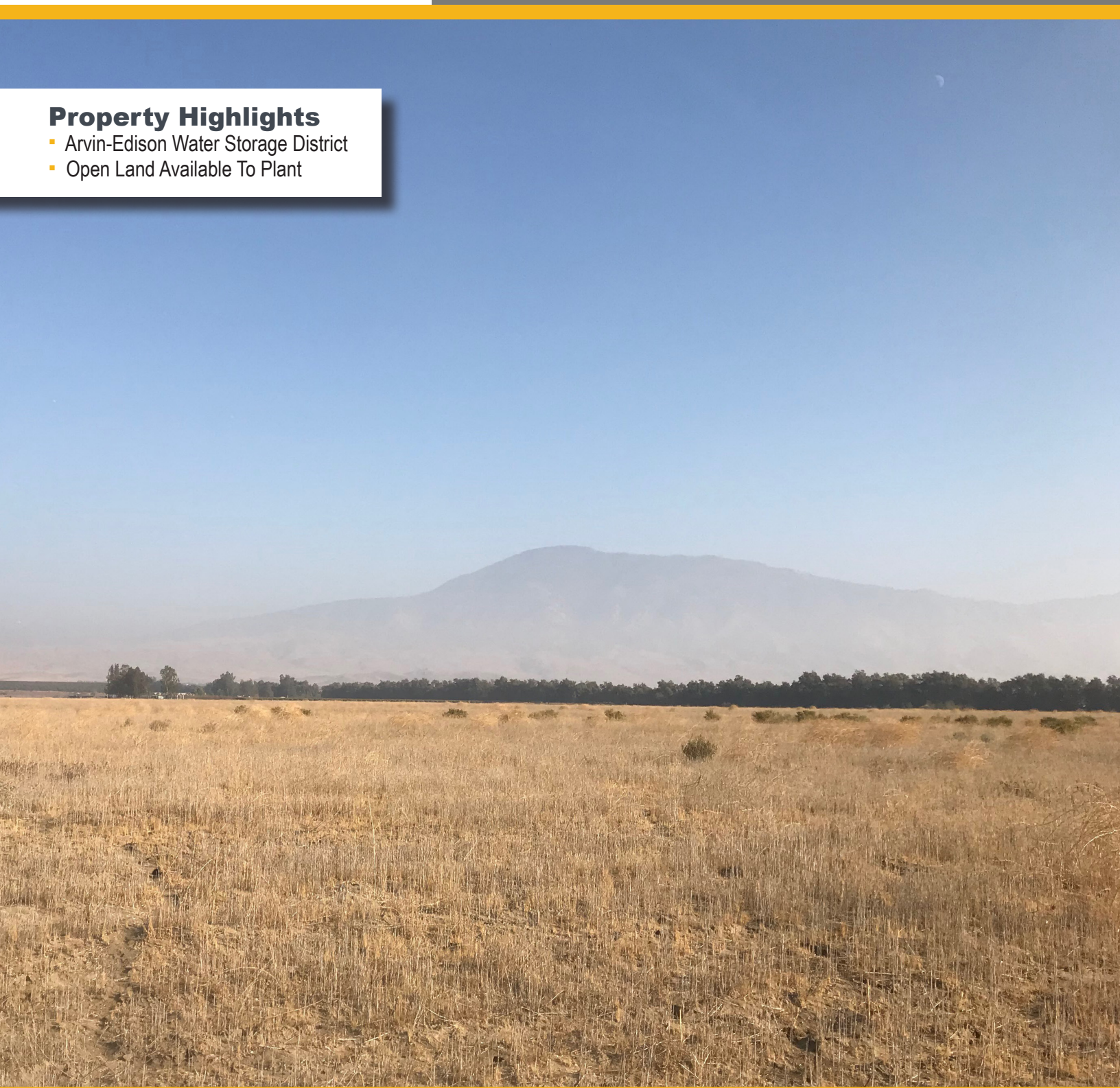
Farmland Available

FOR SALE

77.04± Acres • Kern County, CA

Property Highlights

- Arvin-Edison Water Storage District
- Open Land Available To Plant



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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	77.04 Gross Acres
Assessor's Parcel Number	Approximately ½ mile west of Rock Pile Road and 1 mile north of Panama Road, 10+/- miles southeast of the City of Bakersfield.
Kern County Assessor's Parcel Number	179-110-32
Zoning	"A FP" – Exclusive Agriculture Floodplain Combining
Plantings	The property has historically been farmed to row crops including but not limited to potatoes and carrots. The property is currently fallow and has not been farmed in recent years.
Soils	Whitewolf Loamy Sand, 0-2% Slopes, Class III Calicreek Loamy Coarse Sand, 0-2% Slopes, Occasionally Flooded, Class III
Water	The property is within the service area of the Arvin-Edison Water Storage District and has a turnout to receive water located in the northeast corner of the property. The turnout number is C-56.
Mineral Rights	Any minerals owned by the Seller are not included in the sale of the property.
Asking Price	\$1,386,720 (\$18,000 Per Acre)

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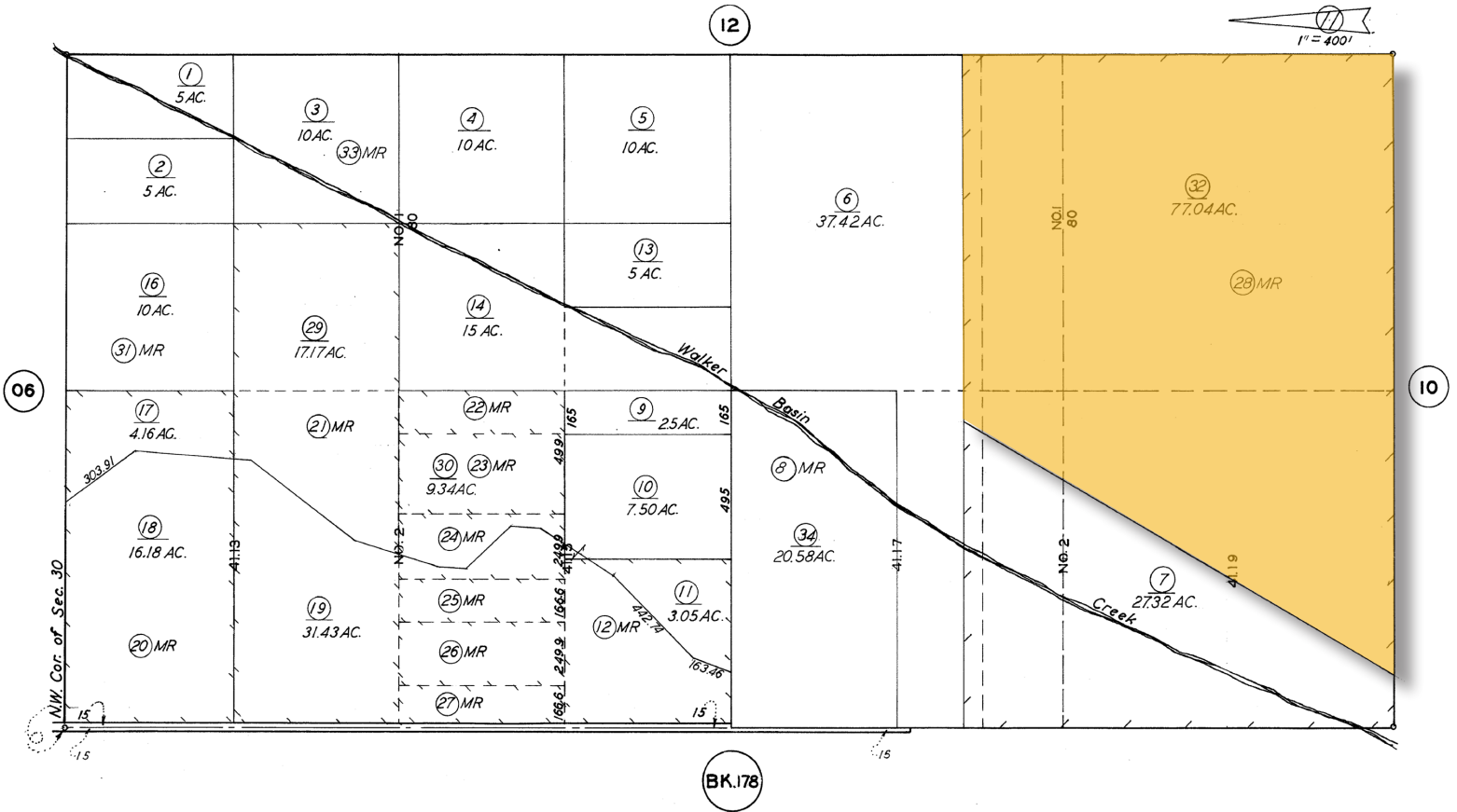
Assessor's Parcel Map: Portion of 179-110-32

179-11

W 1/2 OF SEC. 30 T. 30 S. R. 30 E.

SCHOOL DIST. 115-4

179-11



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.

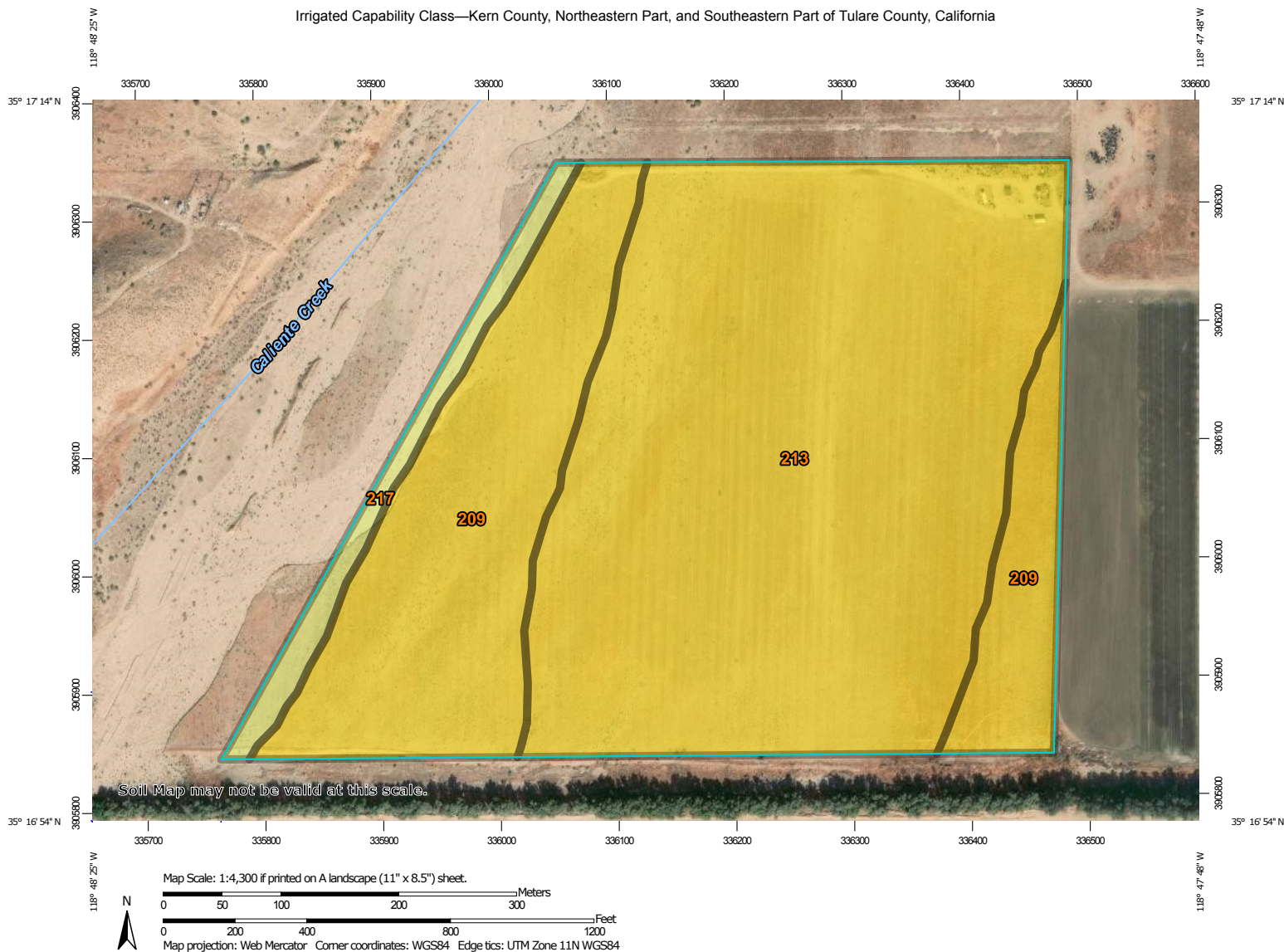
ASSESSORS MAP NO. 179-11
COUNTY OF KERN

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Soils Map

Irrigated Capability Class—Kern County, Northeastern Part, and Southeastern Part of Tulare County, California



USDA
Natural Resources
Conservation Service

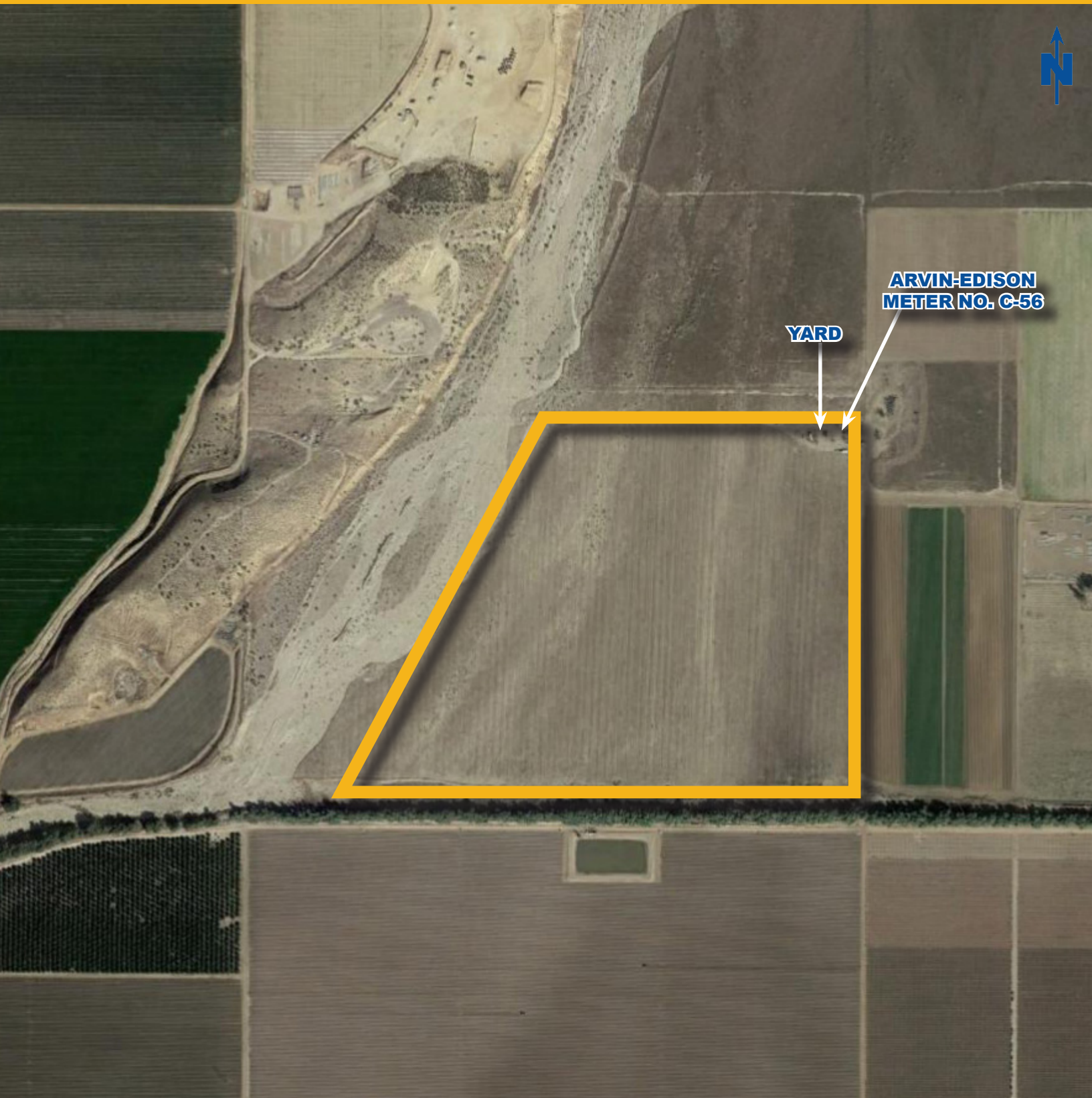
Web Soil Survey
National Cooperative Soil Survey

12/10/2018
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Ranch Map



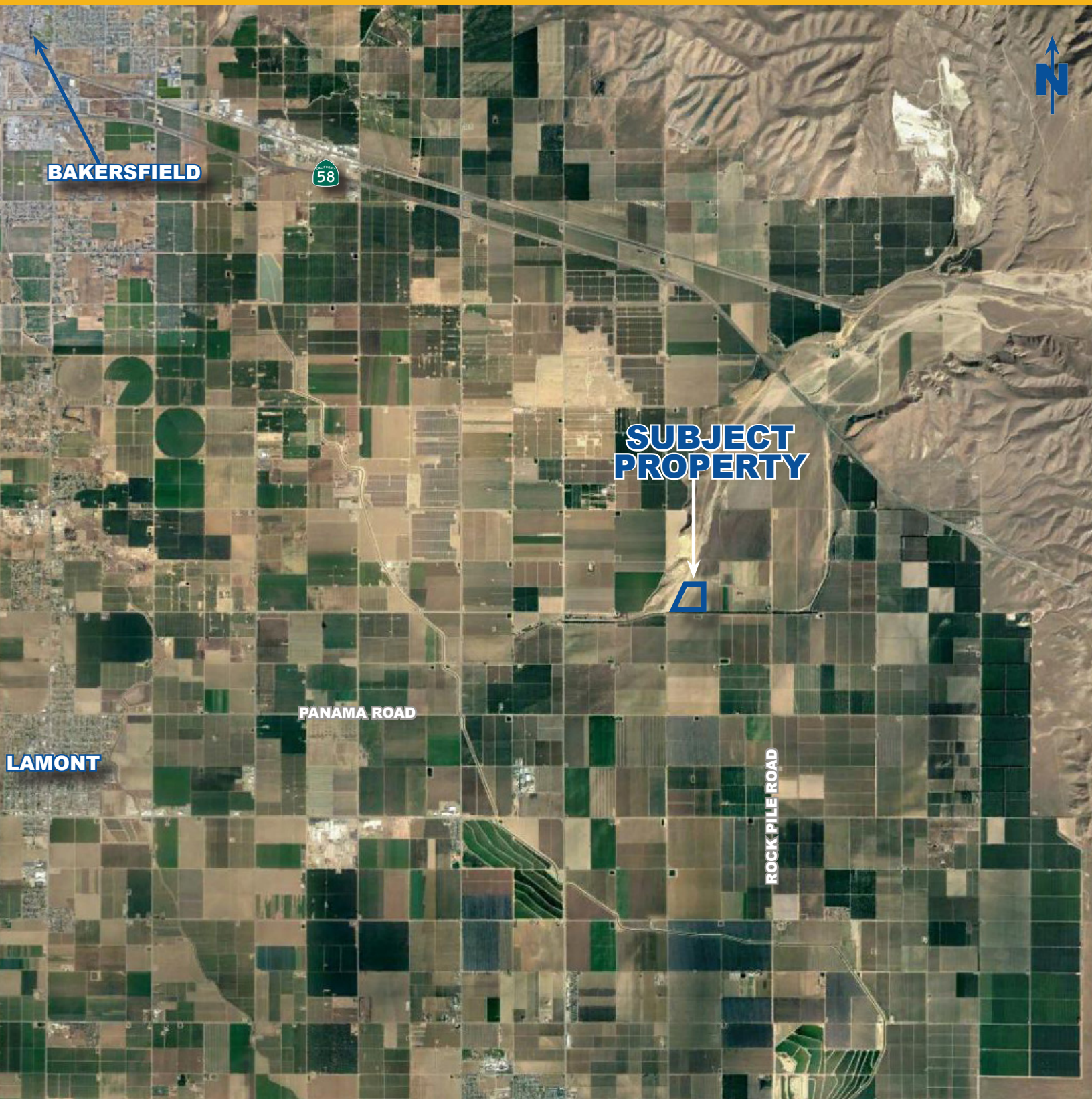
ARVIN-EDISON
METER NO. C-56

YARD

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Aerial Map



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Location Map

