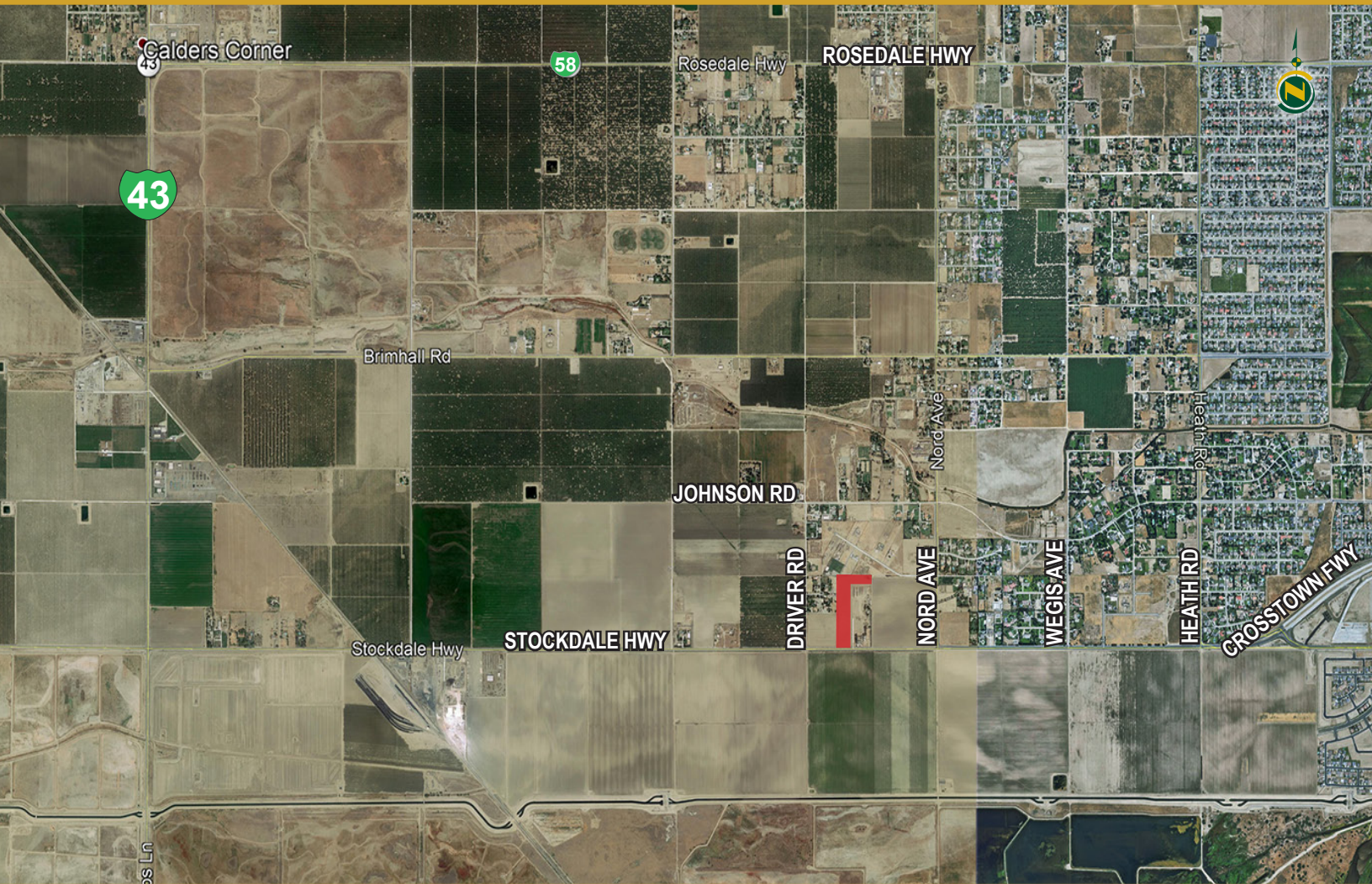


# STOCKDALE HIGHWAY LOT

Kern County, California



**9.95± Assessed Acres**

- **Great Location**
- **Possible Homesite**
- **Located in Rosedale Rio Bravo WSD and service area of Vaughn Water Co.**

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DRE #00020875

# STOCKDALE HIGHWAY LOT

9.95± Assessed Acres - Kern County, CA



## PROPERTY DETAILS

### LOCATION AND DESCRIPTION:

This phenomenal opportunity is located ½ mile west of Bakersfield city limits and the intersection of Stockdale Highway and Nord Road. The property is approximately 12± miles west of downtown Bakersfield with direct access to the crosstown freeway and is positioned well within the city's sphere of influence. Being surrounded by agriculture, residential, and close proximity to town make this land ideal for present and future uses. This land is located within the Rio Bravo Greeley Union School District, as well as Liberty High School District.

### LEGAL:

The site is zoned A-1 (Limited Agricultural) and is not enrolled in the Williamson Act according to the county website. Portion of the south ½ of Section 32, Township 29S, Range 26E, MDB&M. Kern County, California APN: 408-250-15-00-9.

### SOIL:

100±% Grade 1- Excellent (127) Granoso Sandy Loam, 0 to 2% slopes, overwash.

### WATER:

The land is located within Rosedale-Rio Bravo Water Storage District (RRBWSD). RRBWSD was formed to replenish ground water pumped by overlying users, but does not deliver surface water. This land is within the service area of the Vaughn Water Company (VWC) which provides residential water, but is not connected to its services. Landowners typically pay VWC connection fees and the costs to bring water to the site or opt to drill a small well to provide water supply. In 2020/21 on behalf of the RRBWSD the Kern County Tax collector collects a total charge of \$100±/acre with the property taxes.

### PRICE AND TERMS:

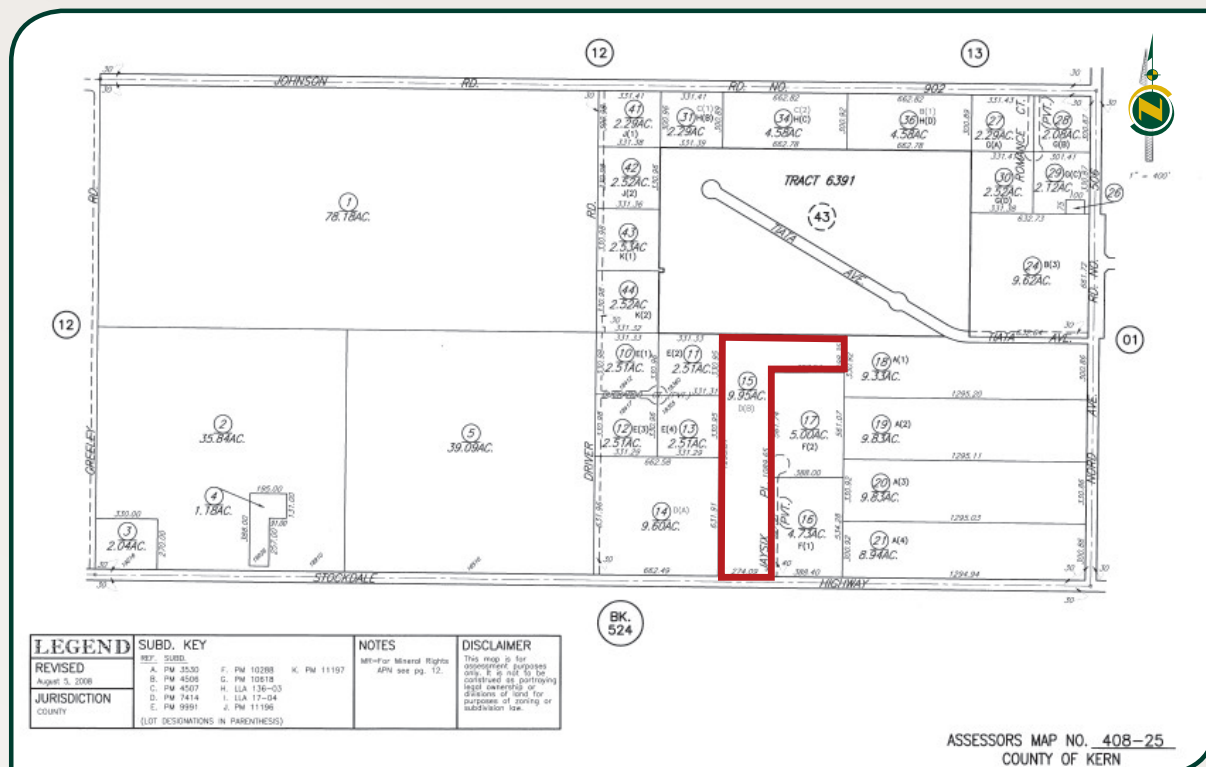
\$520,000 (\$52,261±/acre) cash at close of escrow.



# STOCKDALE HIGHWAY LOT

9.95± Assessed Acres - Kern County, CA

## APN MAP



## SOIL MAP



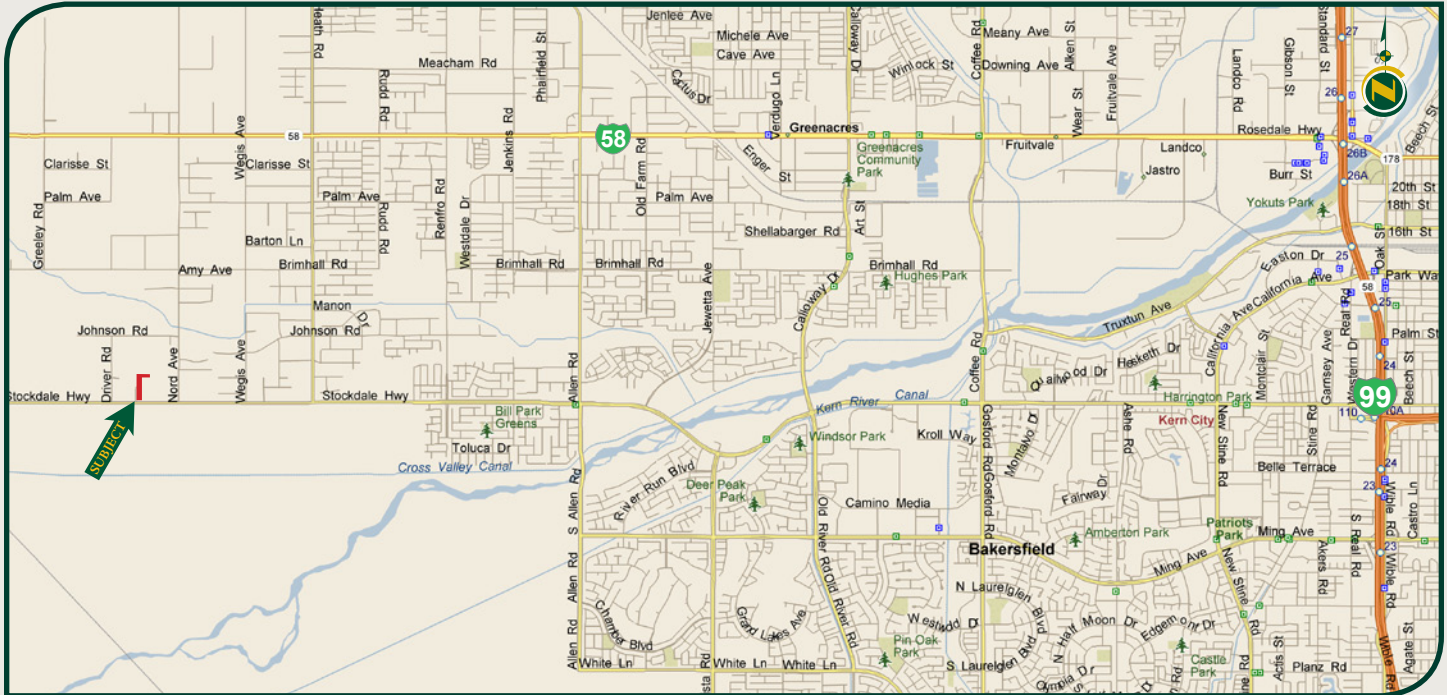
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
127	Granoso sandy loam, 0 to 2 percent slopes, overwash	Grade 1 - Excellent	Granoso (85%)	100.0%
Totals for Area of Interest				100.0%

# STOCKDALE HIGHWAY LOT

9.95± Assessed Acres - Kern County, CA



## LOCATION MAP



## REGIONAL MAP



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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