



Land Available
FOR SALE
389.17 Acres ■ Kern County, CA

Property Highlights

- Kern Delta Water District
- Open ground available for permanent crop development
- Neighboring properties planted to pistachios

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Property Profile

Size	389.17 Acres
Location	The property is located along the west side of Old River Road immediately south of Interstate 5 southwest of Bakersfield, CA.
Assessor's Parcel Number	298-080-41
Legal	Portion of the South 1/2 and the West 1/2 of the Northwest 1/4 all in Section 7 T 32 South R 27 East
Zoning	"A-1" – Limited Agriculture per the Kern County Planning Department. The property is not enrolled in the Williamson Act.
Plantings	The property has historically been farmed to row crops by the owner.
Water	The property is located within the boundaries of the Kern Delta Water District and is eligible to receive state water via the Kern Delta 14 Ditch and is equipped with a 25 horsepower electric lift pump. In addition, there is a deep well equipped with a 250 hp electric motor located on the north line of the property. A newer reservoir with a 50 hp booster pump is in place allowing the property to be developed to permanent crops if desired. Water is distributed throughout the property via underground main line with risers. The lift pump for canal water is located on a separate 4.71 acre parcel which shall be retained by the Seller. The Seller will grant Buyer access to the lift pump as part of the sale of the property.
Soils	Lokern Clay, drained, 0-1% Slopes, Class II Millux Clay Loam, partially drained, nonsaline, 0-1% Slopes, Class II
Minerals	Any mineral rights owned by the Seller are excluded from the sale.
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 .
Asking Price	\$7,783,400. All cash or terms acceptable to the Seller.

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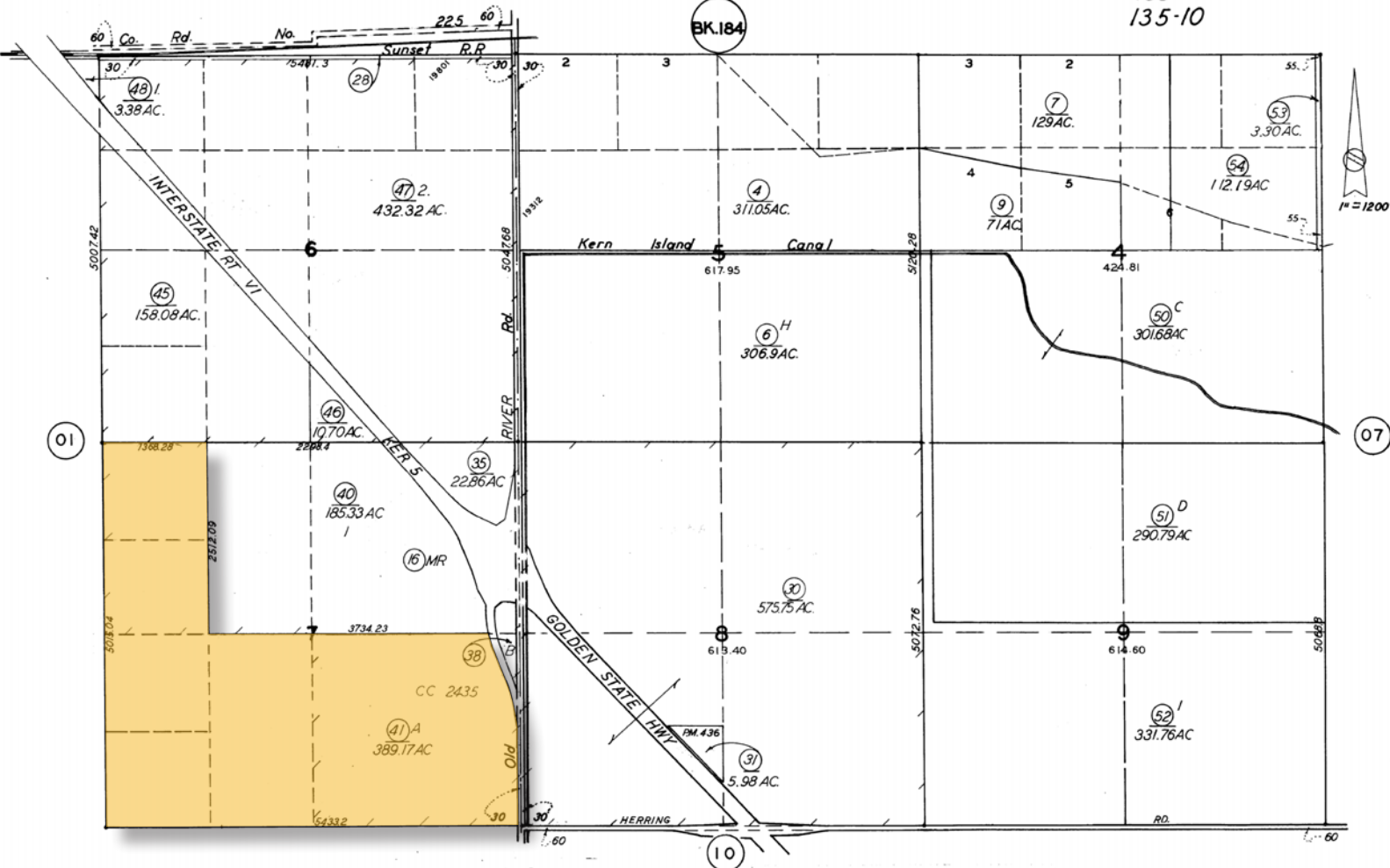
Assessor's Parcel Map 295-08-41

295-08

T. 32 S. R. 27 E.

SCHOOL DIST. 135-7
135-10

295-08



Revised April 16, 2012

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. 295-08
COUNTY OF KERN

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Property Photos



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Soils Map



USDA
Natural Resources
Conservation Service

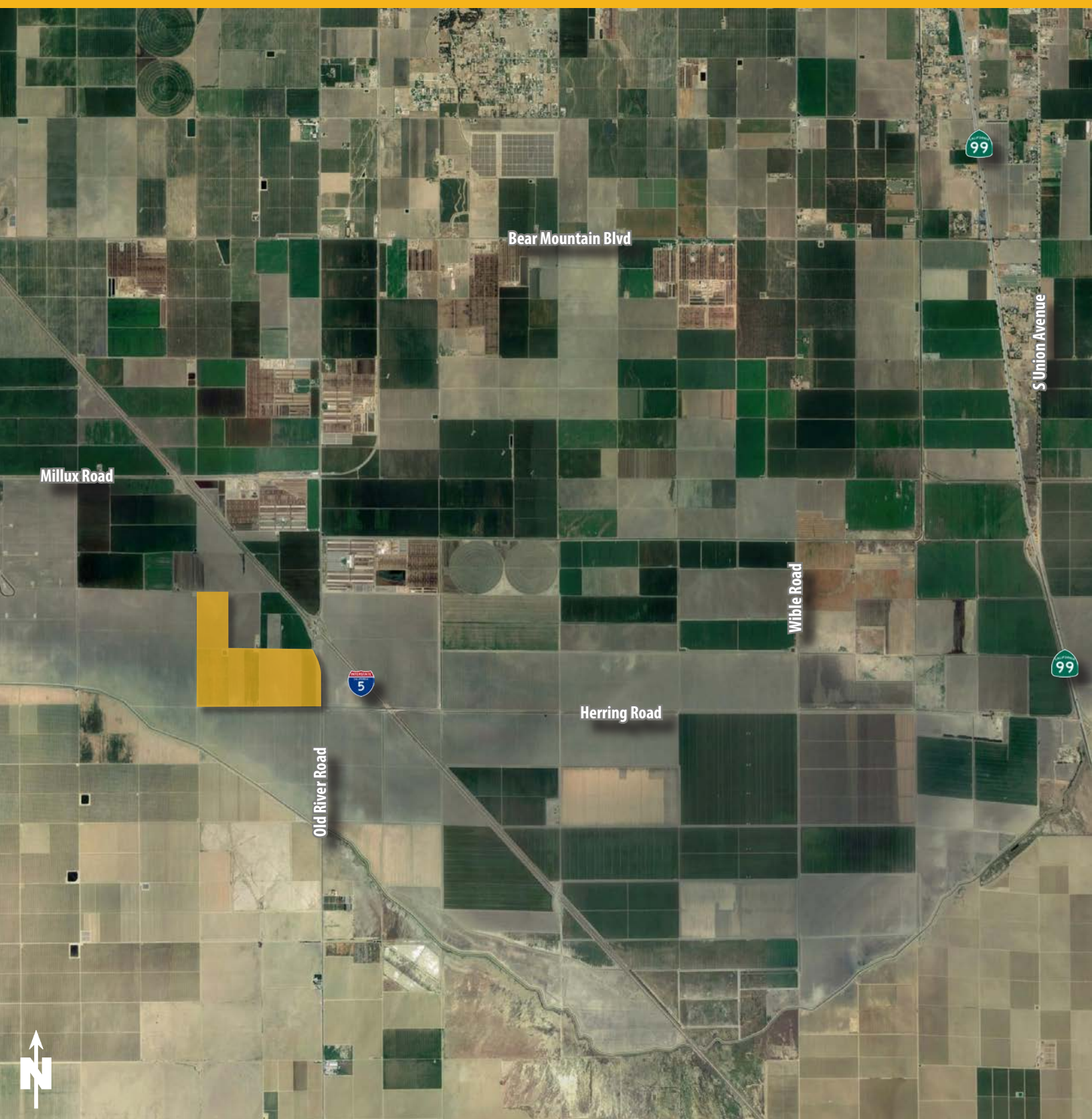
Web Soil Survey
National Cooperative Soil Survey

6/30/2021
Page 1 of 5

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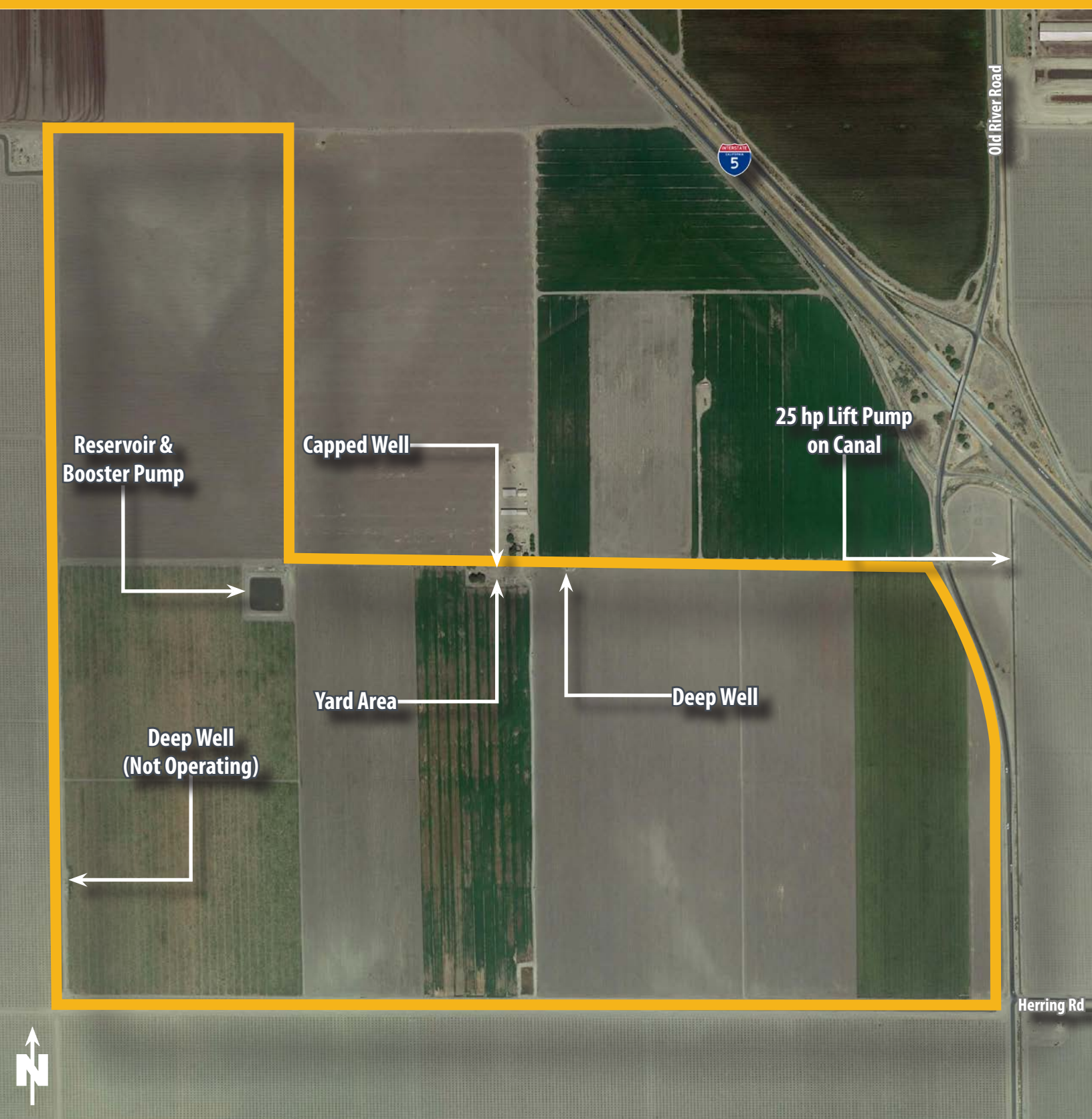
Aerial Map



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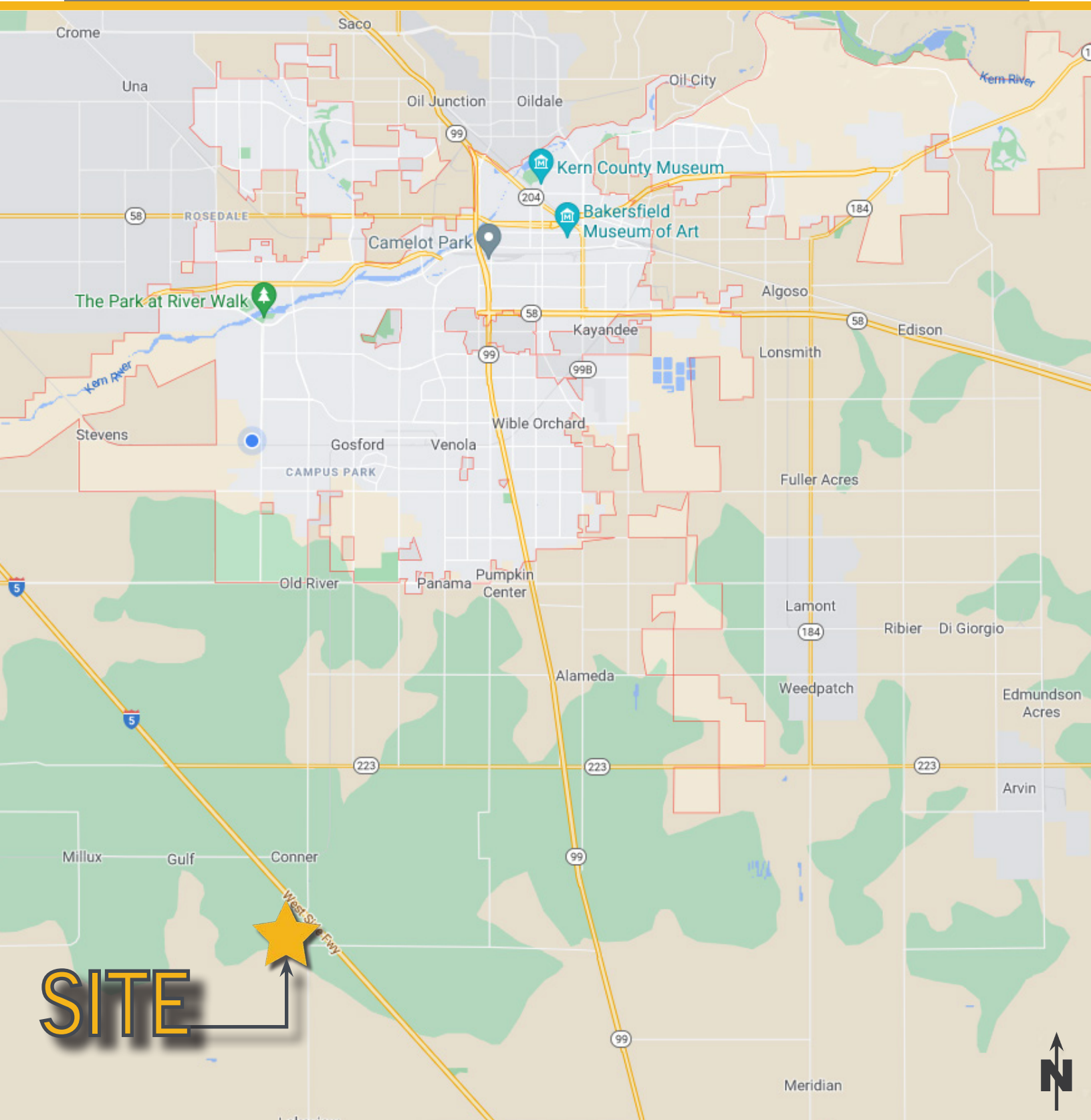
Ranch Map



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Location Map



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