

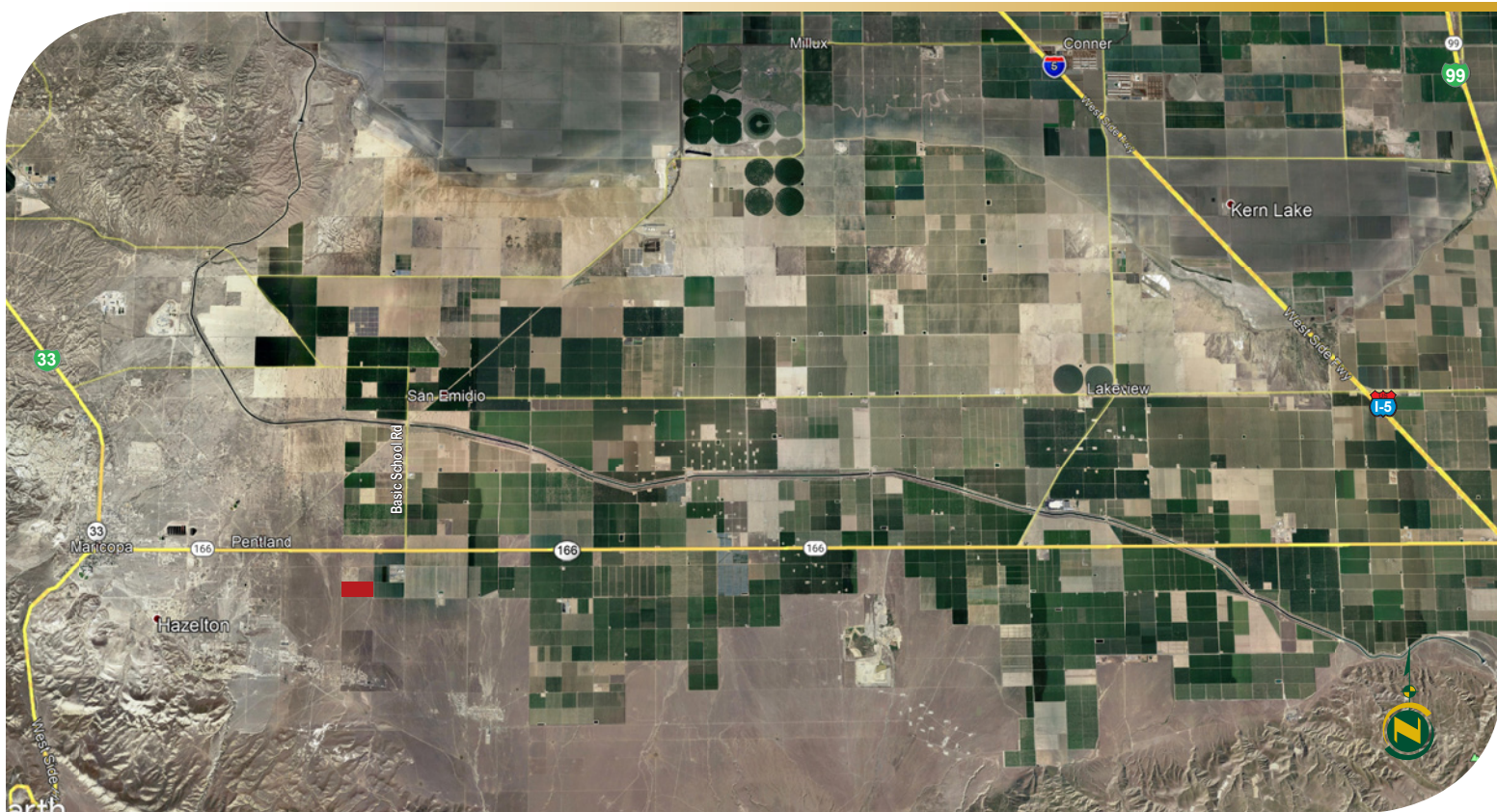
FOR SALE



PEARSON
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Kern County Land - Maricopa Area



80± Acres
Kern County, California

- Potential Rural Homesite and Lifestyle
- Recreational uses

Exclusively Presented By:
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Kern County Land - Maricopa Area

80± Acres

\$120,000
(\$1,500±/acre)

DESCRIPTION:

This Kern County Land opportunity offers potential rural home site and lifestyle, recreational uses, and an investment in California real estate. Surrounding agricultural uses include irrigated crops such as citrus, grapes, almonds, cherries, blue berries, vegetables and other row and field crops. Non-irrigated agricultural uses or other uses include dry farming, livestock grazing, bee keeping, and oil and gas.

LOCATION:

The site is located ½± mile west of Basic School Road and ½± mile south of Highway 166, approximately 4± miles east of Maricopa, CA, and 17.5± miles west of Highway 5. The property is approximately 26.5± miles southwest of Bakersfield, 84.5± miles east of Santa Maria, 108.5± miles north of Los Angeles, and 253.5± miles south of San Jose.

LEGAL:

The property is zoned part Exclusive Agriculture (A). The land is enrolled in the Williamson Act. South ½ of the SE ¼ of Section 10, Township 11N, Range 23W, SBB&M Kern County, California. APN: 239-132-22

SOILS:

46.3±% (132) Cerini loam, 0 to 2 percent slopes, Grade 1 – Excellent
38.7±% (153) Tupman gravelly sandy loam, 0 to 2 percent slopes, Grade 2 - Good
15±% (150) Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17, Grade 1 - Excellent

WATER:

The land is located in West Kern Water District, but receives no water.

PRICE/TERMS:

\$120,000 cash at close of escrow. Seller to retain any remaining mineral rights.

T.T.N.R. 23 W.

SCHOOL DIST. ¹³⁴⁻⁹
¹³⁴⁻⁸
¹³⁴⁻⁴

239-13

Scale: 1" = 1200'

MH=For mobilehome A.P.N. see pg.42

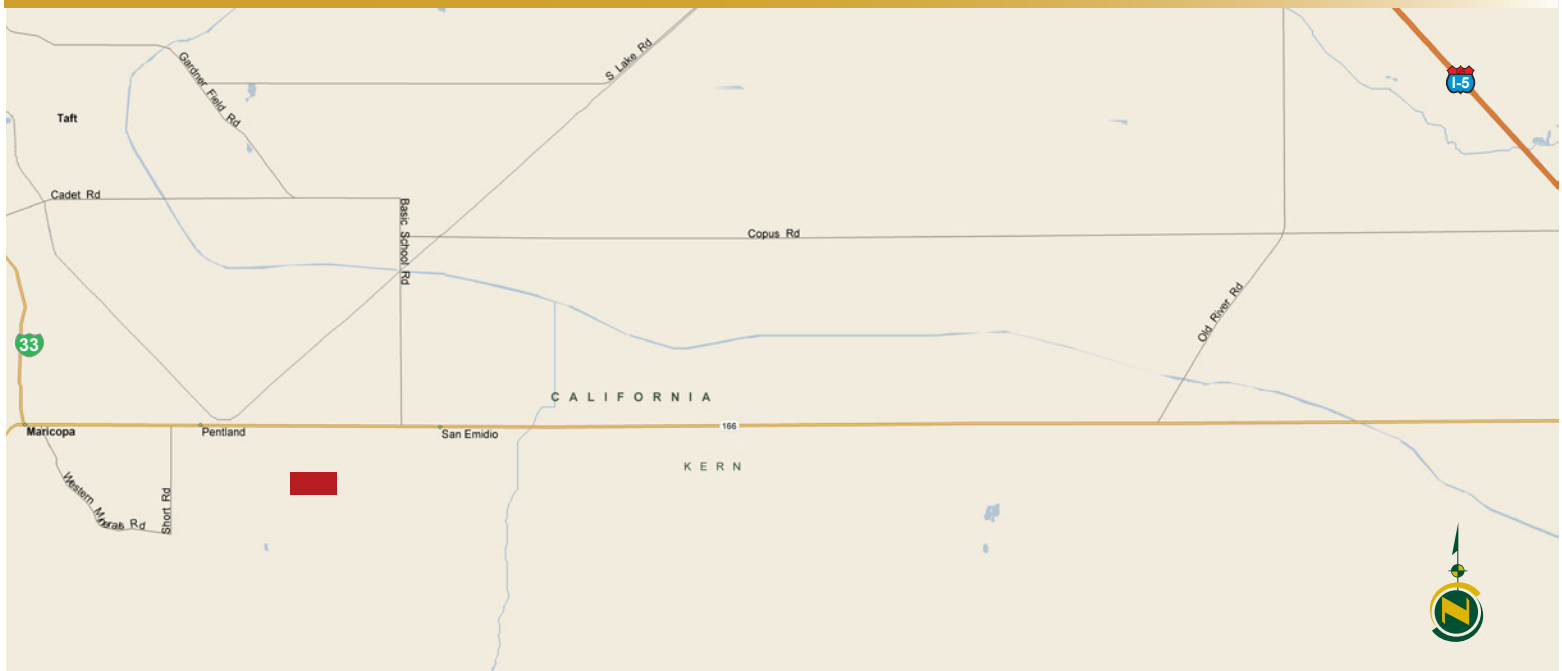
Revised: June 07, 2011

ASSESSORS MAP NO. 239-13
COUNTY OF KERN

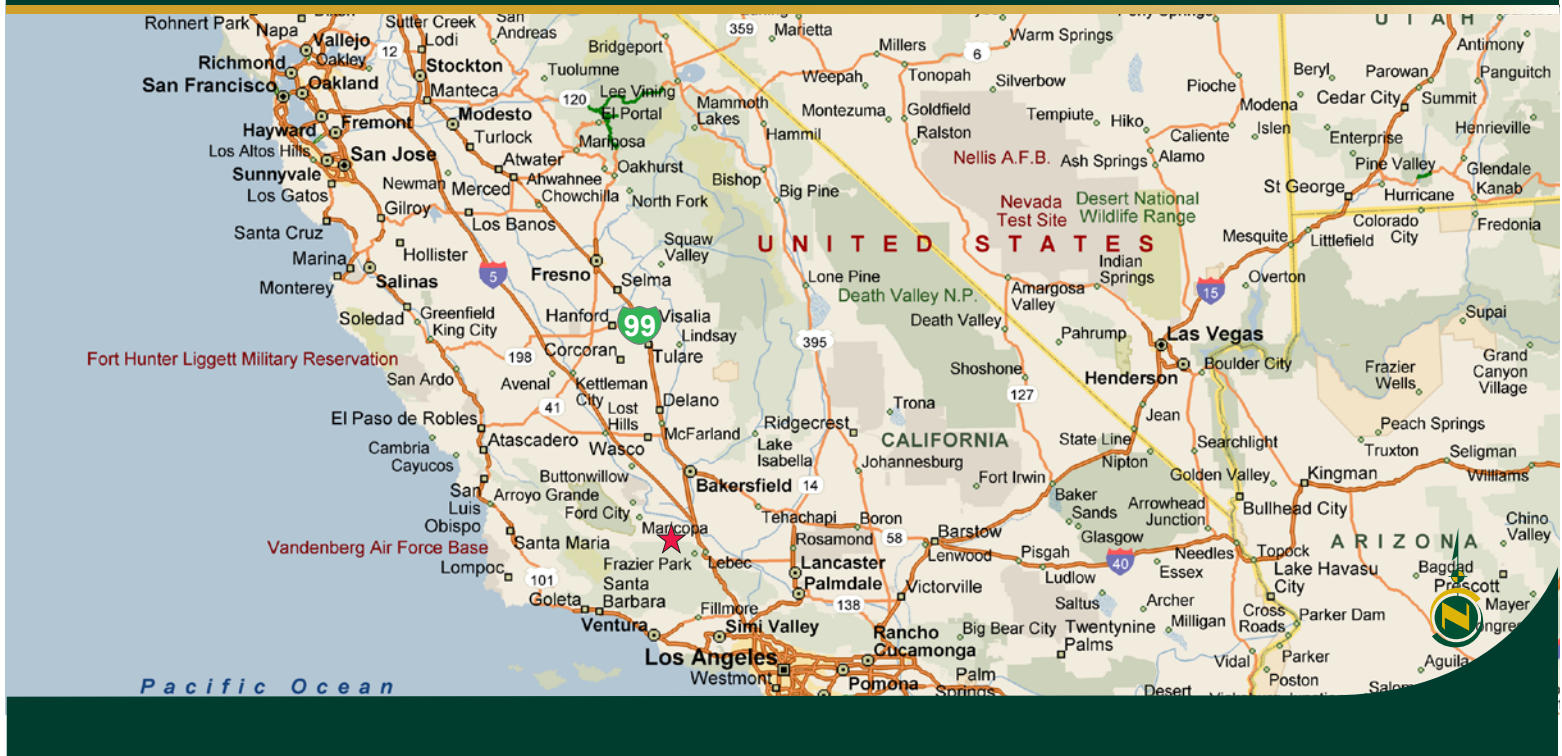
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
132	Cerini loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini (85%)	46.3%
150	Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Excelsior (85%)	15.0%
153	Tupman gravelly sandy loam, 0 to 2 percent slopes	Grade 2 - Good	Tupman (80%)	38.7%
Totals for Area of Interest				100.0%



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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