

FOR SALE



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Kern County Open Land



**30.27± Assessed Acres
Kern County, California**

- Shared Reservoir & Well Site
- Good Highway Access
- Permanent Plantings Nearby

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CA BRE #00020875



Kern County Open Land

30.27± Assessed Acres

\$125,000

DESCRIPTION:

Available for sale is an open ground parcel with an included interest in a separate parcel that features a reservoir and well site. The ranch was previously planted to citrus, but has since been abandoned. Pistachios are planted adjacent to the property.

LOCATION:

The property is located on the west side of Highway 65, approximately four and a half miles south of Garces Highway (Hwy 155) and three miles north of Sherwood Avenue.

LEGAL:

Kern County APN: 060-410-08-00.

WATER:

The property includes a portion of a shared well and reservoir site known as Kern County APN: 060-410-03. The well is currently inoperable.

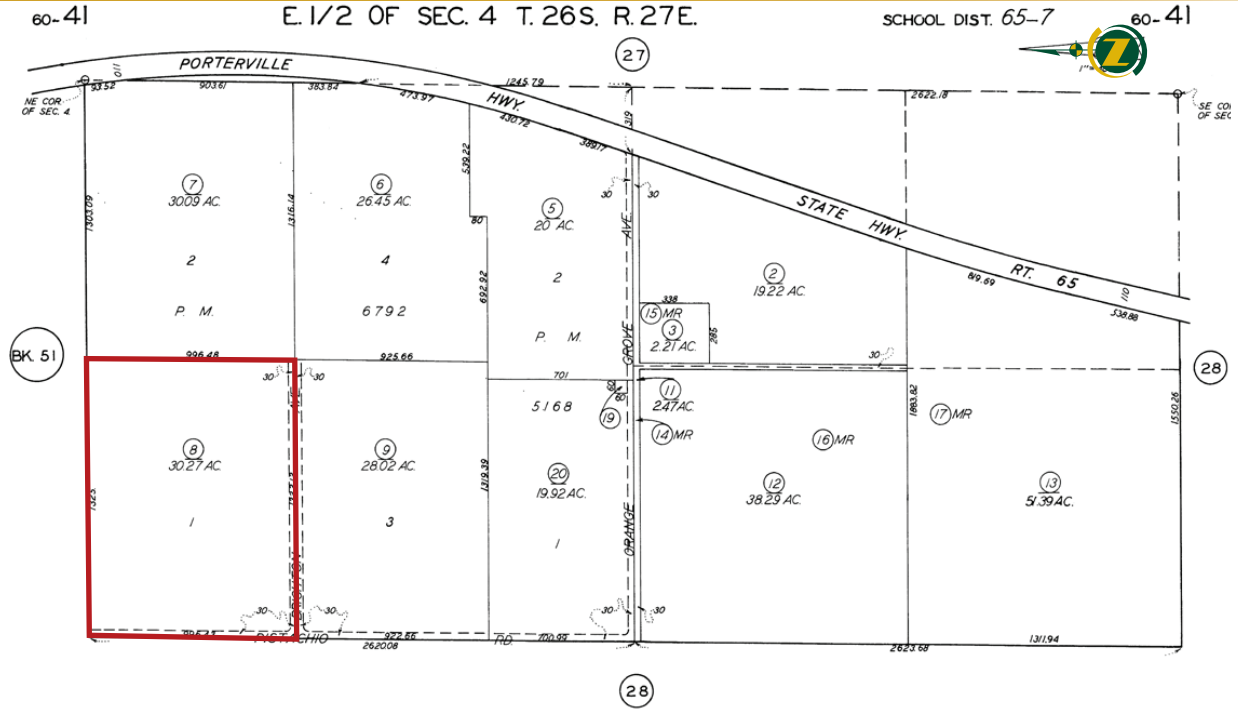
SOILS:

Chanac clay loam, 15 to 30 percent slopes

PRICE/TERMS:

The asking price is \$125,000.

ASSESSOR'S PARCEL MAP



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.

Revised: 05/31/2019

ASSESSORS MAP NO. 60-4
COUNTY OF KERN

AERIAL MAP



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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