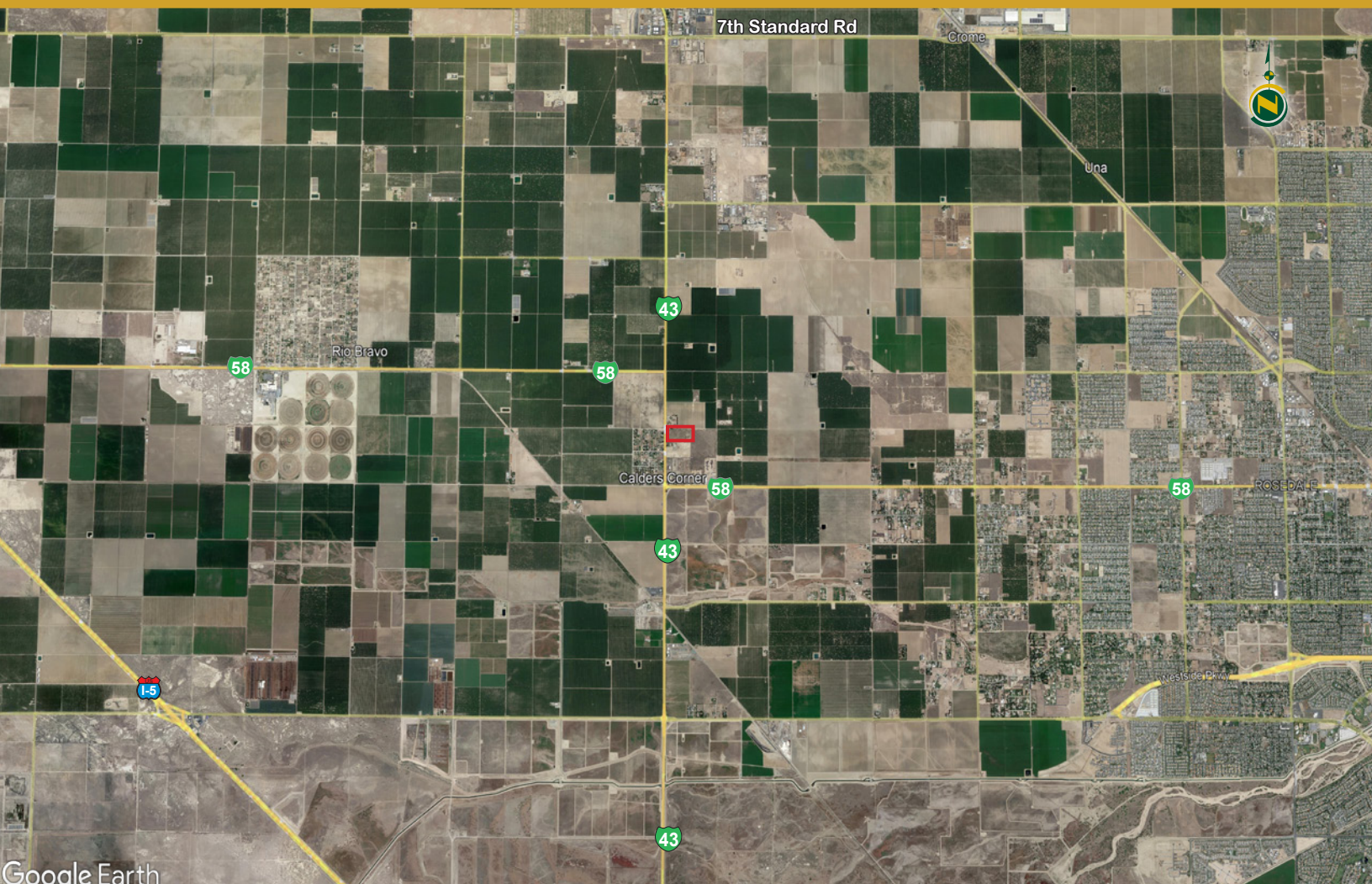


ENOS LANE OPEN GROUND

Kern County, California



Google Earth

19.62± Assessed Acres

- Agriculture
- Truck Yard
- Oil Industry Service
- Rural Homesite

EXCLUSIVELY PRESENTED BY:



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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

ENOS LANE OPEN GROUND

19.62± Assessed Acres - Kern County, CA

PROPERTY DETAILS

DESCRIPTION:

This Kern County land opportunity offers many potential uses; agriculture, truck yard, oil industry service, rural homesite, business opportunity with great access to high traffic Enos Lane, Highway 43 and Highway 58 and an investment in California real estate. Surrounding agricultural uses include irrigated crops such as almonds, pistachios, table grapes, vegetables and other row and field crops.

LOCATION:

The site is located on Enos Lane, ½± mile north of Rosedale Highway and ½± mile south of Highway 58, and 7± miles north of Highway 5. The property is approximately 17± miles west of Bakersfield, 110± miles south of Fresno, 117± miles north of Los Angeles, and 228± miles south of San Jose.

LEGAL:

The property is zoned Exclusive Agriculture (A) and is not enrolled in the Williamson Act. North ½ of the NW ¼ of the SW ¼ of Section 24, T29S, R25E, MDB&M Kern County, California. APN: 104-230-12.

SOILS:

- 57.4±% (174) Kimberlina fine sandy loam, 0 to 2 percent slopes, MLRA 17, Grade 1 – Excellent
- 41.6±% (196) Miam sandy loam, 0 to 2 percent slopes, MLRA 17, Grade 2 - Good
- 1±% (156) Garces silt loam, Grade 4 - Poor

WATER:

The subject property is located within the boundaries of the Rosedale Rio Bravo WSD (RRBWSD). On behalf of the districts the Kern County Tax Collector collected the following with the 20/21 property taxes, RRBWSD General assessment of \$2,452.74 (\$125±/ac). This property does not have a well.

PRICE AND TERMS:

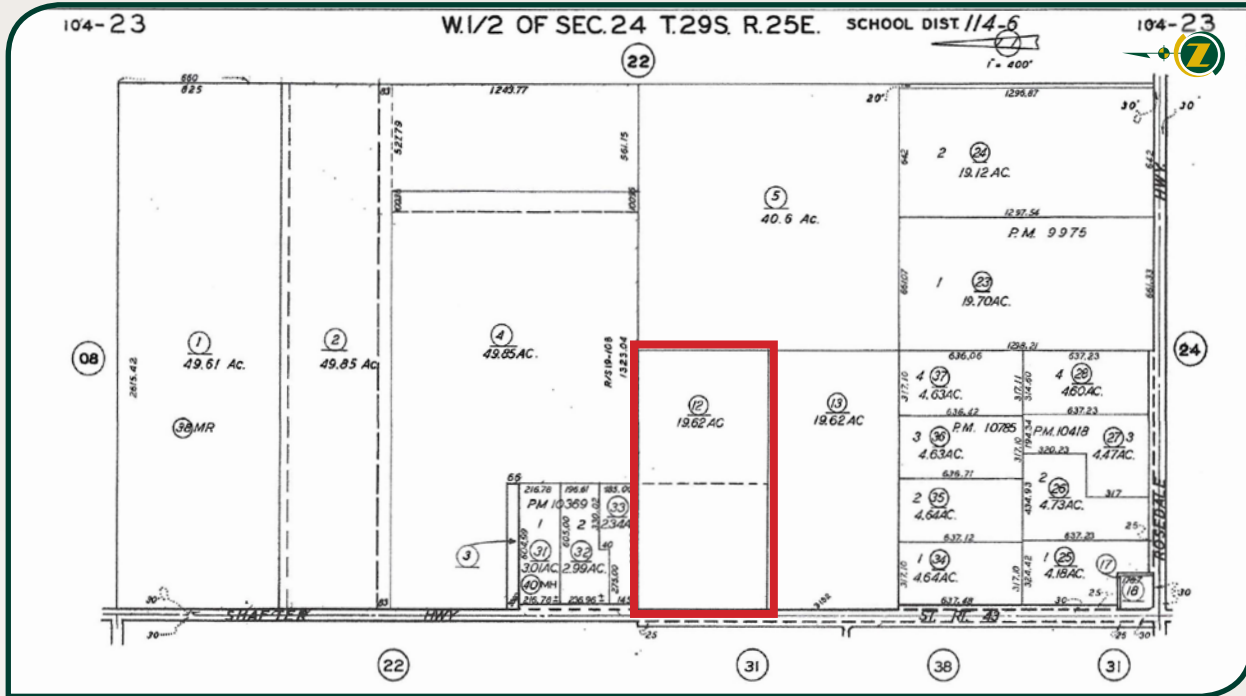
\$600,000 cash at close of escrow. Any remaining mineral, oil and gas rights are excluded from sale.



ENOS LANE OPEN GROUND

19.62± Assessed Acres - Kern County, CA

APN MAP



SOIL/FARM MAP



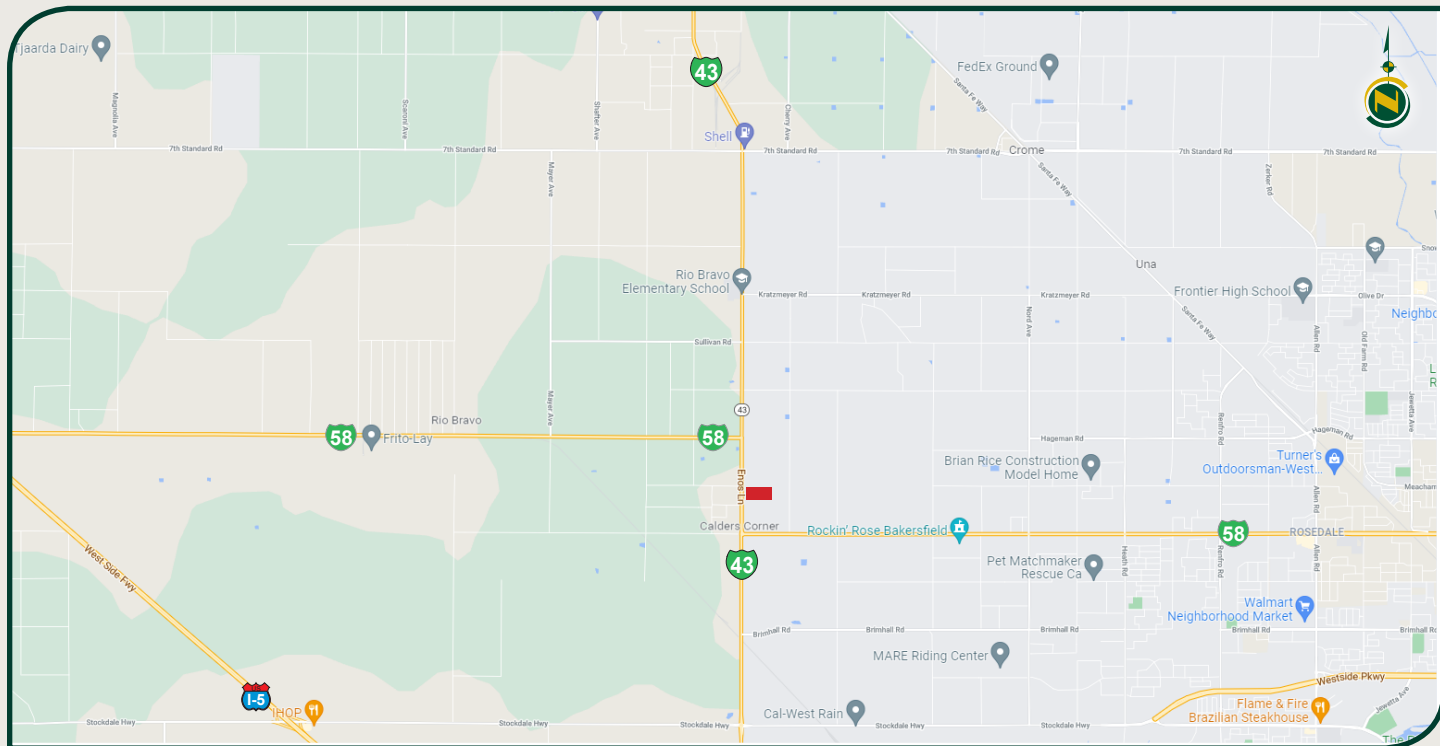
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	1.0%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	57.4%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	41.6%
Totals for Area of Interest				100.0%

ENOS LANE OPEN GROUND

19.62± 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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