



**SCHUIL & ASSOCIATES**  
REAL ESTATE

## **Hawker Ranch – East +/-2,684.29 Acres – Kern County, CA**

CA-155, California, USA • 2684.29 Acres

CalBRE: 00845607

**Schuil & Associates**

559-734-1700 • [www.schuil.com](http://www.schuil.com)

**LOCATION:**

37906 Hwy 155 – Woody, CA. Located along the north side of Hwy 155, 14 miles east of Delano, between Porterville and Bakersfield.

**SIZE:**

+/-2,684.29 Assessed Acres

**LEGAL:**

Kern County APNs: 051-180-21, 051-180-02, 051-180-03, 051-250-01, 051-250-02 and 051-160-11.

**LAND USE:**

The entire ranch is used for cattle grazing. The current owner runs approximately one head of cattle per 10 acres in a typical year.

**CATTLE FACILITIES:**

The entire ranch has a well-maintained fence with holding pens throughout. There are cattle guards at the main entrances and three (3) steel shipping containers for storage.

**WATER:**

Stock water for the Ranch is primarily provided by three (3) springs, with the main spring called Coyote Spring. There is well and pump powered by solar panels with an electrical panel that can also be connected to a generator. A large pond is utilized as a part of the stock water system. There are 10,000 gallon water tanks and 5,000 gallon water tanks throughout the ranch. The tanks and water troughs are connected by miles of water lines. The property is not in an irrigation district.

Water sharing agreement will need to be drawn up if the parcels are sold separately.

**ZONING:**

A zoning (Agricultural)

**HOUSES:**

There is a mobile home near the corrals that is +/-1,800 sq. ft. The exterior is in need of some paint, but the inside has been recently remodeled.



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**SOIL:**

+/-28.4% Blasingame-Arujo-Cienega association, 15 to 45 percent slopes.

+/-22.6% Pleito-Chanac-Raggulch complex, 5 to 30 percent slopes.

+/-17.7% Centerville-Delvar complex, 9 to 30 percent slopes.

+/-16.0% Delvar-Pleito complex, 9 to 30 percent slopes.

+/-15.3% Feethill-Vista-Walong association, 15 to 60 percent slopes.

**REMARKS:**

This has been a family-operated cattle ranch for several years. The property consists of rolling hills with an elevation of approximately 725ft. to 1,260ft. The east side has large granite rocks and oak trees. The owner has done an excellent job of maintaining the property. There are some creative opportunities that a new buyer may want to consider, such as a solar farm (there are large power lines that cross the property), create conservation easements (the owner has spotted kit foxes), granite mining (there is a small unused granite mine off of HWY 155), or a potential hunting lodge (several wild hogs can be seen in the fall). The property is part of a 5,278 acre ranch that can be purchased together or in smaller parcels. This is the east portion of the ranch with the corrals and springs. The middle portion has the main house. The west portion is adjacent to a pistachio orchard.

**Property can be sold separately or with the Middle and West ranches.**

**PRICE:**

**\$5,125,000**

**CONTACT:**

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