



SCHUIL & ASSOCIATES
REAL ESTATE

Hawker Ranch – West +/-1,266.49 Acres – Kern County, CA

CA-155, California, USA • 1266.49 Acres

CalBRE: 00845607

Schuil & Associates

559-734-1700 • 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:

+/-1,266.49 Assessed Acres

LEGAL:

Kern County APNs: 051-190-04, 051-190-06, 051-190-14, 051-190-24, 051-170-08, 051-170-09, and 051-170-10.

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. At one time the property was planted to grains.

CATTLE FACILITIES:

The entire ranch has a well-maintained fence with several holding pens throughout. It has been a first rate cattle operation for years.

WATER:

Stock water for the Ranch is primarily provided by the Coyote Spring located on the ranch to the east (also owned by the Seller). A water sharing agreement would be drawn up if the parcels are sold separately. There is well and pump on the east parcel powered by solar panels with an electrical panel that can also be connected to a generator. A large pond, also on the east parcel, 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 are no homes on the property.

**SOILS:**

Property has Grade 1 – Excellent and Grade 2 – Good soils.

+/-76.2% Delvar-Pleito complex, 9 to 30 percent slopes.

+/-22.0% Pleito-Chanac-Raggulch complex, 5 to 30 percent slopes.

+/-1.8% Pleito-Delvar complex, 2 to 15 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 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, growing pistachios (there is a pistachio orchard next door), a solar farm (there are large power lines that cross the property), create conservation easements (the owner has spotted kit foxes), or a potential hunting lodge (several wild hogs can be seen in the fall). Mineral rights are not included on a portion of the property. The property is part of a 5,278 acre ranch that can be purchased together or in smaller parcels. This is the west portion of the ranch. The east portion has the corrals and springs. The middle portion has the main house.

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

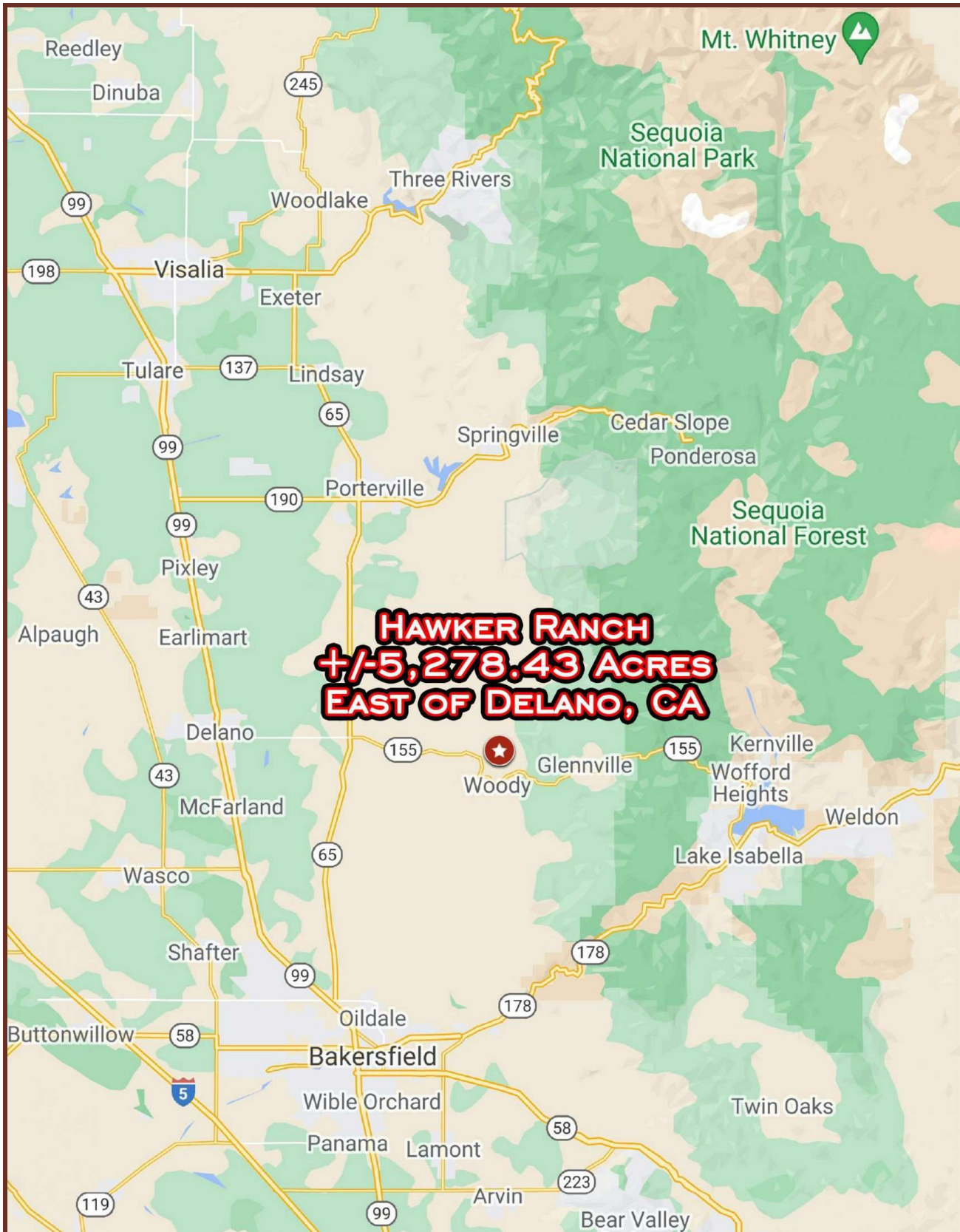
PRICE:

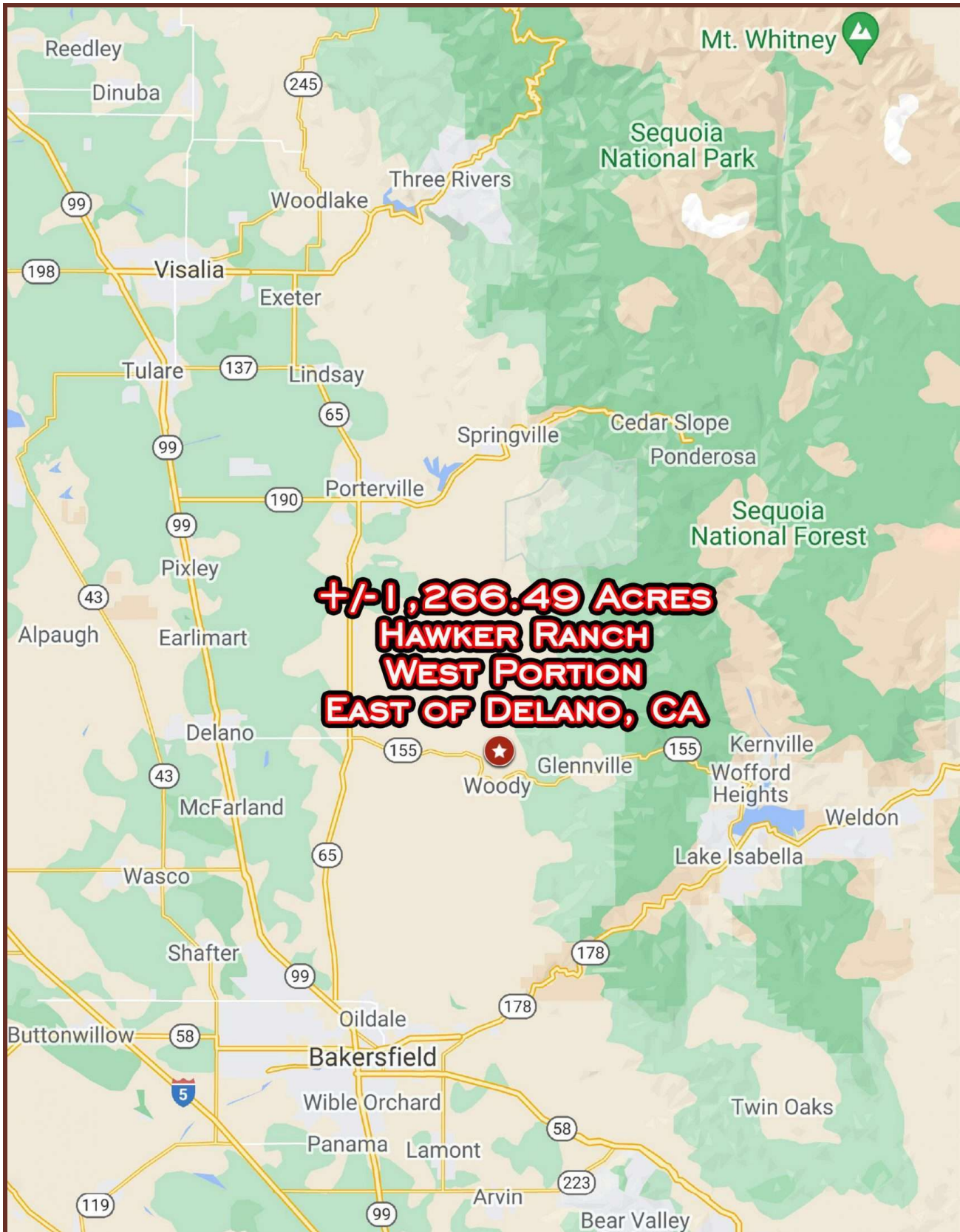
\$2,420,000

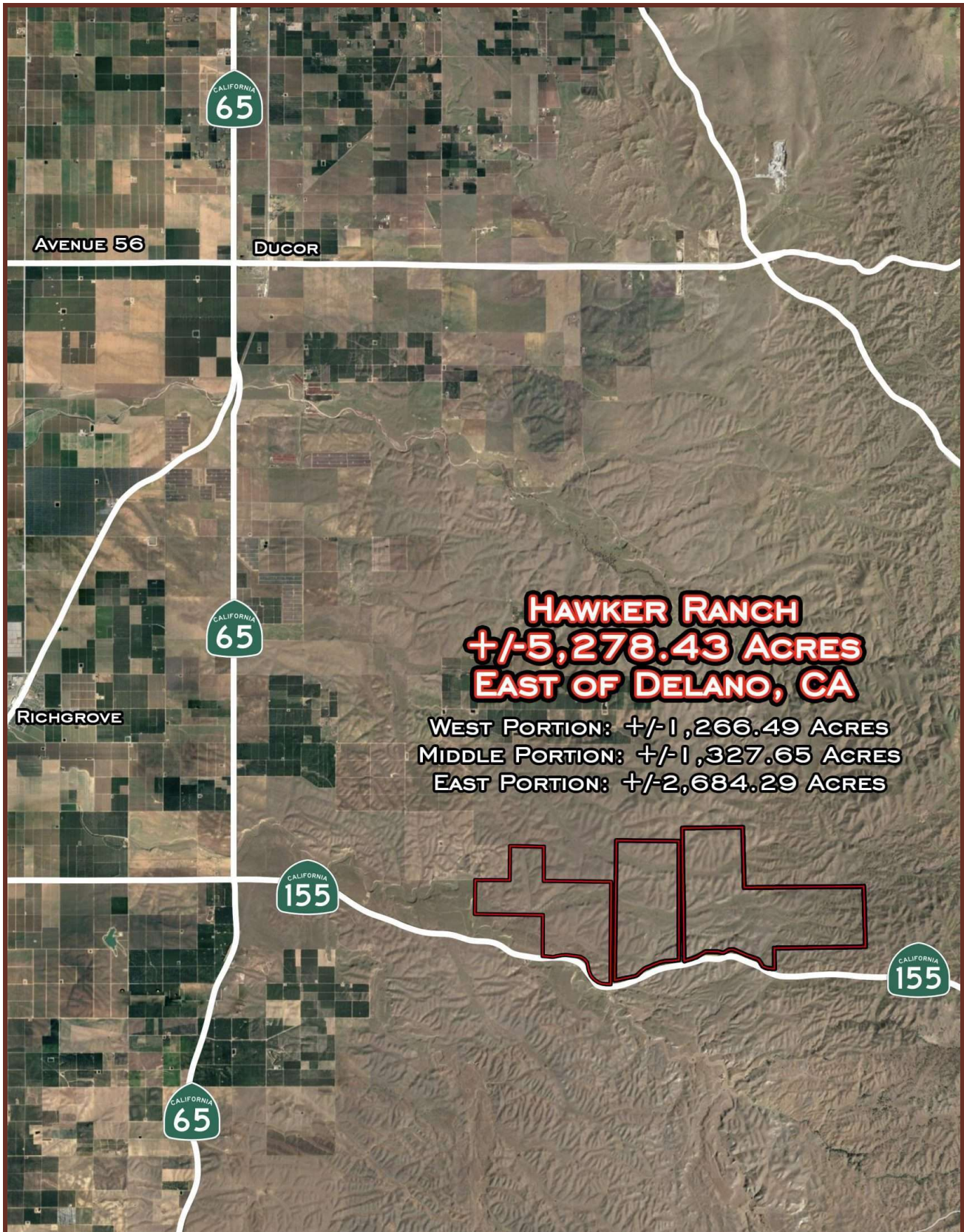
CONTACT:

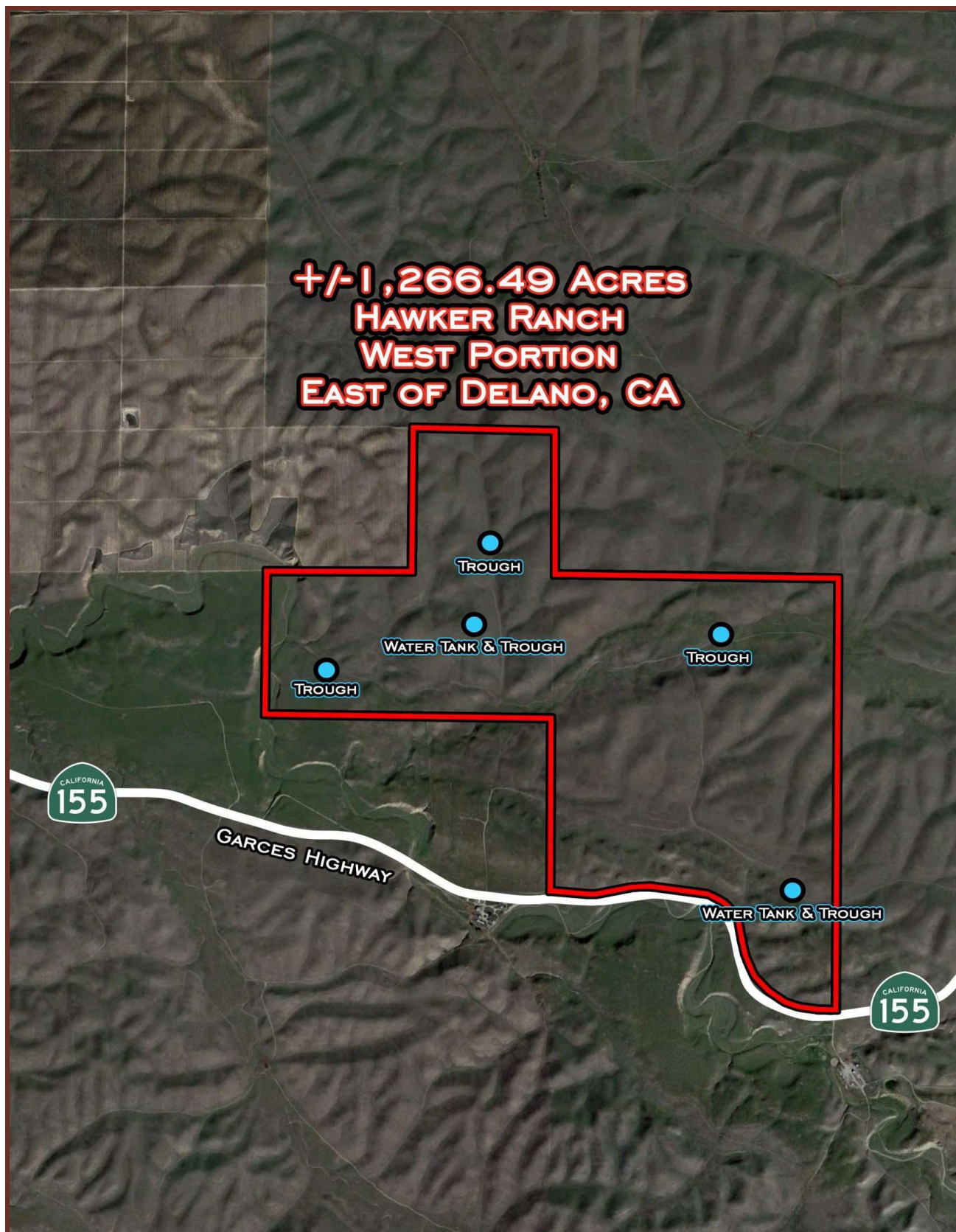
Stephen Schuil
559-859-6731 (m)
stephen@schuil.com
CalBRE #01713755

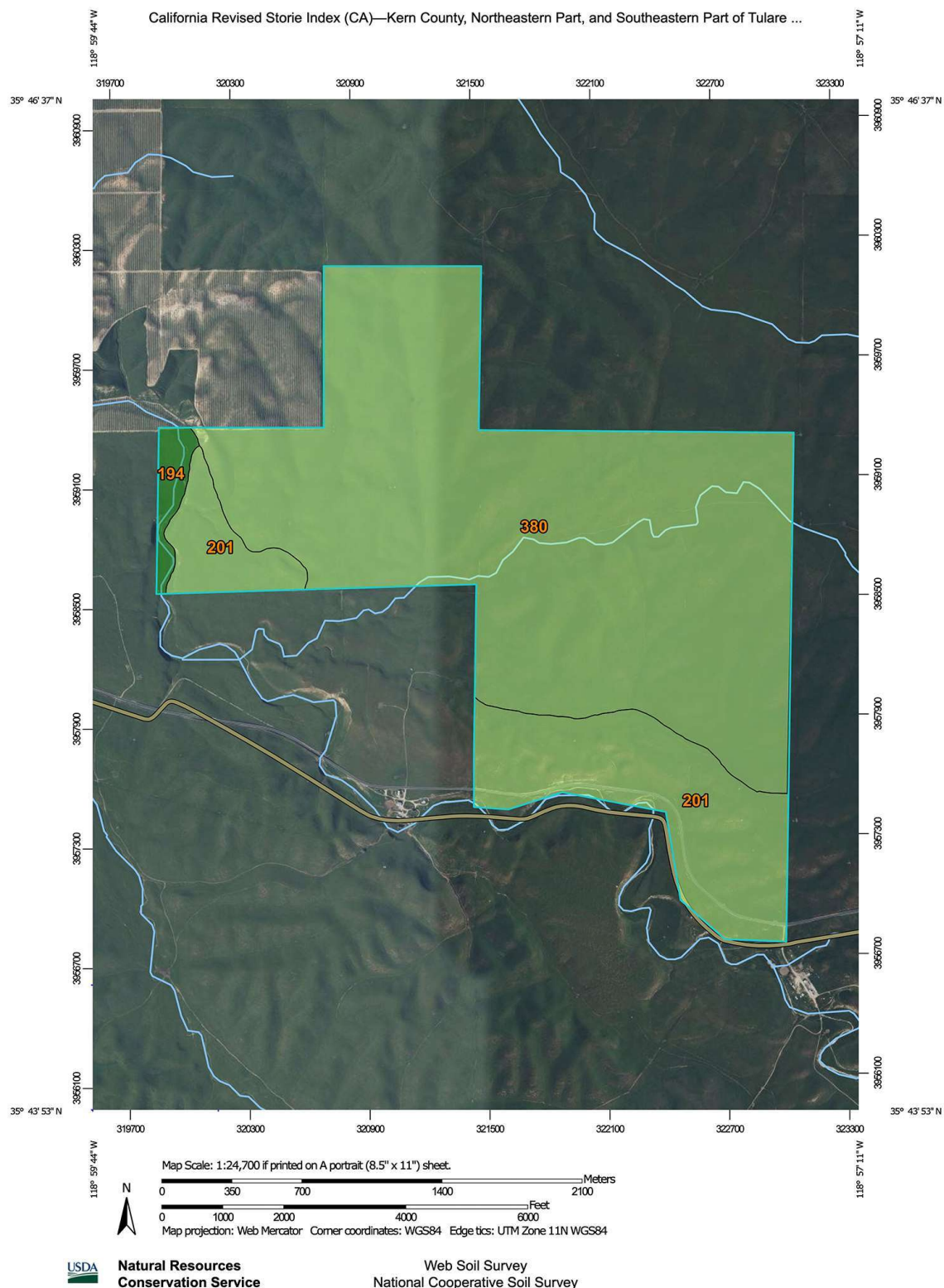
Michael Schuil
559-859-0034 (m)
mike@schuil.com
CalBRE #00798035









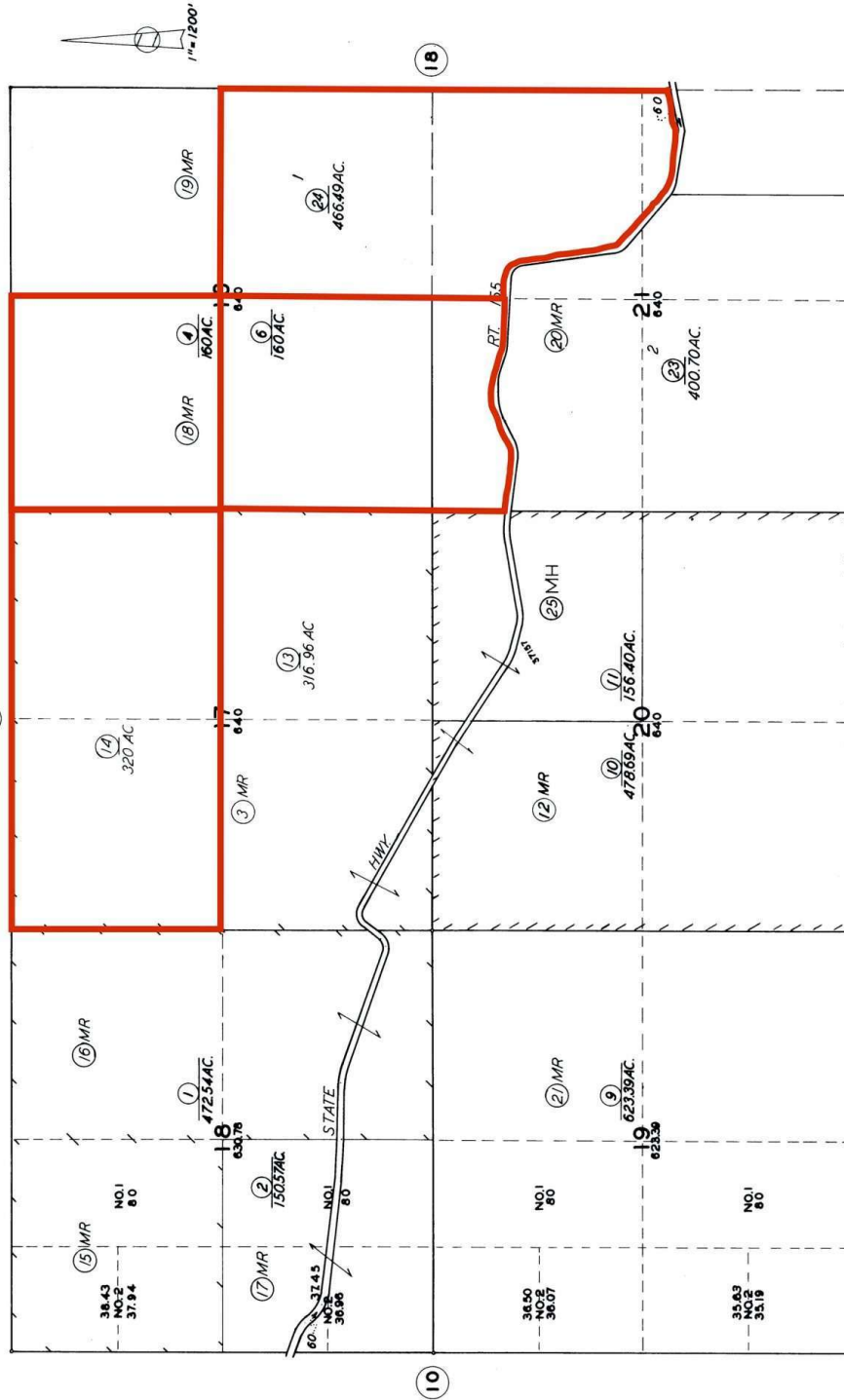


51-19

SCHOOL DIST 65-1

T.25S. R.28E.

51-19



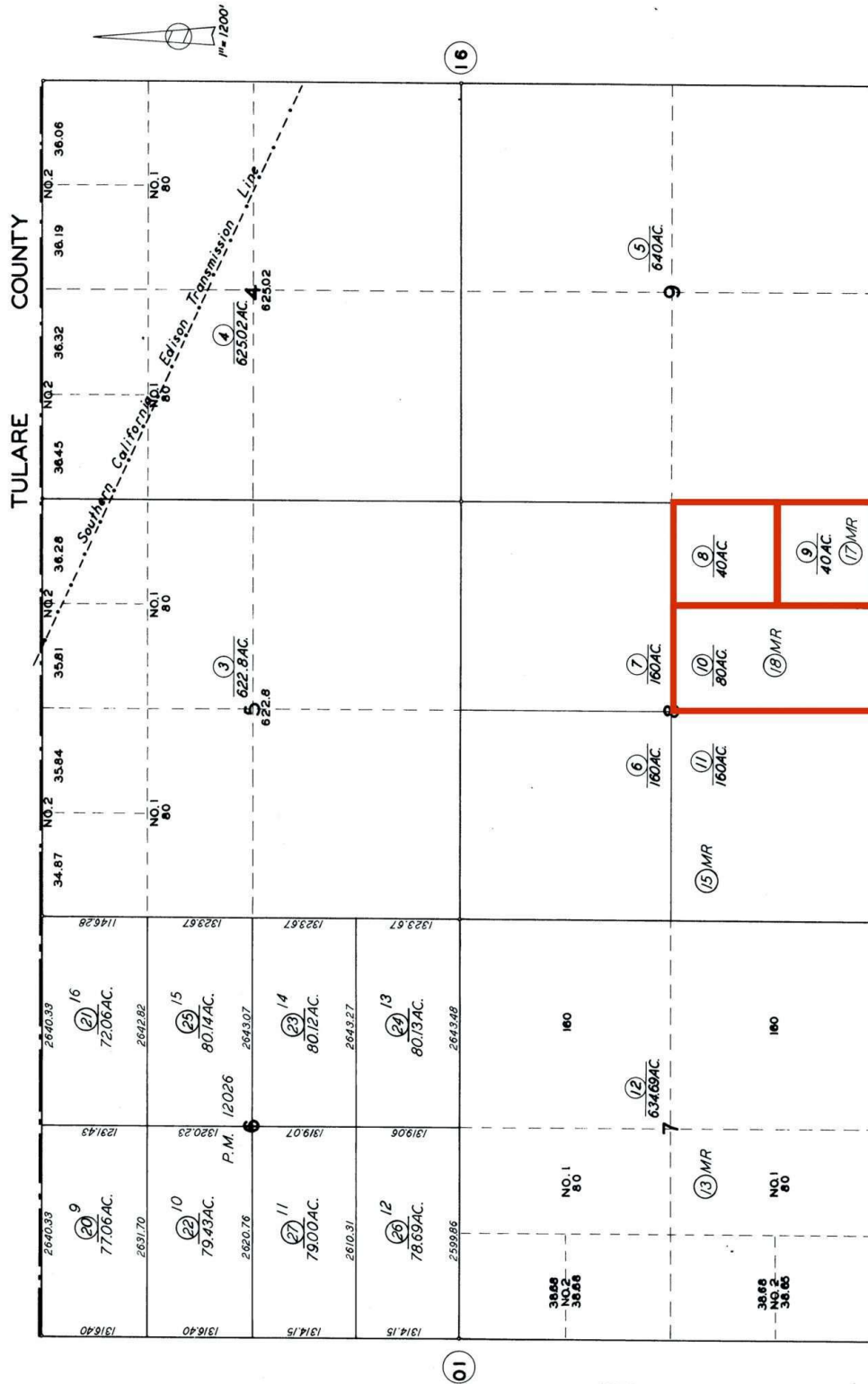
Note: This map is for assessment purposes only. It is not to be construed as porting legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 51-19

Revised: June 12, 2013

COUNTY OF KERN

51-17



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. 51-17
COUNTY OF KERN**

Revised: October 7, 2013

