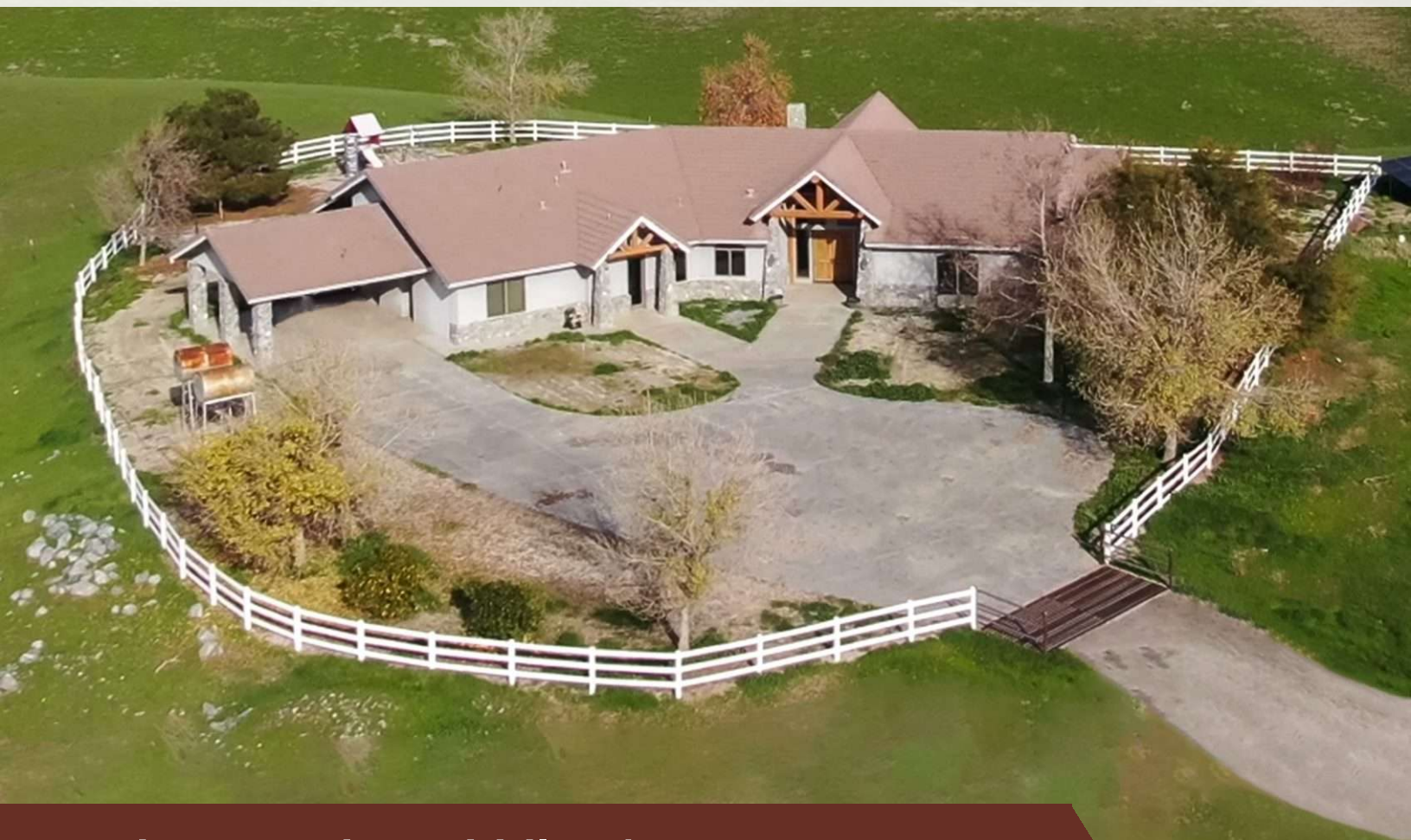




**SCHUIL & ASSOCIATES**  
REAL ESTATE



## **Hawker Ranch – Middle +/-1,327.65 Acres – Kern County, CA**

CA-155, California, USA • 1327.65 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:**

+/-1,327.65 Assessed Acres

**LEGAL:**

Kern County APNs: 051-180-01, 051-180-23, and 051-160-12.

**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. 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 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 are small wells that supplement the stock water, one of which is powered by solar panels with an electrical panel that can also be connected to a generator. A large pond, also on the adjoining 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:**

The main house is +/-4,260 sq. ft. and was built in 2002. It has four (4) bedrooms, four (4) bathrooms, and a large office area. The fireplace is two-sided, with each side fronting a large living/family room area. The kitchen is fabulous, with natural edge granite countertops, a double-sided commercial refrigerator with inlaid wood panels, a commercial stove, a built-in ice maker, and a walk-in pantry. The house has beautiful log-beams and a combination of wood, tile, and carpet flooring throughout. The exterior of the house is stucco with rock front pillars and a concrete tile roof. There is an attached carport and a large covered patio with log beams and ceiling fans.



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**SOILS:**

Property has mostly Grade 2 – Good soils.

+/-59.7% Delvar-Pleito complex, 9 to 30 percent slopes.

+/-24.3% Centerville-Delvar complex, 9 to 30 percent slopes.

+/-16.0% Pleito-Chanac-Raggulch complex, 5 to 30 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 nearby), 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 middle portion of the ranch with the house. The east portion has the corrals and springs. The west portion is adjacent to a pistachio orchard.

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

**PRICE:**

**\$3,010,000**

**CONTACT:**

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