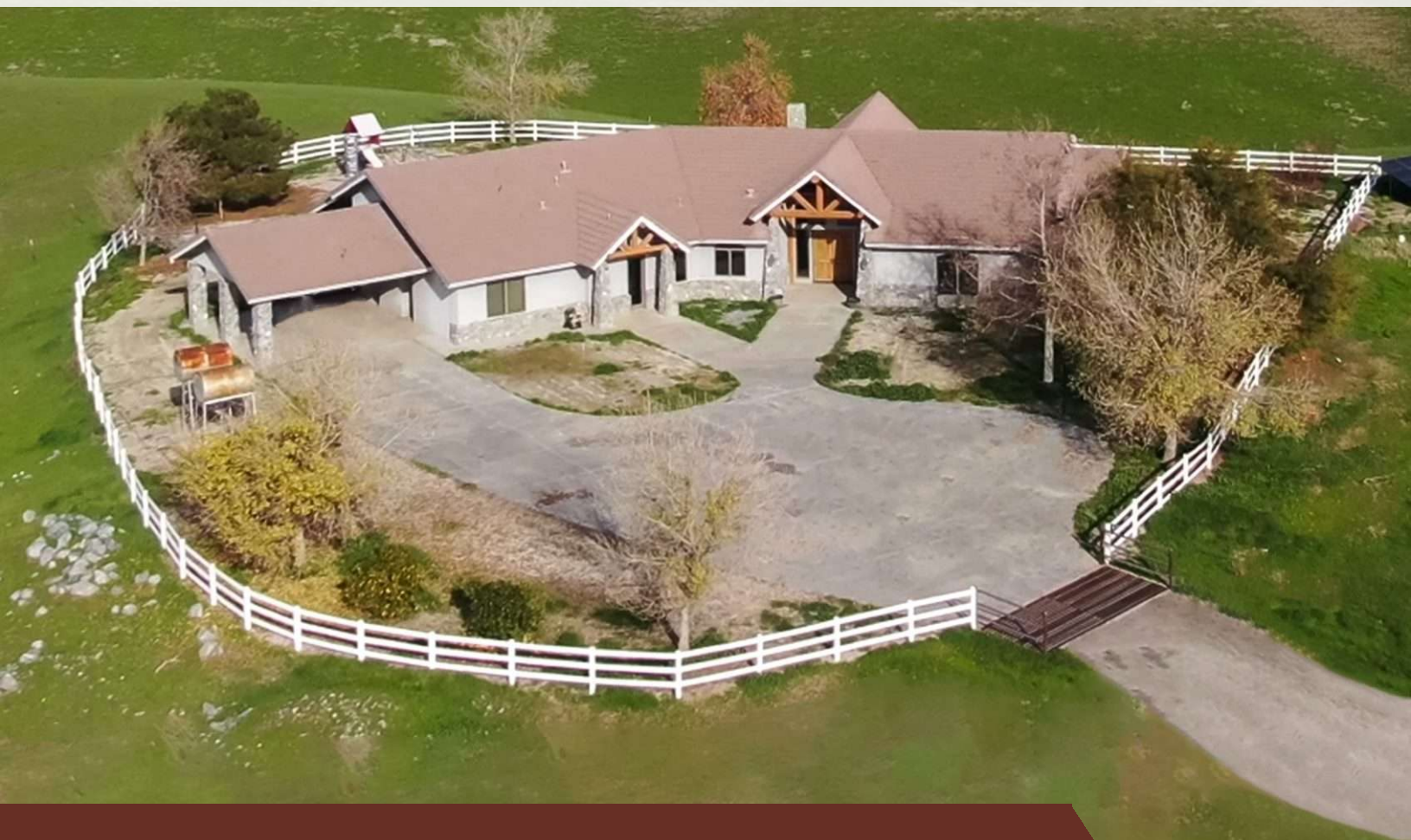




SCHUIL & ASSOCIATES
REAL ESTATE



Hawker Ranch – Kern County, CA

CA-155, California, USA • 5278.43 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:

Kern County Ranch: +/-5,278.43 Assessed Acres

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:

Large steel pole corral with scale and loading chute for cattle, 60-foot x 280-foot pole barn, and +/-2,100 sq. ft. hay barn. 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 Kern County Ranch is primarily provided by three (3) springs, with the main spring called Coyote Spring. 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 is utilized as a part of the stock water system. There are 13 – 10,000 gallon water tanks and three (3) – 5,000 gallon water tanks throughout the ranch. The tanks and water troughs are connected by approximately 14 miles of water lines. The property is not in an irrigation district. Approximately 1/3 of the east portion of the property is outside the SGMA water basin area.

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

LEGAL:

Kern County APNs: 051-180-01, 051-180-02, 051-180-03, 051-180-21, 051-180-23, 051-190-04, 051-190-06, 051-190-24, 051-190-14, 051-250-01, 051-250-02, 051-170-08, 051-170-09, 051-170-10, 051-160-11, and 051-160-12.

ZONING:

A zoning (Agricultural)



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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. There is also 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.

SOILS:

+/-49.0% Delvar-Pleito complex, 9 to 30 percent slopes.

+/-22.2% Pleito-Chanac-Raggulch complex, 5 to 30 percent slopes.

+/-17.9% Centerville-Delvar complex, 9 to 30 percent slopes.

+/-10.5% Blasingame-Arujo-Cieneba association, 15 to 45 percent slopes.

+/-0.5% 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 north parcels have 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, 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), 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). Mineral rights are not included on a portion of the property.

Property can be sold as a whole, or in thirds.

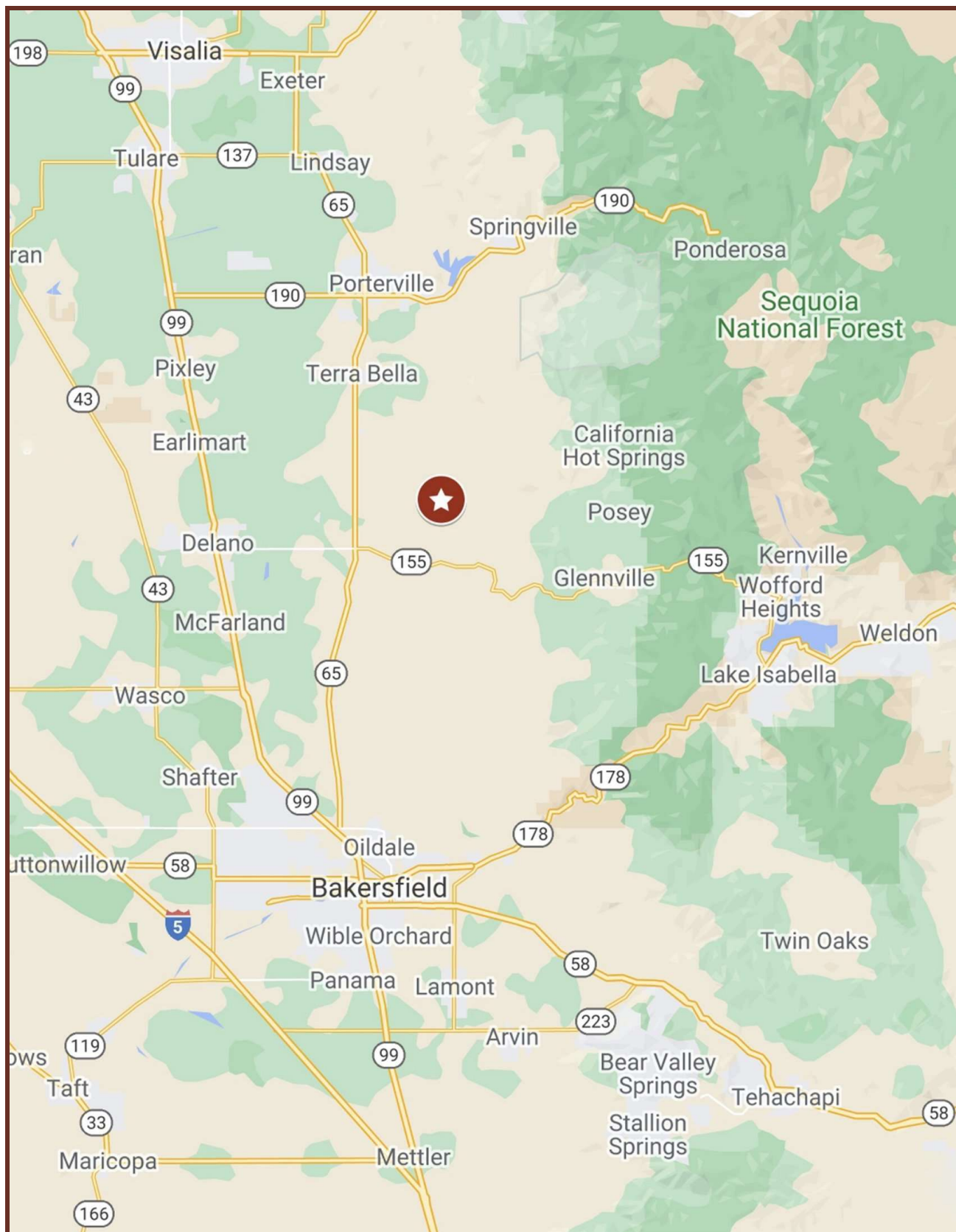
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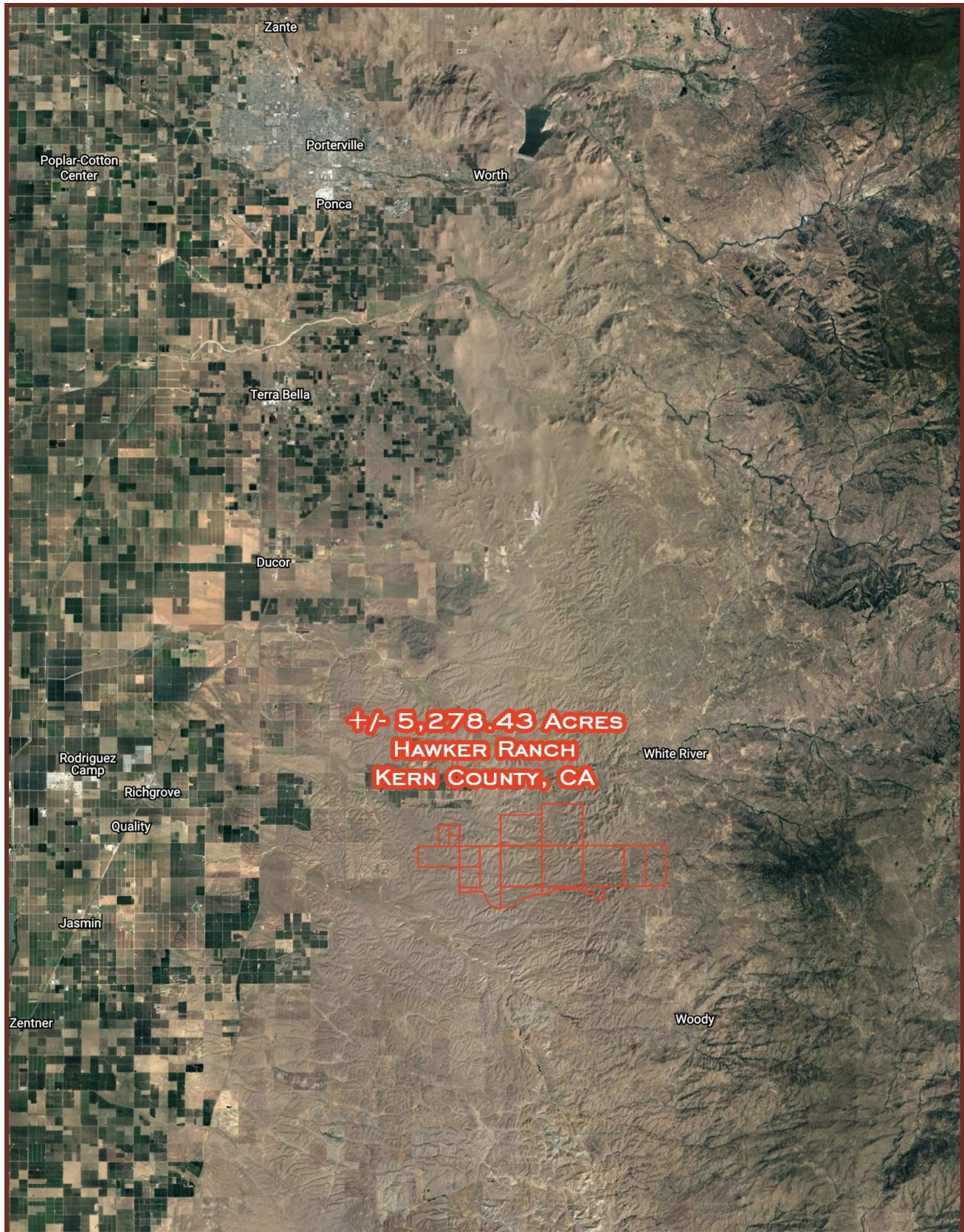
\$10,500,000

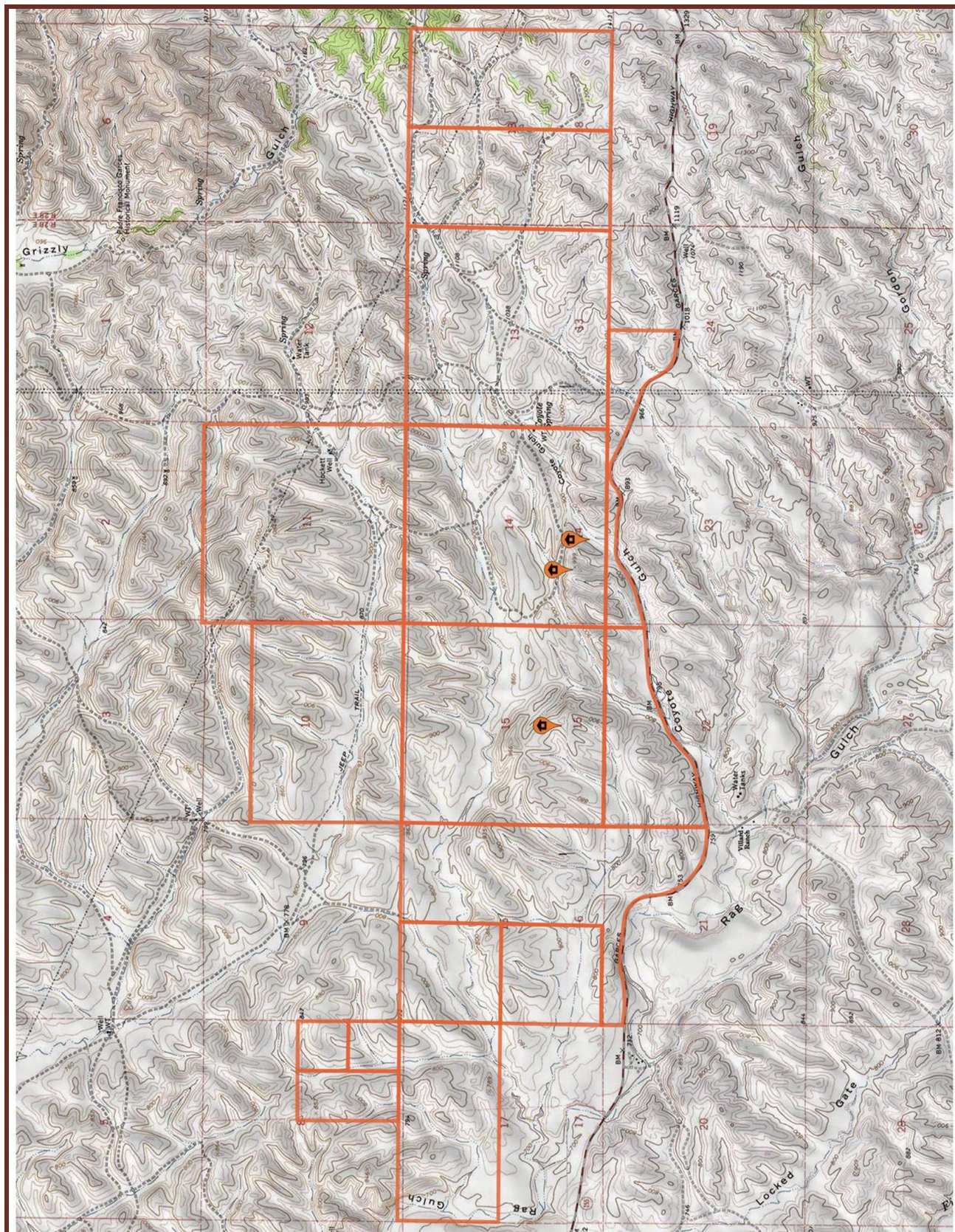
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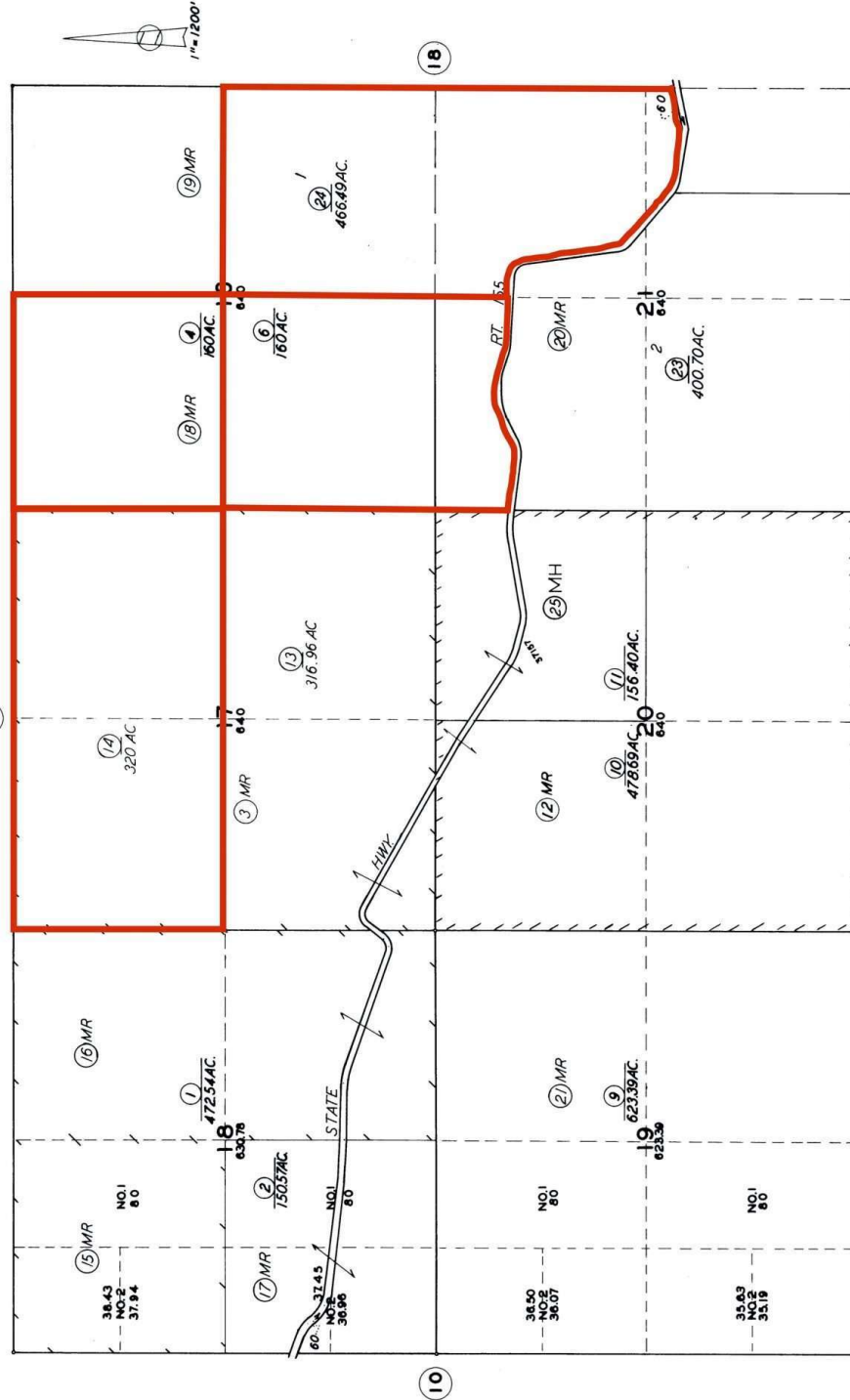


51-19

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 portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 51-19
COUNTY OF KERN

Revised: June 12, 2013

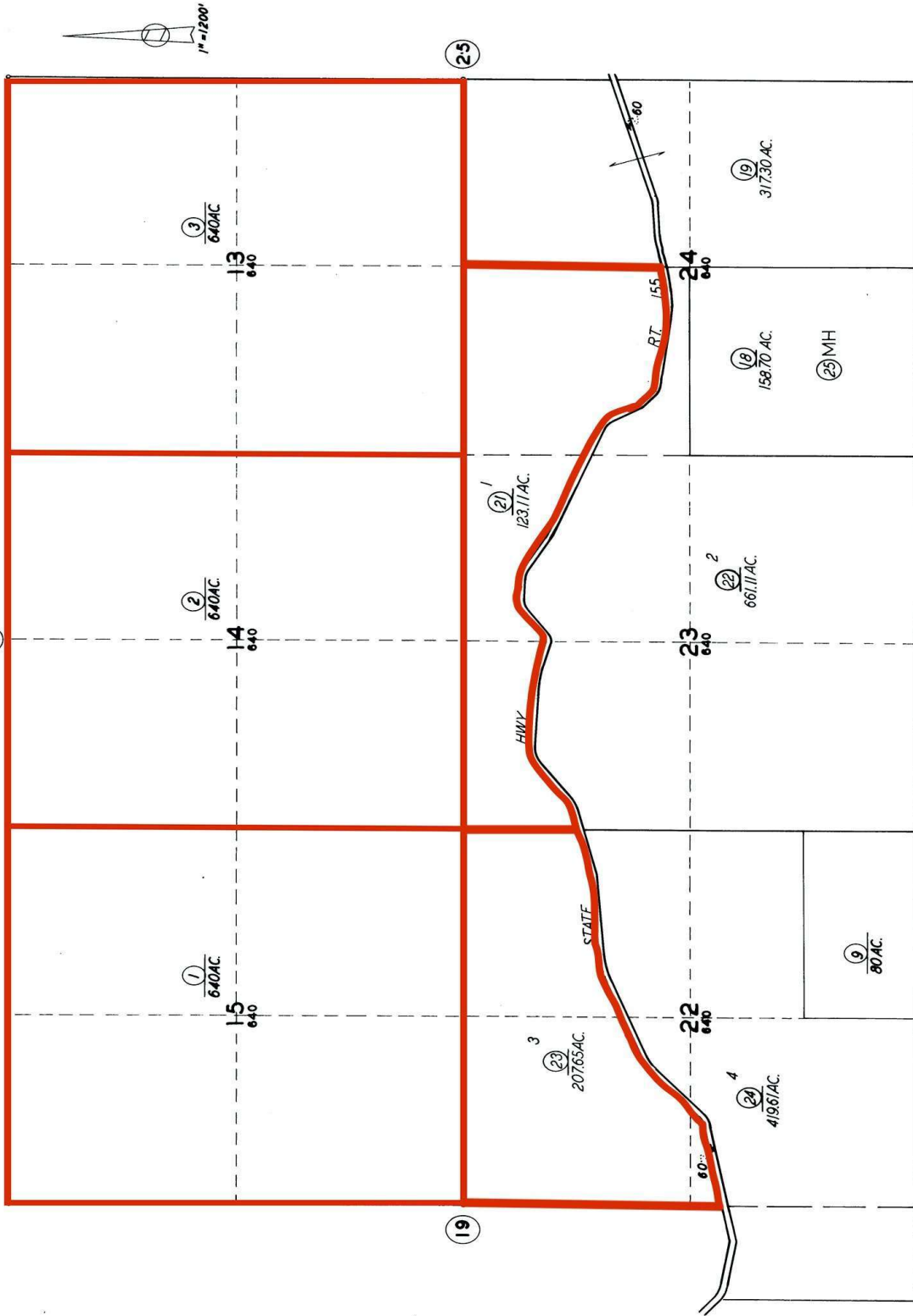
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51-18

SCHOOL DIST 59-0
65-1

T.25S. R.28E.

16



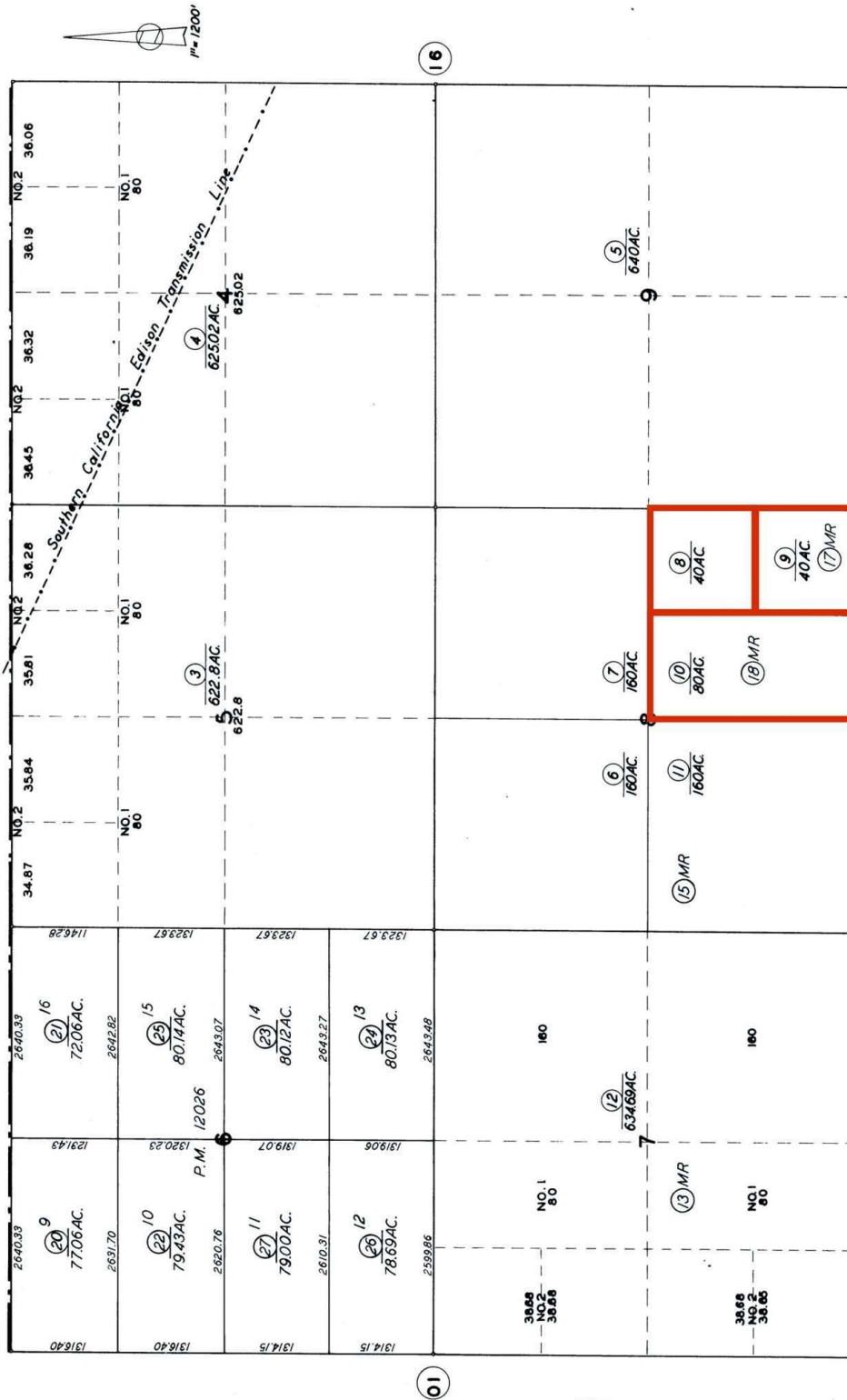
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20 Revised: June 17, 2013

ASSESSORS MAP NO. 51-18
COUNTY OF KERN

51-17

TULARE COUNTY



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

