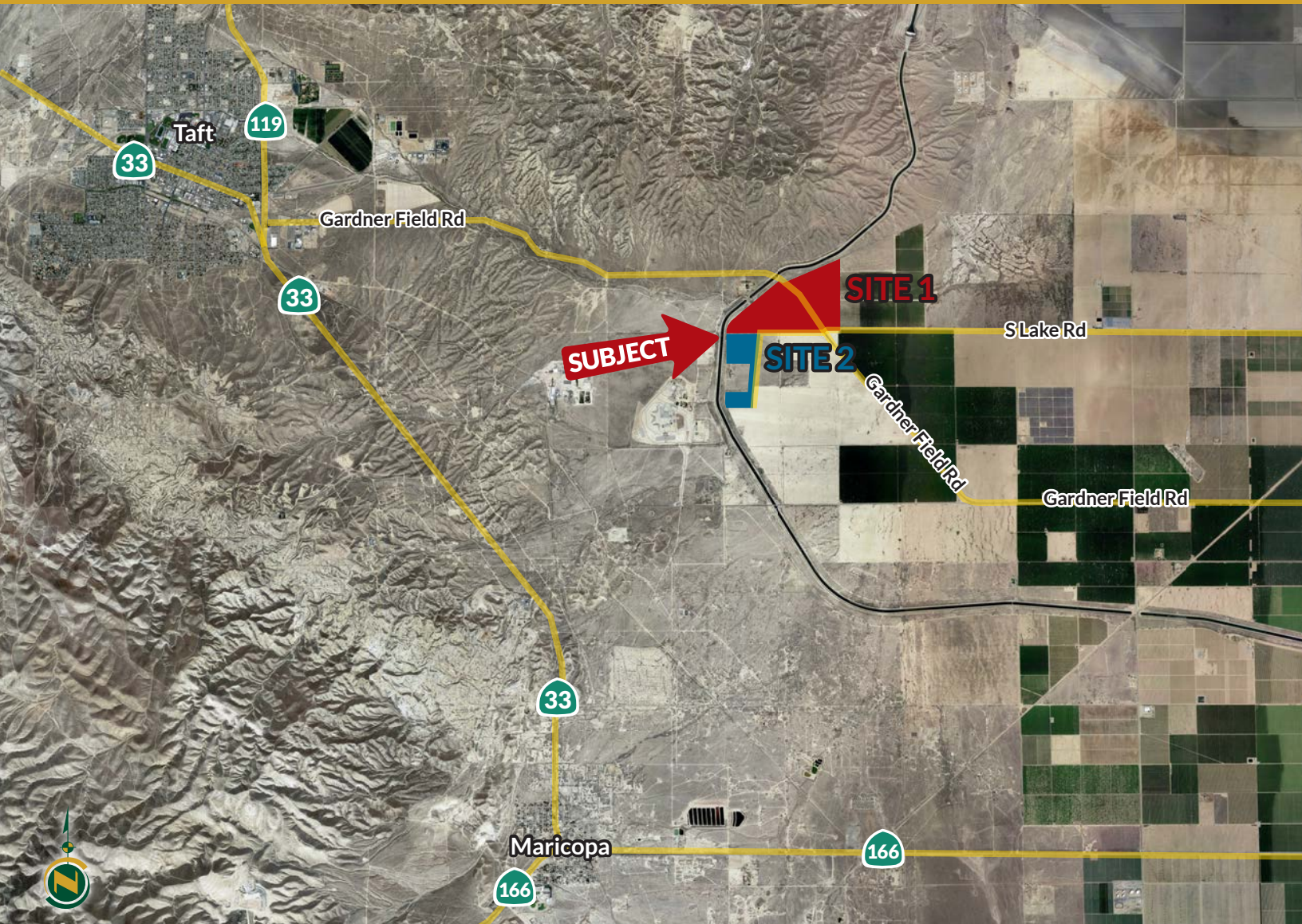


KERN COUNTY LAND TAFT AREA

\$611,450

(\$2,105/Acre)



290.41± Acres
Kern County, California

- Rural Home and Lifestyle
- Rental Income
- Recreational Uses

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KERN COUNTY LAND TAFT AREA

290.41± Acres
Kern County, CA



PROPERTY INFORMATION

DESCRIPTION

This Kern County Land opportunity offers potential rural home site and lifestyle, recreational uses, and an investment in California real estate. The site was used previous as part of a sky diving business which included a landing strip.

The land is currently rented for livestock grazing. It is improved with a mobile home that produces rental income. Surrounding agricultural uses include irrigated crops such as citrus, grapes, almonds, cherries, blue berries, vegetables and other row and field crops. Non-irrigated agricultural uses and/or other uses include dry farming, livestock grazing, bee keeping, rural home and lifestyle, and oil/gas.

LOCATION

The 290.41± acre land offering is located west of the intersection of South Lake Road and Gardner Field Road, just 4± miles east of Taft, CA. The mobile home address is 25653 S. Lake Road, Taft, CA 93268. The land is approximately 21.5± miles southwest of Bakersfield, 81.5± miles east of Santa Maria, 111.5± miles north of Los Angeles, and 250.5± miles south of San Jose.

Site 1 - 231.42± acres on the NWC of South Lake Road and Gardner Field Road.

Site 2 - 58.99± acres 2/3+-mile west of the intersection of South Lake Road & Gardner Field Road on the south side of road.

ZONING

Site 1 - Zoned Exclusive Agriculture (A). The land is enrolled in the Williamson Act. Portion of South ½ of Section 23, T32S, R24E, MDB&M.
Kern County, CA, APN: 220-030-31

Site 2 - Zoned Limited Agriculture (A-1). The land is not enrolled in the Williamson Act. Portion of the West ½ of the West ½ of Section 26 T32S, R24E, MDB&M.
Kern County, CA, APN: 220-050-39 and 220-060-01.

WATER

Site 1 - Located in the West Kern Water District.

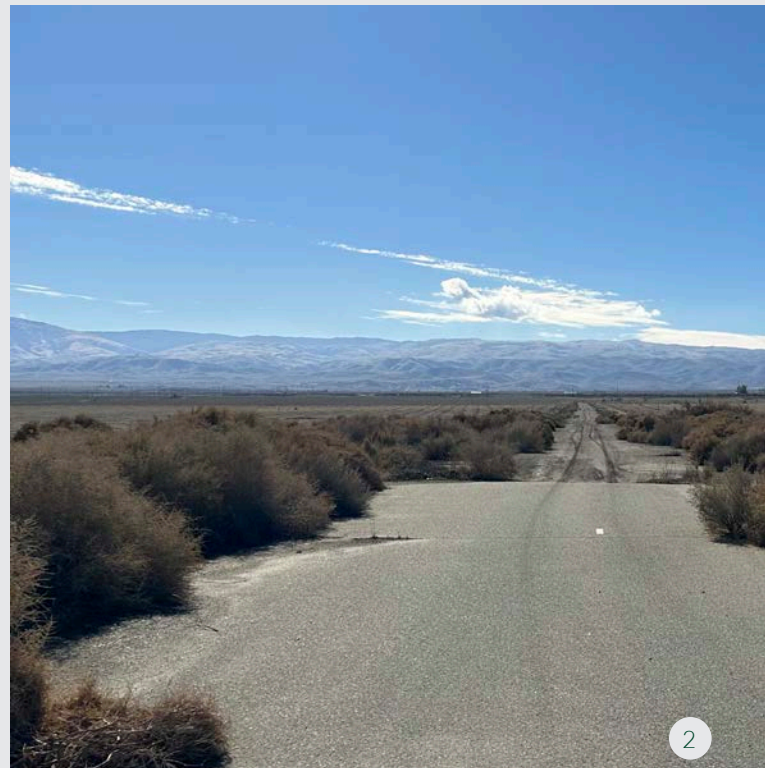
Site 2 - Located in the boundaries of Wheeler Ridge Maricopa Water Storage District with no contract, and the mobile home is serviced by the West Kern Water District. It has 1 active West Kern Water District meter.

SOILS

- Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17
Tupman gravelly sandy loam, 0 to 2 percent slopes
- Kimberlina fine sandy loam, saline-sodic, 0 to 2 percent slopes
- Riverwash
- Elkhills sandy loam, 5 to 15 percent slopes
- Elkhills sandy loam, 15 to 30 percent slopes

PRICE/TERMS

The total property can be purchased for \$611,450 or \$2,105±/acre, or it may be purchased by units: Site 1 for \$404,985 or \$1,750±/acre, or Site 2 for \$206,465 or \$3,500±/acre. Sale subject to an existing annual grazing lease and 60 day mobile home lease.

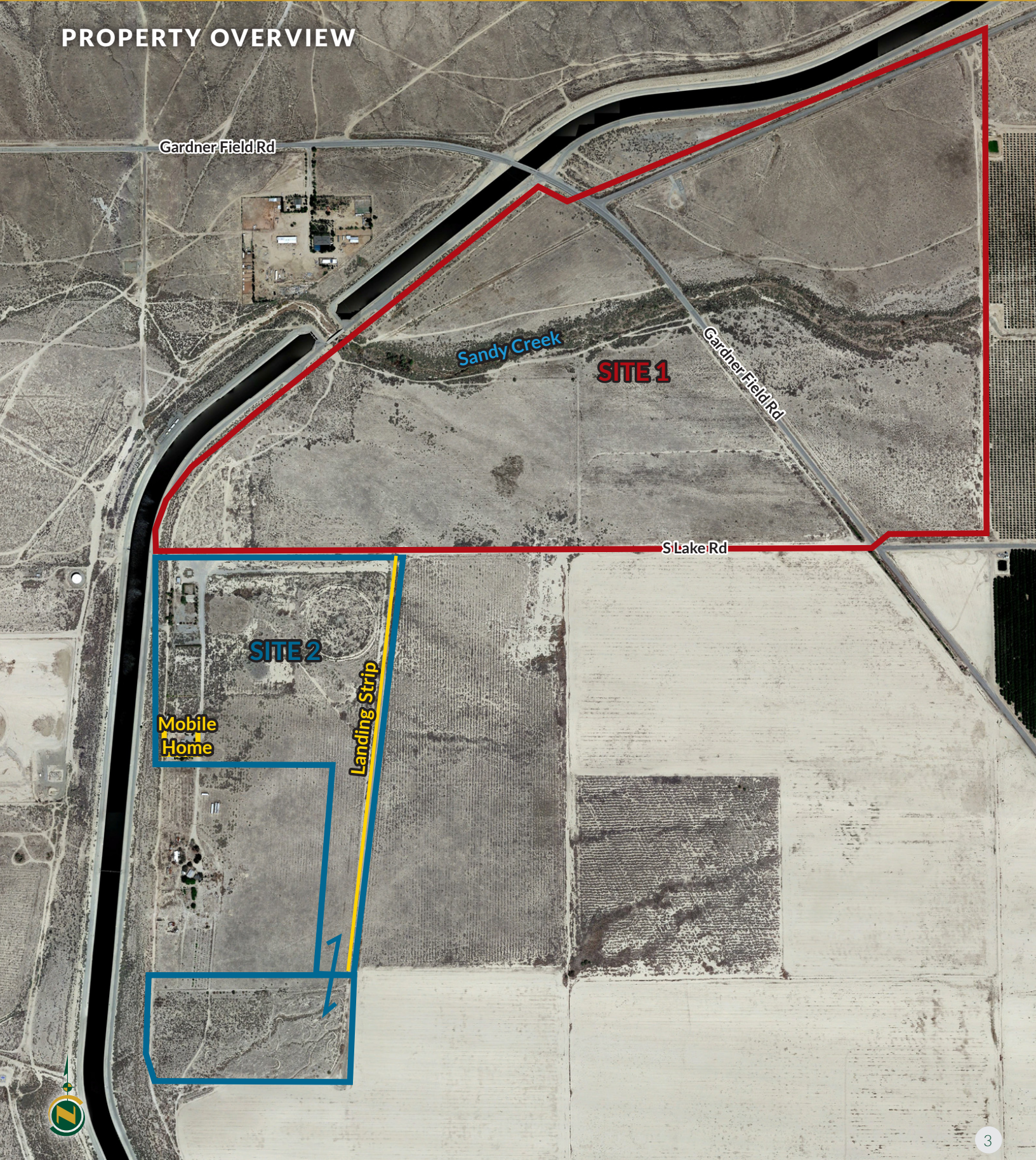


KERN COUNTY LAND TAFT AREA

290.41± Acres
Kern County, CA



PROPERTY OVERVIEW

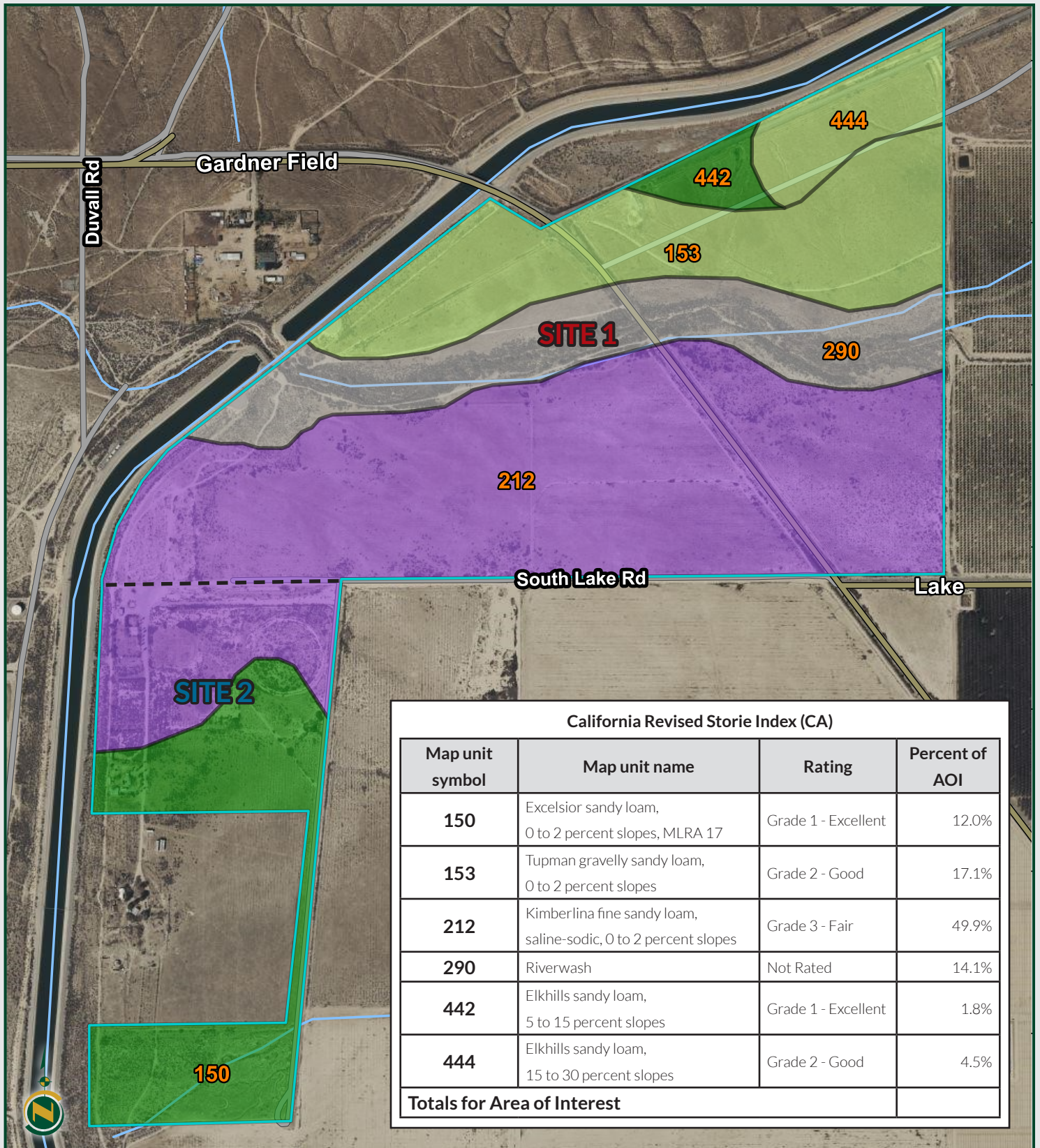


KERN COUNTY LAND TAFT AREA

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SOILS MAP

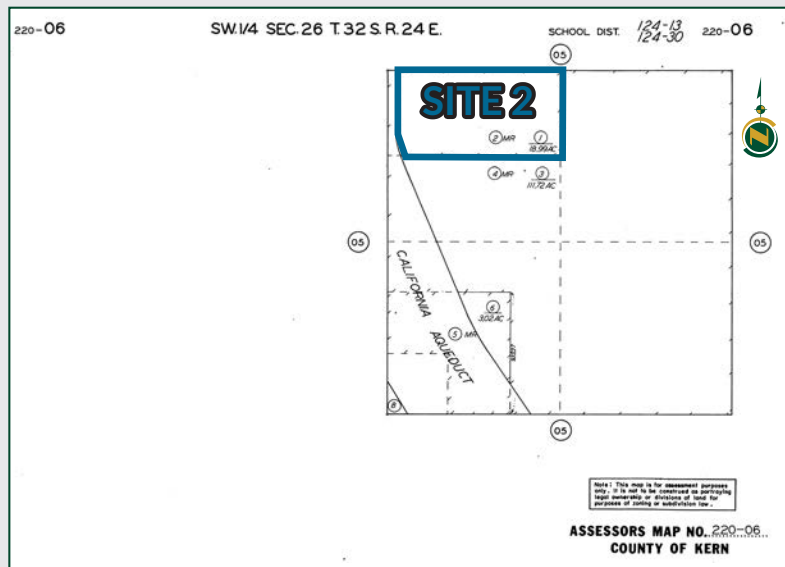
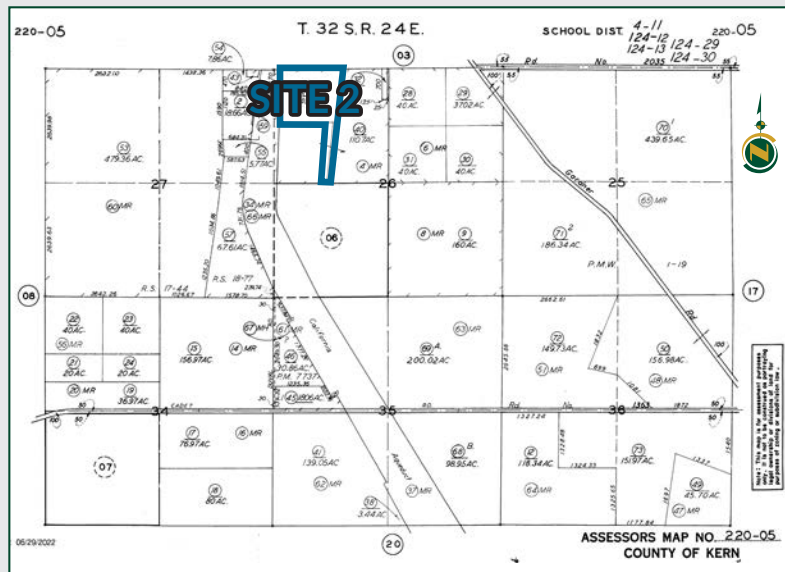
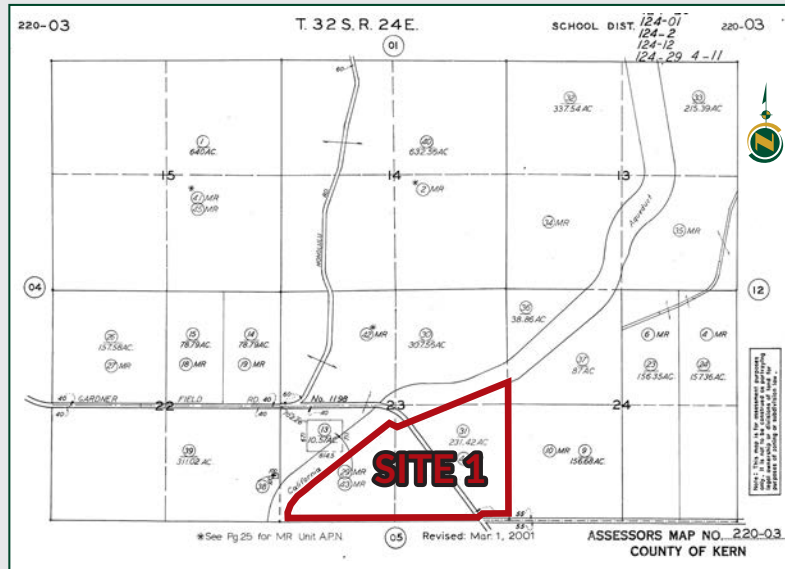


KERN COUNTY LAND TAFT AREA

290.41± Acres
Kern County, CA



PARCEL MAPS



KERN COUNTY LAND TAFT AREA

290.41± Acres
Kern County, CA



PROPERTY PHOTO



KERN COUNTY LAND TAFT AREA

290.41± Acres
Kern County, CA



PROPERTY PHOTO

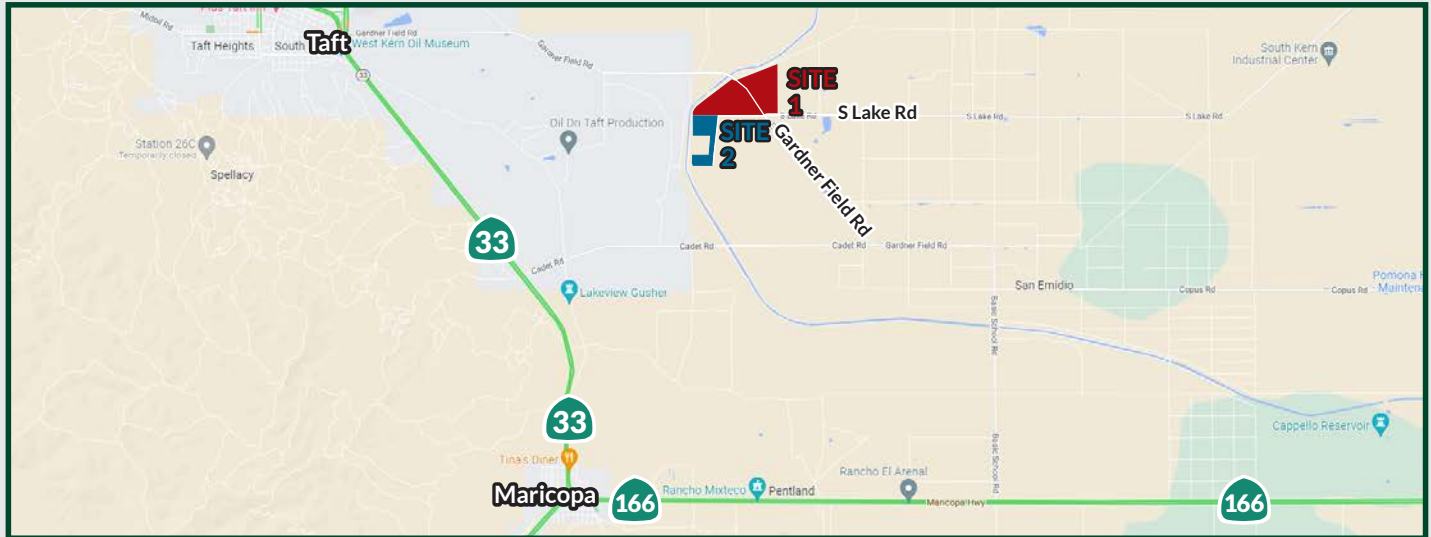


KERN COUNTY LAND TAFT AREA

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LOCATION MAPS



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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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