

HUDSON ROAD RANCH

Kern County, California

\$105,000

(\$2,625/Acre)



40.00± Acres

- Spectacular Views from All Locations on the Property
- Great Area for Hunting and Other Outdoor Activities
- Close Proximity to Bakersfield, Ventura, Southern California, and the Central Coast Regions

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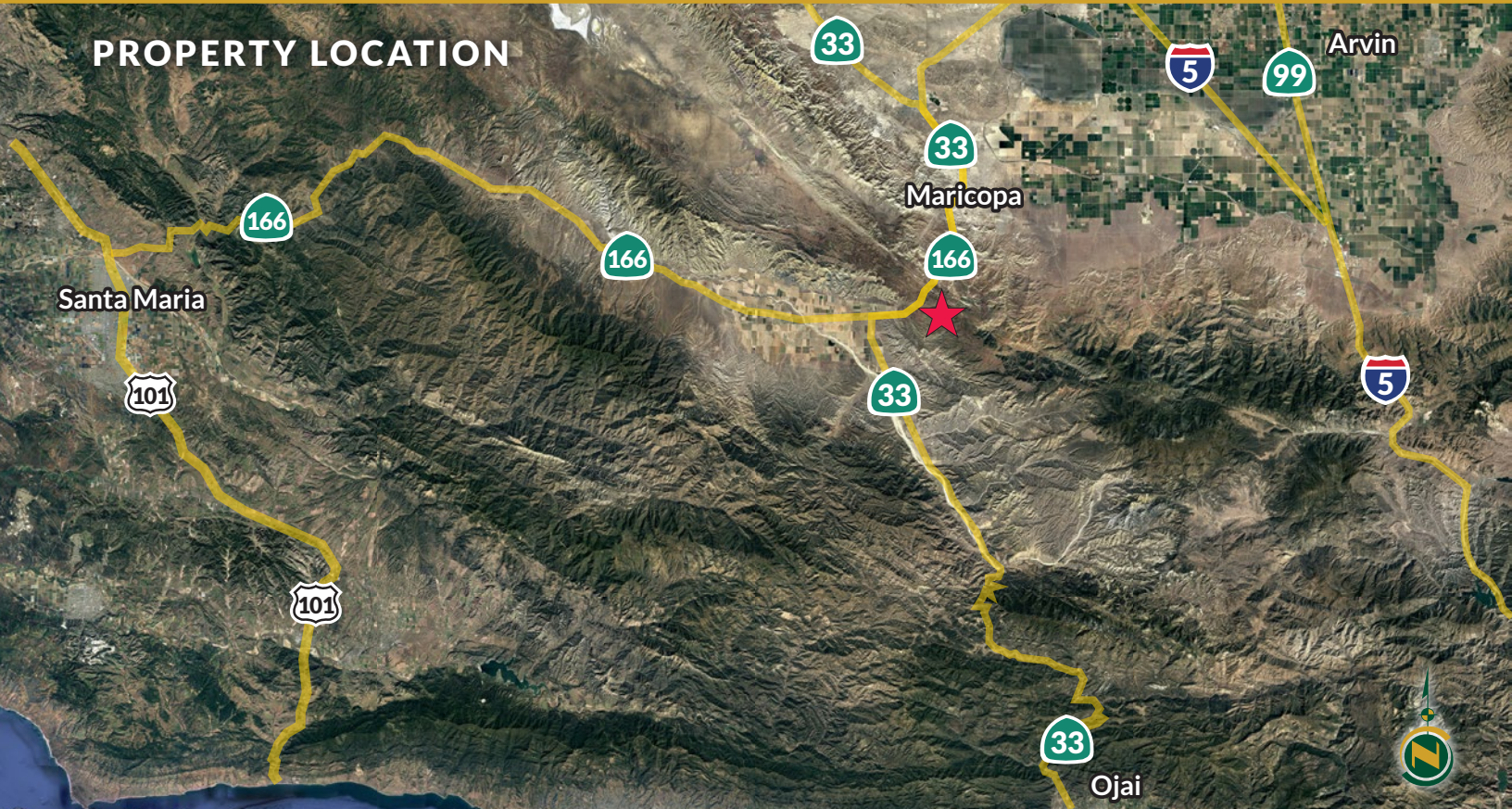
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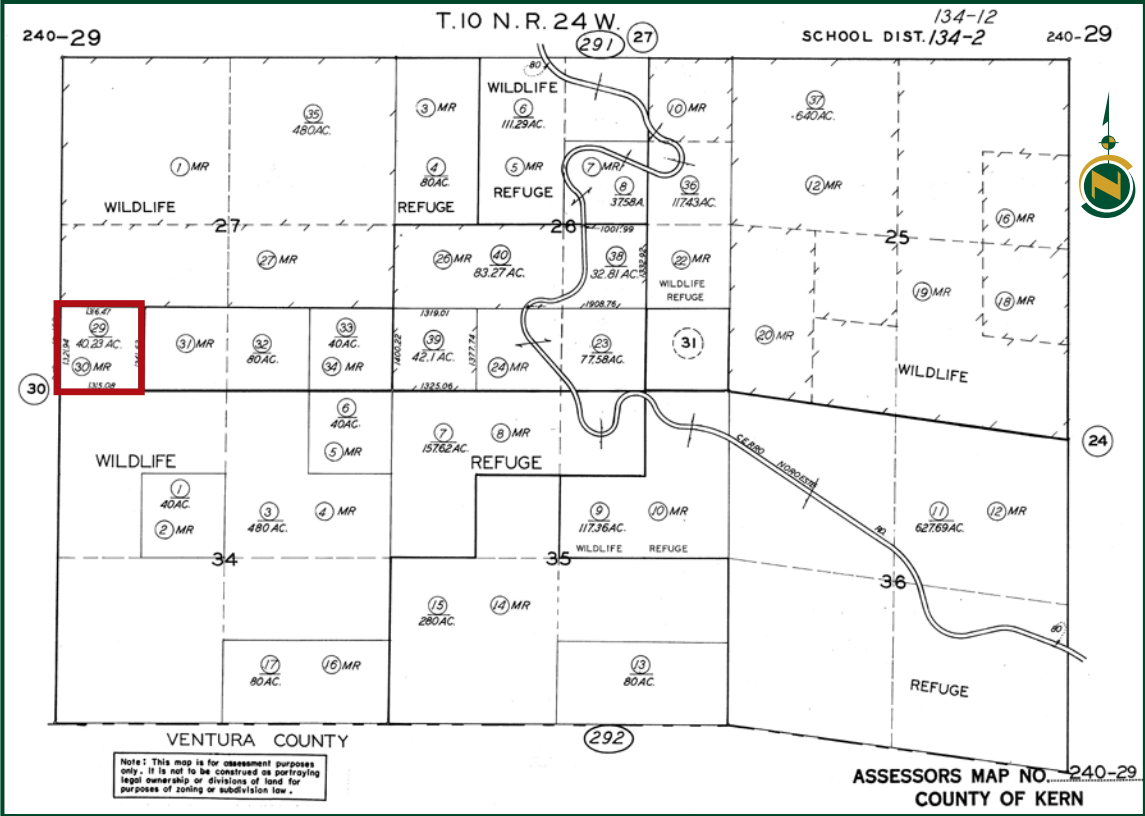
CA DRE #00020875

HUDSON ROAD RANCH

40.00± Acres
Kern County, CA



PARCEL MAP



PROPERTY INFORMATION

DESCRIPTION

Calling all weekend warriors and hunting adventurist!!! 40.00± acre parcel ,located at approximately 4,000 FT elevation in the mountains above Maricopa, CA. Great location for the perfect weekend getaway from the bustle of city life.

The property sits atop of a hill overlooking Cuyama Valley to the west and San Joaquin Valley to the north. Bordered on three sides of the property by The Bitter Creek National Wildlife Refuge, there is abundant wildlife and natural vegetation to explore by foot, horseback or your ATV with miles of roads at your disposal, it's also the home to a California Condor Breeding Habitat. In addition, the property has access to or is in near proximity to many great private and public hunting areas in Los Padre National Forest at your access with its abundant pig, deer and quail populations, along with other potential hunting opportunities awaiting you, there is a vast opportunity to help satisfy everyone's outdoor activities.

LOCATION

The entrance of the ranch sits just south of mile marker 5.81 on Hudson Ranch Road, which has easy access from Highway 166/33 from either Maricopa, CA, 10± miles away or Santa Maria, CA, approximately 80± miles away.

LEGAL AND ZONING

Kern County APN 240-291-29-00-7.

The property is zoned A, Exclusive Agriculture.

WATER AND UTILITIES

There is no water on the property.

There are no utilities on the property,

BUILDINGS

There are no buildings on the property.

There is a well maintained 20± foot storage container onsite.

PRICE/TERMS

The asking price is \$105,000.

**The property has a locked gate at the entrance. Property can be shown by making an appointment with Seth Tillery 559.333.4071.*



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PROPERTY PHOTOS



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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