

# LAND AVAILABLE FOR SALE

Kern County, CA

**302.18 Acres**



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# Land Available For Sale

## 302.18 Gross Acres ■ Kern County, CA

### Property Profile

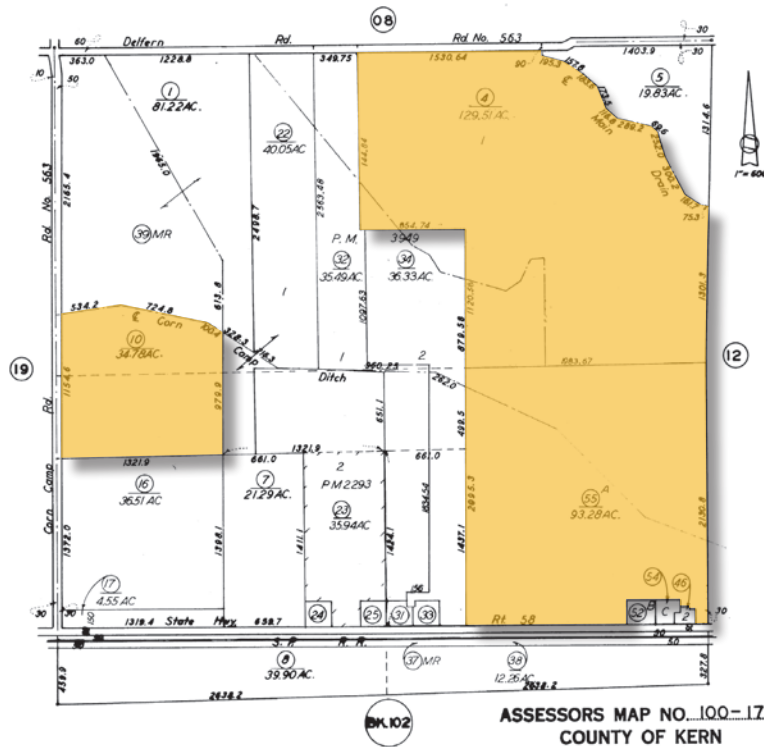
<b>Size</b>	302.18 Acres	
<b>Location</b>	The property is located north of Highway 58 and east of Corn Camp Road within western Kern County, CA.	
<b>Assessor's Parcel Number</b>	100-120-19	44.61
	100-170-04	129.51
	100-170-10	34.78
	100-170-55	<u>93.28</u>
	<b>TOTAL</b>	<b>302.18</b>
<b>Zoning</b>	A, Exclusive Agriculture. The current use is allowed under the existing zoning and conforms to the surrounding land use. Assessor parcel numbers 100-120-19 and 100-170-04 are enrolled in the Williamson Act.	
<b>Plantings</b>	The property has historically been farmed to row crops.	
<b>Lease</b>	The property is subject to an existing lease. Please contact listing broker for more information.	
<b>Water</b>	The Subject Property lies within the boundaries of the Buena Vista Water Storage District and is within the service area. District water is delivered by open ditch to the Subject Property through canal gates 4-107, 4-105, 4-102, 4-101, and 4-101A. In addition, two deep wells are located on the Subject Property equipped with a 40 horsepower and 100 horsepower electric motor. Water is distributed throughout the property utilizing a concrete main line.	
<b>Soils</b>	Buttonwillow Clay, drained, Class II and Lokern Clay, drained Class II	
<b>Improvements</b>	Class "S" metal shop building and small unfinished office building.	
<b>Sustainable Ground Water Management Act (SGMA)</b>	SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found at the California Department of Water Resources Sustainable Groundwater Management Act Portal – <a href="https://sgma.water.ca.gov/portal">https://sgma.water.ca.gov/portal</a> .	
<b>Asking Price</b>	Call for offers.	
<b>Conditions</b>	The property is being sold by a court appointed receiver and is subject to a court confirmation and overbid hearing upon waiver of Buyer's contingencies.	
<b>Property Tours</b>	Broker to be present for all property tours.	

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## Assessor's Parcel Maps

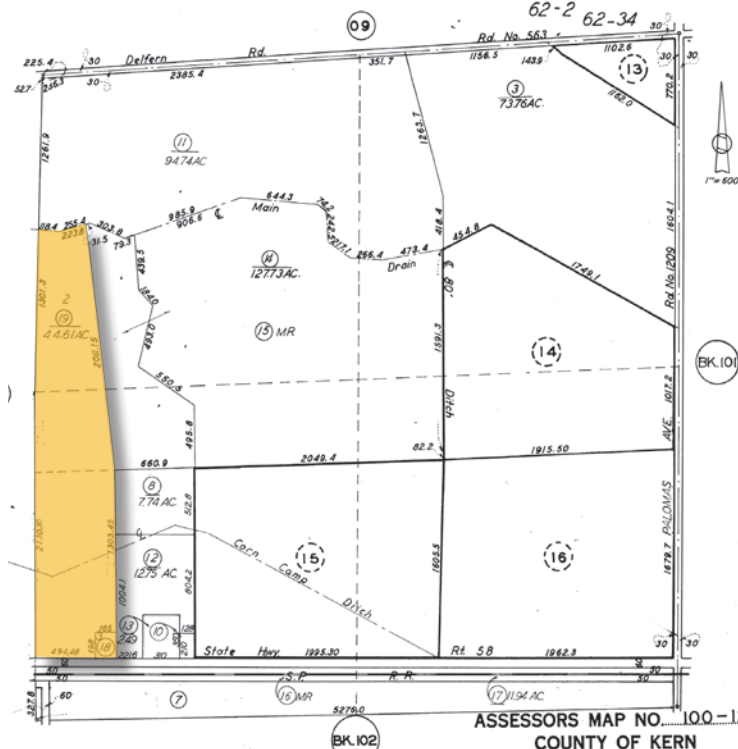
SEC. 16 T. 29 S. R. 23 E. SCHOOL DIST. 62-13 100-17



### Assessor's Parcel #s

APN	Acres
100-120-19	44.61
100-170-04	129.51
100-170-10	34.78
100-170-55	93.28
<b>Totals</b>	<b>302.18</b>

SEC. 15 T. 29 S. R. 23 E. SCHOOL DIST. 62-13 100-12



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## Property Photos





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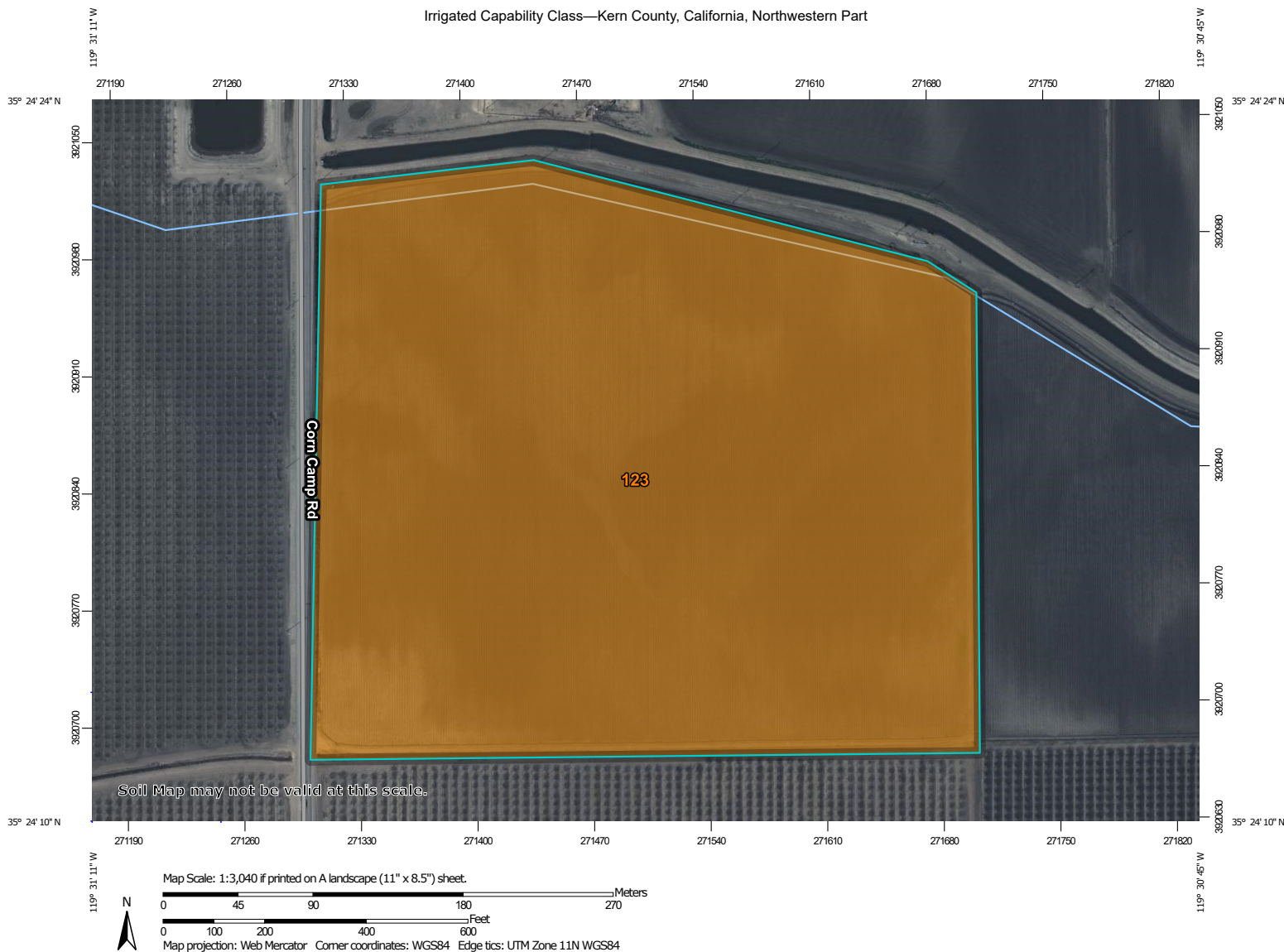




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## Soils Map West



Natural Resources  
Conservation Service

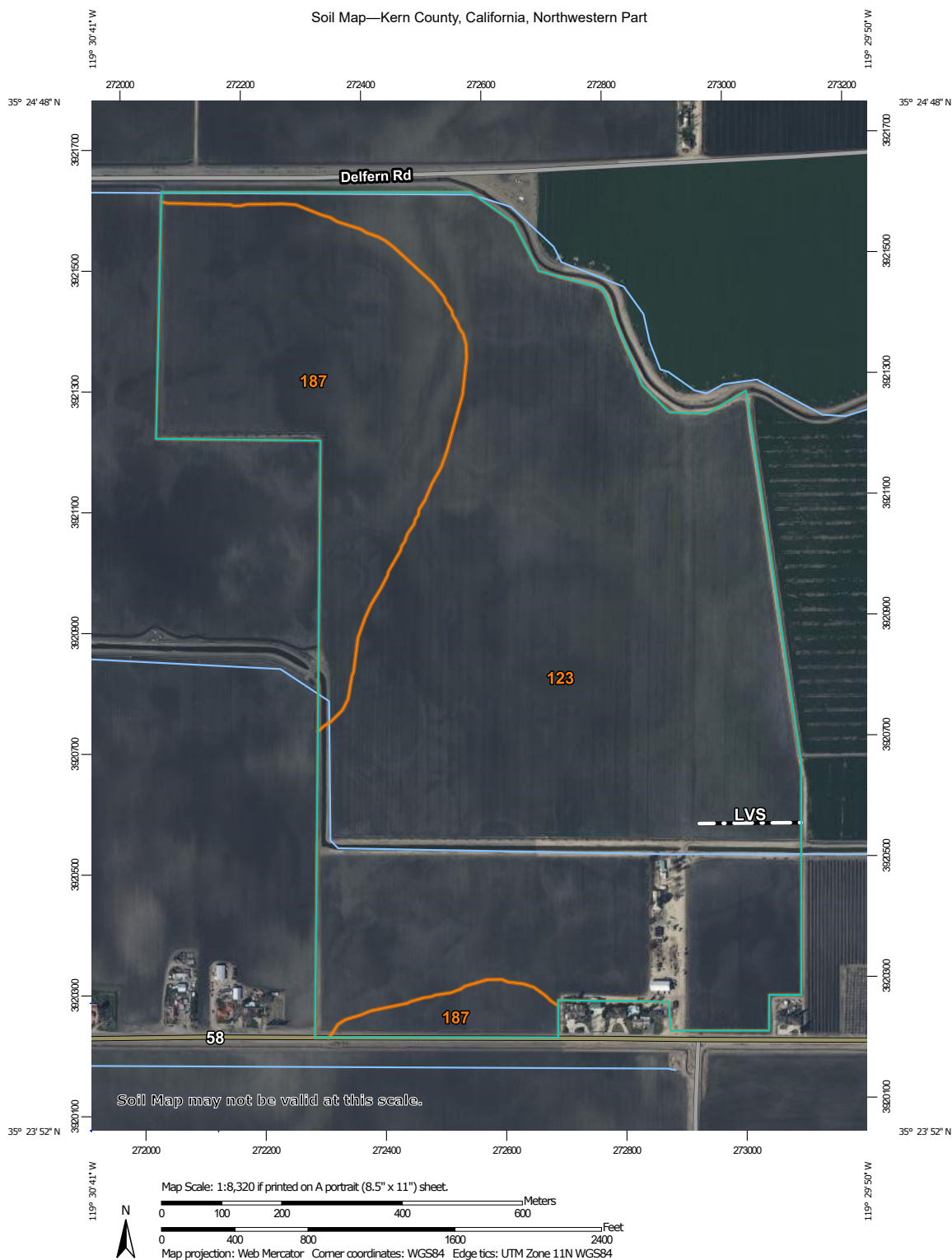
Web Soil Survey  
National Cooperative Soil Survey

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## Soils Map East



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

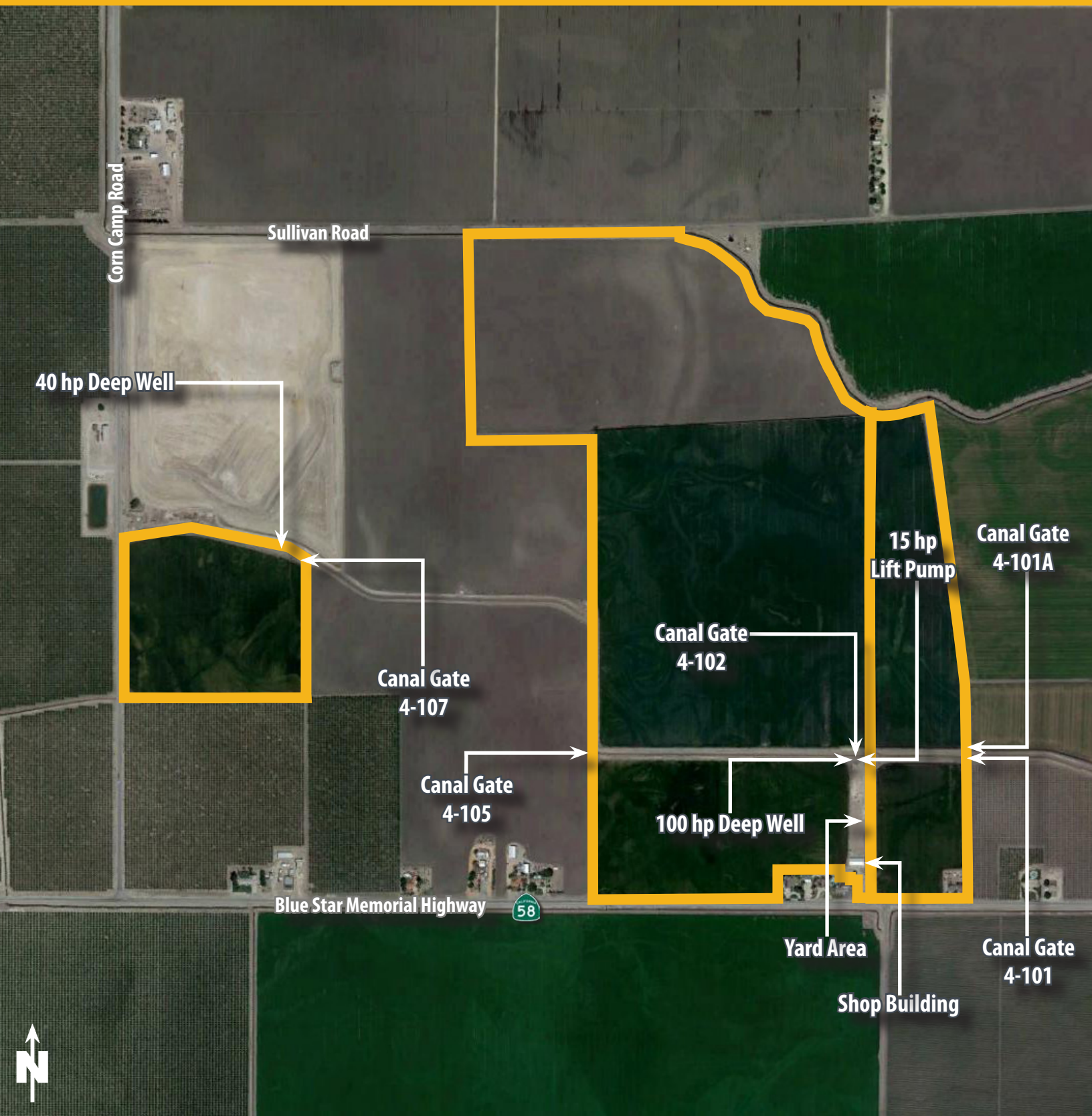
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## Ranch Map





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## Aerial Location Map

