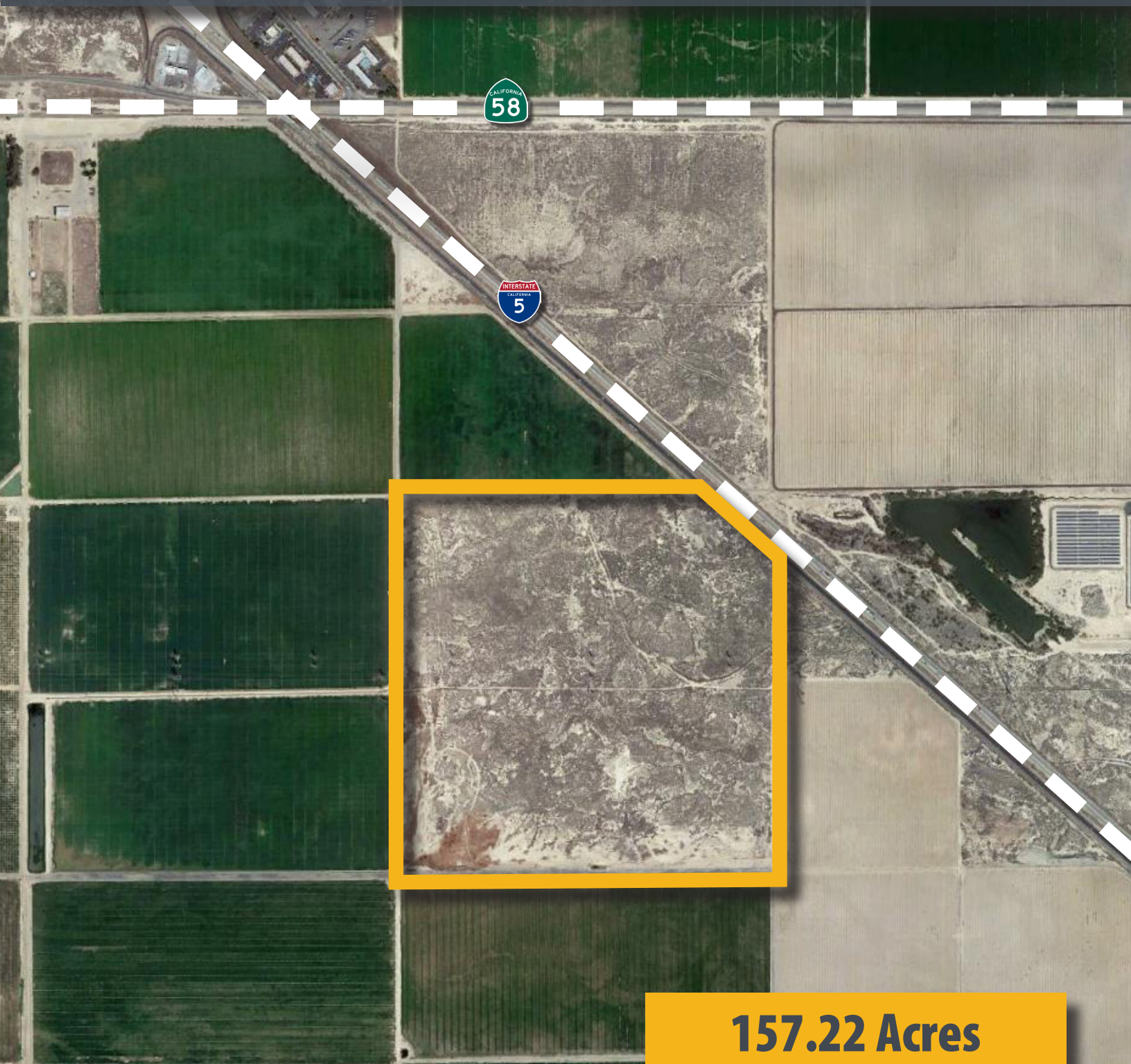


LAND AVAILABLE FOR SALE

Kern County, CA



157.22 Acres



Michael T. Anchordoquy, AAC • Principal • 661 616 3577 • manchor@asuassociates.com • CA RE #01380986
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

Land Available For Sale

157.22 Gross Acres ■ Kern County, CA

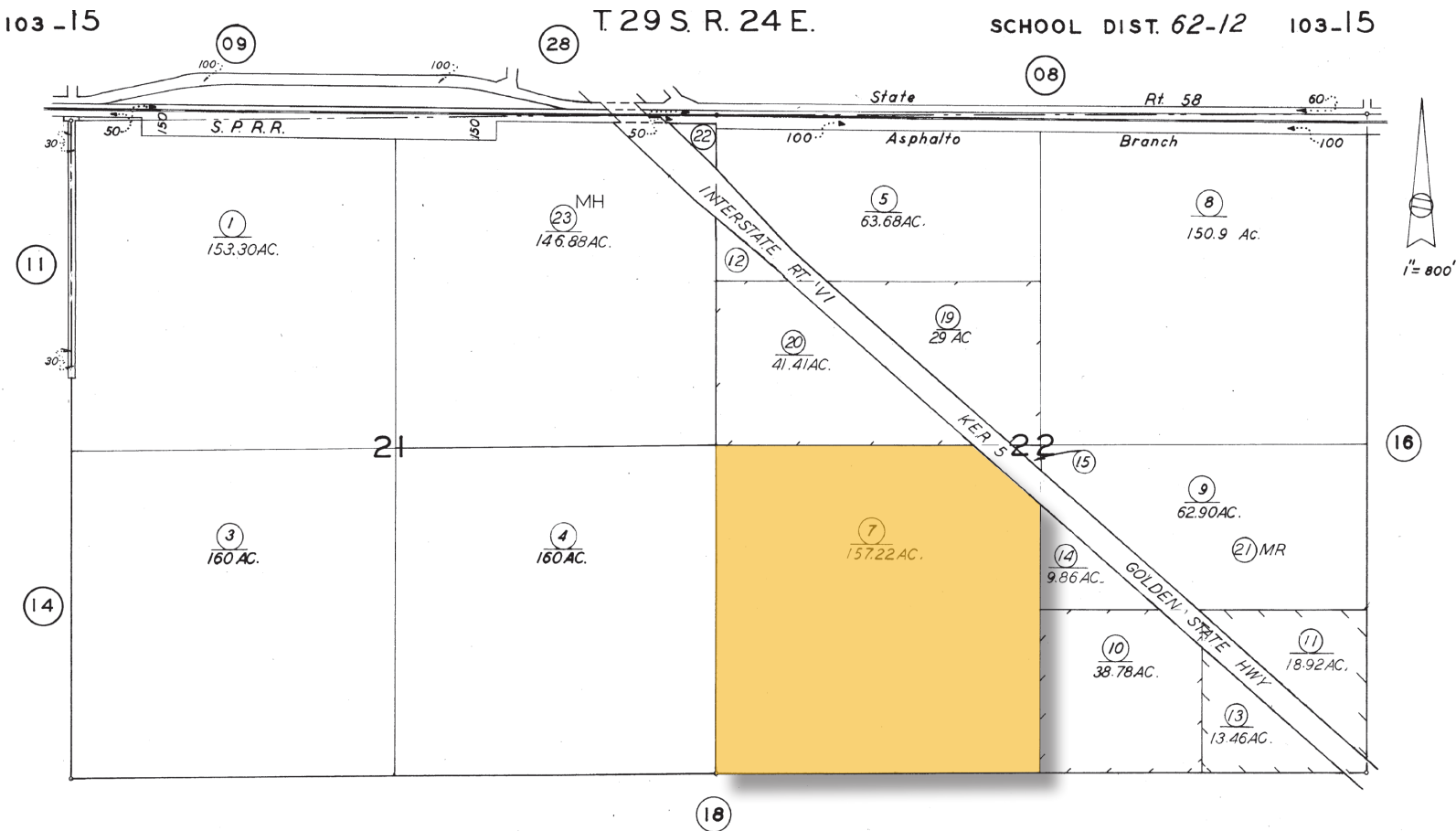
Property Profile

Size	157.22 Gross Acres. Offered for sale is a 1/6 undivided interest.
Location	The Subject Property is located south of Highway 58 and west of Interstate 5 within western Kern County, CA. The property is conveniently located 1 mile east of the community of Buttonwillow and 10± miles west of the city of Bakersfield.
Assessor's Parcel Number	103-150-07
Zoning	A, Exclusive Agriculture. The current use is allowed under the existing zoning and conforms to the surrounding land use.
Plantings	The property is undeveloped land. Land surrounding the property is farmed to row crops, almonds, and pistachios.
Water	The Subject Property lies within the boundaries of the Rosedale Rio Bravo Water Storage District. No active water wells are located on the property.
Soils	Garces Silt Loam, Class IIIs
Lease	The property is subject to an existing lease. Please contact listing broker for more information.
Improvements	There are no improvements located on the Subject Property.
Sustainable Ground Water Management Act (SGMA)	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 – https://sgma.water.ca.gov/portal .
Asking Price	Call for offers on 1/6 undivided interest.
Conditions	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.
Property Tours	Broker to be present for all property tours.

Land Available For Sale

157.22 Gross Acres ■ Kern County, CA

Assessor's Parcel Maps



MH = For mobilehome A.P.N. see page 29.

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.

Revised: Mar. 14, 2002

ASSESSORS MAP NO. 103-15
COUNTY OF KERN

Land Available For Sale

157.22 Gross Acres ■ Kern County, CA

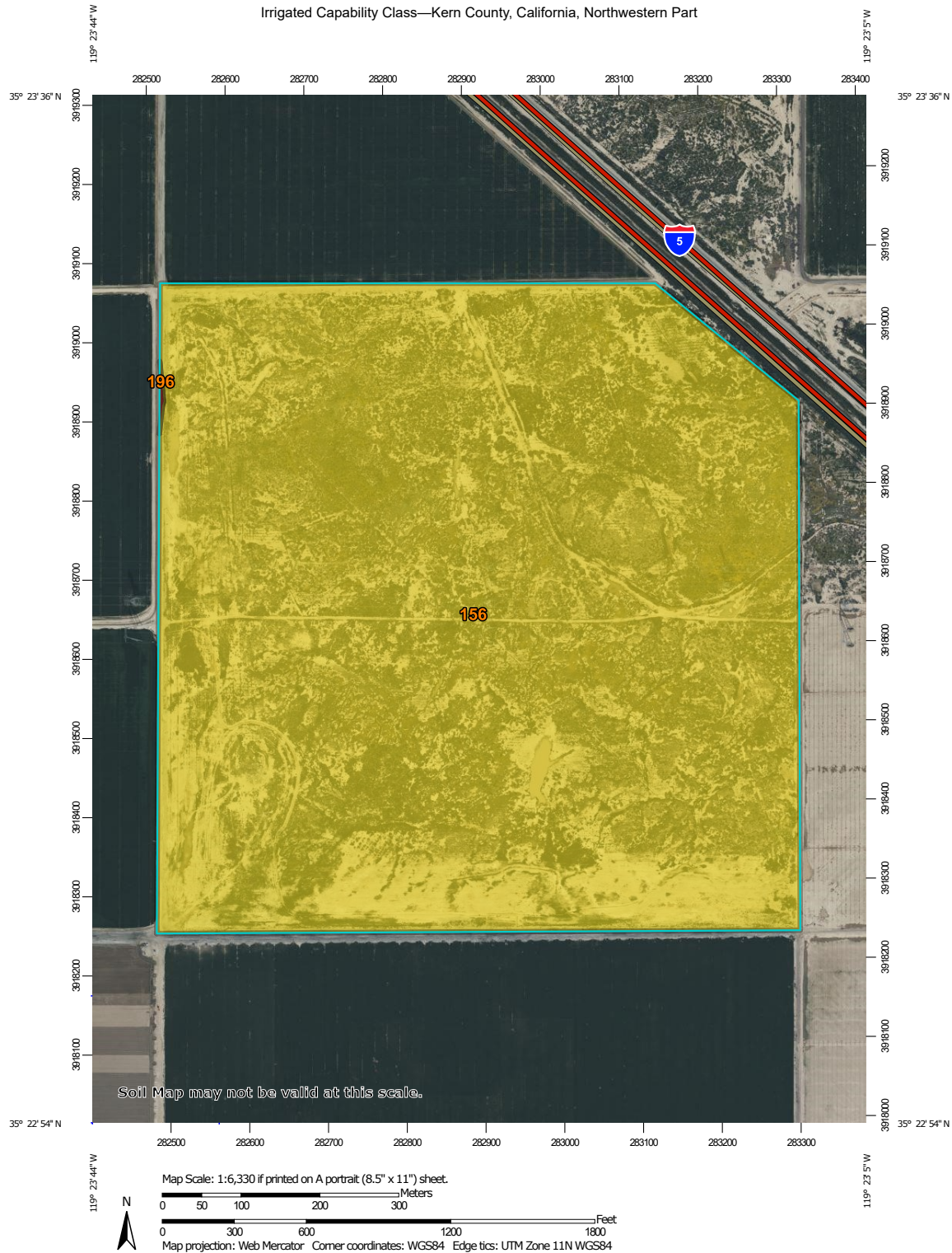
Property Photos



Land Available For Sale

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Soils Map West



Natural Resources
Conservation Service

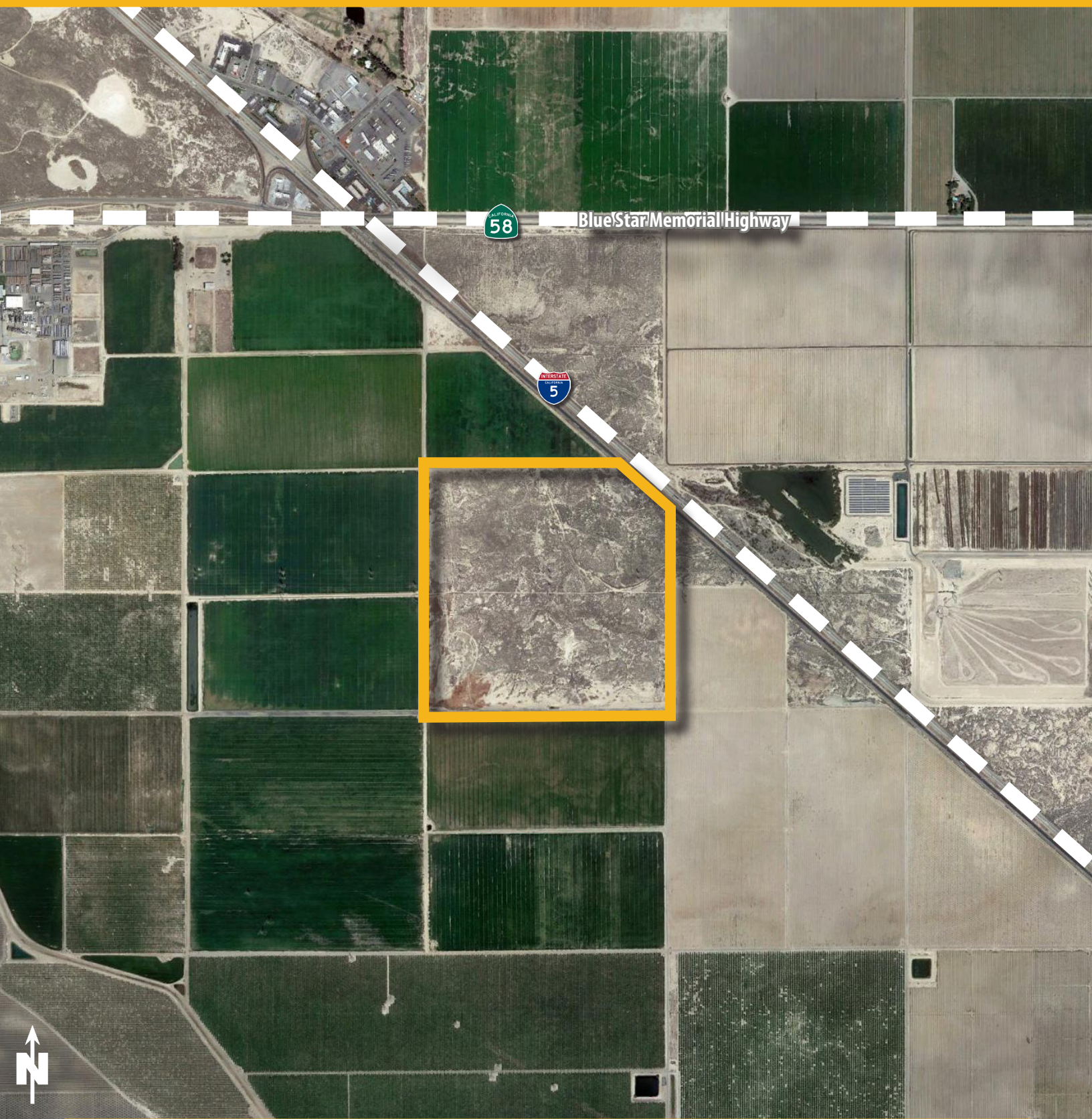
Web Soil Survey
National Cooperative Soil Survey

4/20/2022
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Land Available For Sale

157.22 Gross Acres ■ Kern County, CA

Ranch Map



Land Available For Sale

157.22 Gross Acres ■ Kern County, CA

Aerial Location Map



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