

IRRIGATED FARMLAND

Kern County, CA

85 Acres
AVAILABLE
FOR SALE



Michael T. Anchordoquy, AAC

Principal

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CA RE #01380986

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Property Profile

Location	The property consists of 85 acres located in the Arvin-Edison Water District along the west line of Rockpile Road north of Mountain View Road.
Gross Acres	85 Gross Acres
Kern County Assessor Parcel Numbers	179-120-02, 03, 08, 09, 10, 13 & 14
Legal Description	A portion of the SE 1/4 of Section 30 T.30S R30E.
Zoning	"A" Exclusive Agriculture.
Soils	Hesperia Sandy Loam, 0-2% Slopes, Class II Cuyama Sandy Loam, 2-5% Slopes, Class II Calicreek Loamy Coarse Sand, 0-2% Slopes, Class III Whitewolf Loamy Sand, 0-2% Slopes, Class III
Water	The property is located and receives water from the Arvin-Edison Water Storage District. The property receives water for 60 acres via turnouts C-55 and C-83. There are no wells on the 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

\$900,000
(\$10,588/Acre)

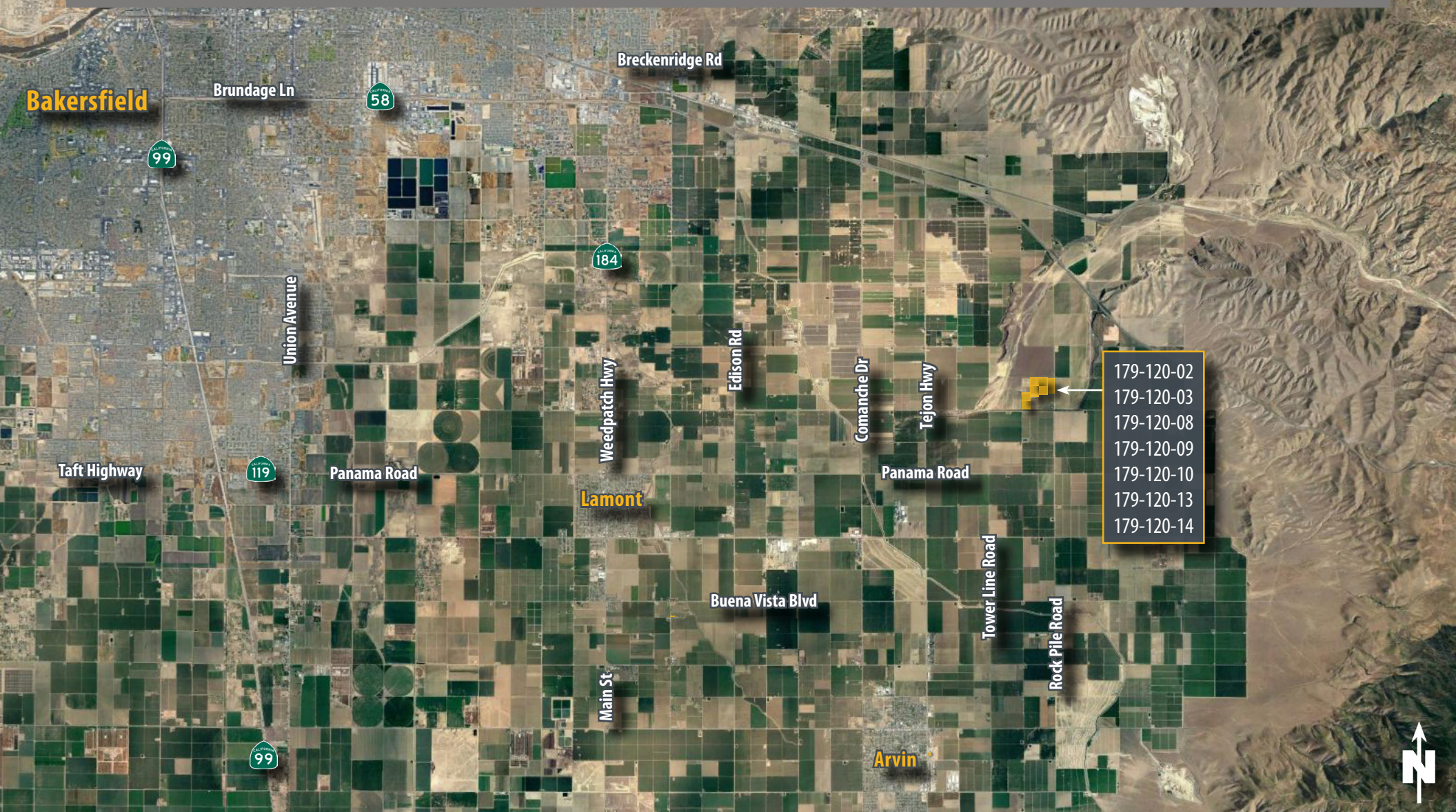


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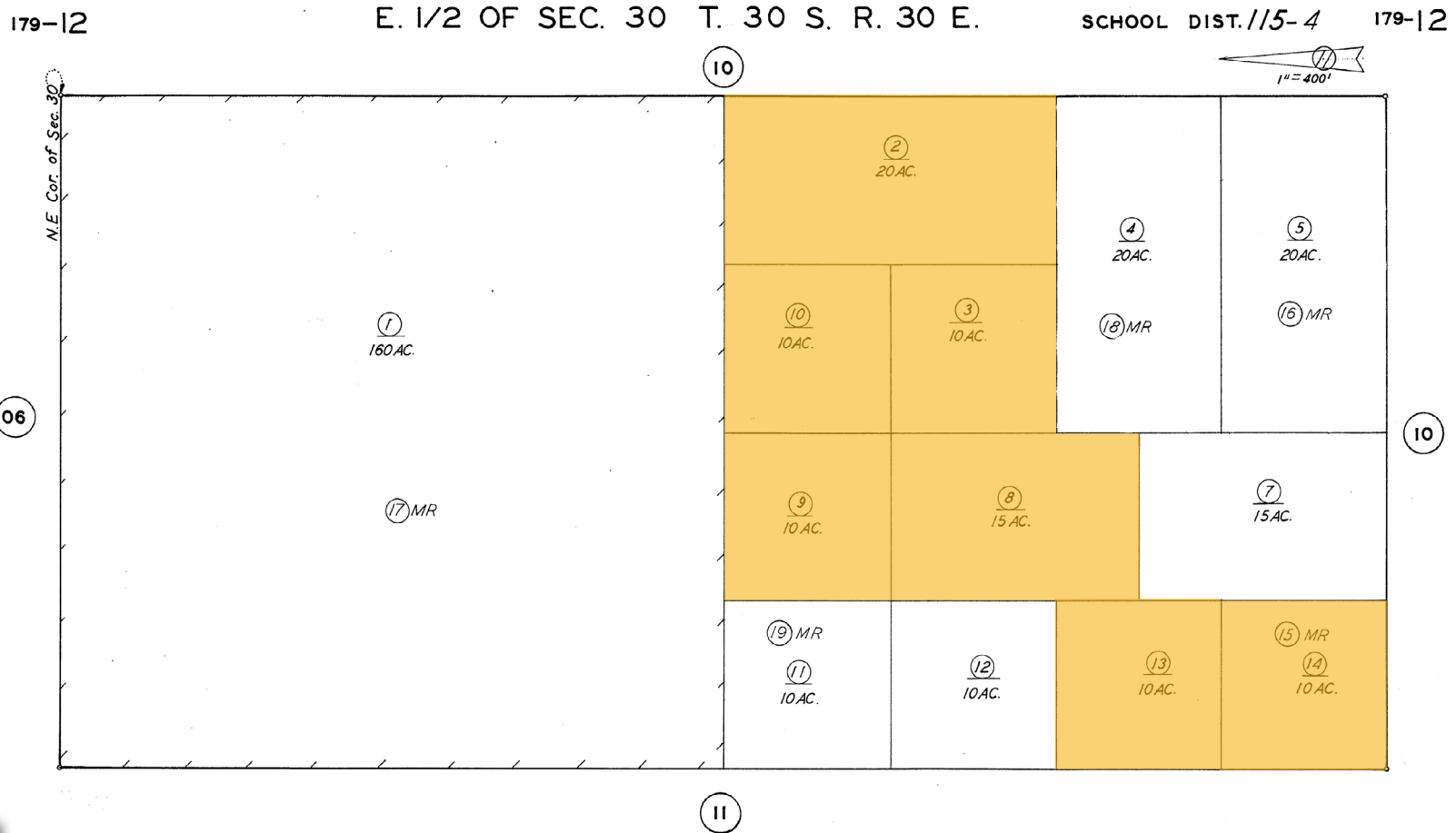
Property Location & Assessor's Parcel Numbers



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Brown Ranch Assessor's Parcel Map



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. 179-12
COUNTY OF KERN

179-120-02
179-120-03
179-120-08
179-120-09
179-120-10
179-120-13
179-120-14



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Property Photos



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Ranch Aerial



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Soils Map



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Location Map

