

# WASCO OPEN GROUND

Kern County, California

**\$145,000**

(\$3,709±/Acre)



## 39.09± Acres

- Possible Dry Land Farming or Grazing
- Bee Keeping
- Possible Mitigation
- Open Space
- Possible Recreational Use
- Possible Solar

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CA DRE #00020875



## PROPERTY INFORMATION

### DESCRIPTION

This 39.09± acre opportunity is located near Wasco, CA. This unimproved land is located within Semi-Tropic Water Storage District boundaries, but does not receive water deliveries or benefits of pumping. Surrounding land uses include but are not limited to; dry land farming, grazing, bee keeping, mitigation, open space, recreation, oil and gas, and solar.

### LOCATION

The property is conveniently located on the northwest corner of Rowlee Road and Merced Avenue. Approximately 39± miles northwest of Bakersfield, 136± miles north of Los Angeles and 257± miles south of Sacramento.

### LEGAL

The SE ¼ of the SE ¼ of Section 36, Township 27S, Range 23E, MDB&M. Kern County, APN: 069-340-27.

### ZONING

According to the Kern County website the land is zoned A (Exclusive Agricultural) and is not enrolled in the Williamson Act.

### WATER

The land is located within Semi-Tropic Water Storage District (STWSD) boundaries, but does not pay STWSD General Project service charge for irrigated lands, therefore it is not eligible to pump well water without paying a \$500/AF penalty. In 2023/24, the Kern County Tax collector billed the landowner with the property taxes \$120.28 for STWSD.

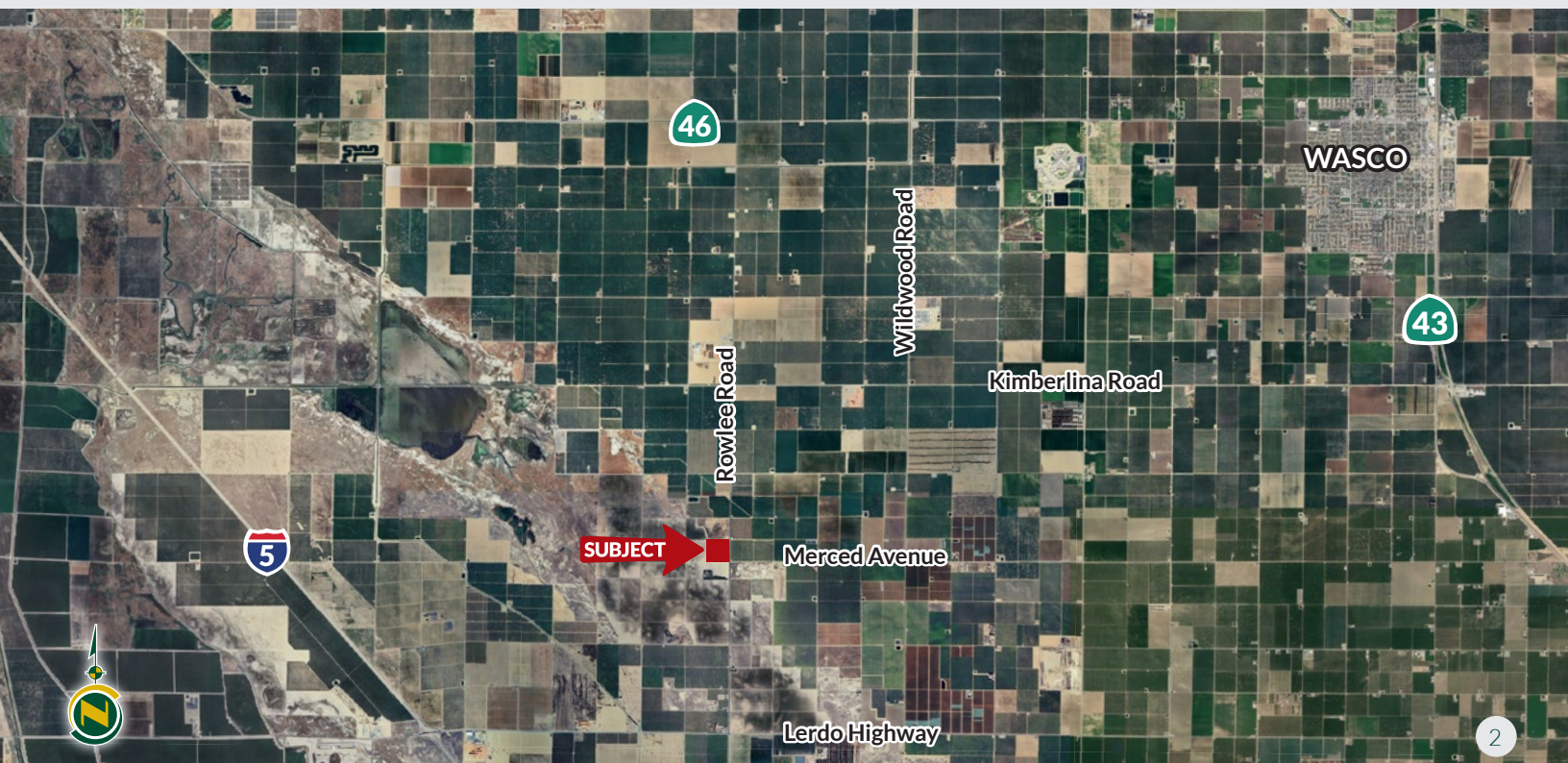
### SOILS *(California Revised Storie Index (CA))*

74% (156), Garces silt loam, Grade 4 – Poor

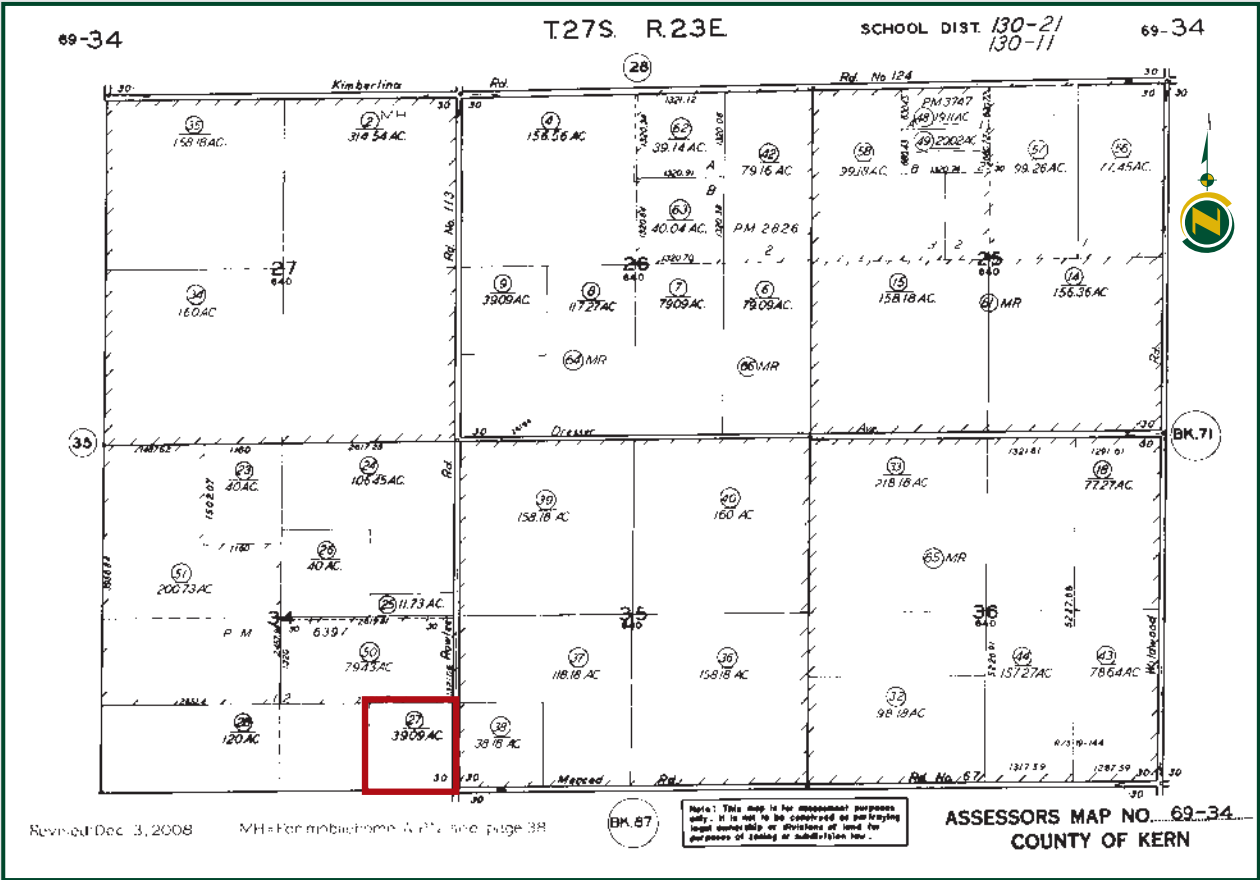
26% (123), Buttonwillow clay, Drained, Grade 4- Poor

### PRICE/TERMS

\$145,000 (3,709±/acre) cash at close of escrow. Seller's to retain any remaining mineral, oil and gas rights.



APN MAP



SOIL MAP



California Revised Storie Index (CA)		
Map Unit Symbol	Map Unit Name	Percent AOI
123	Buttonwillow clay, drained	26.0%
156	Garces silt loam	74.0%
Total for Area of Interest		100.0%

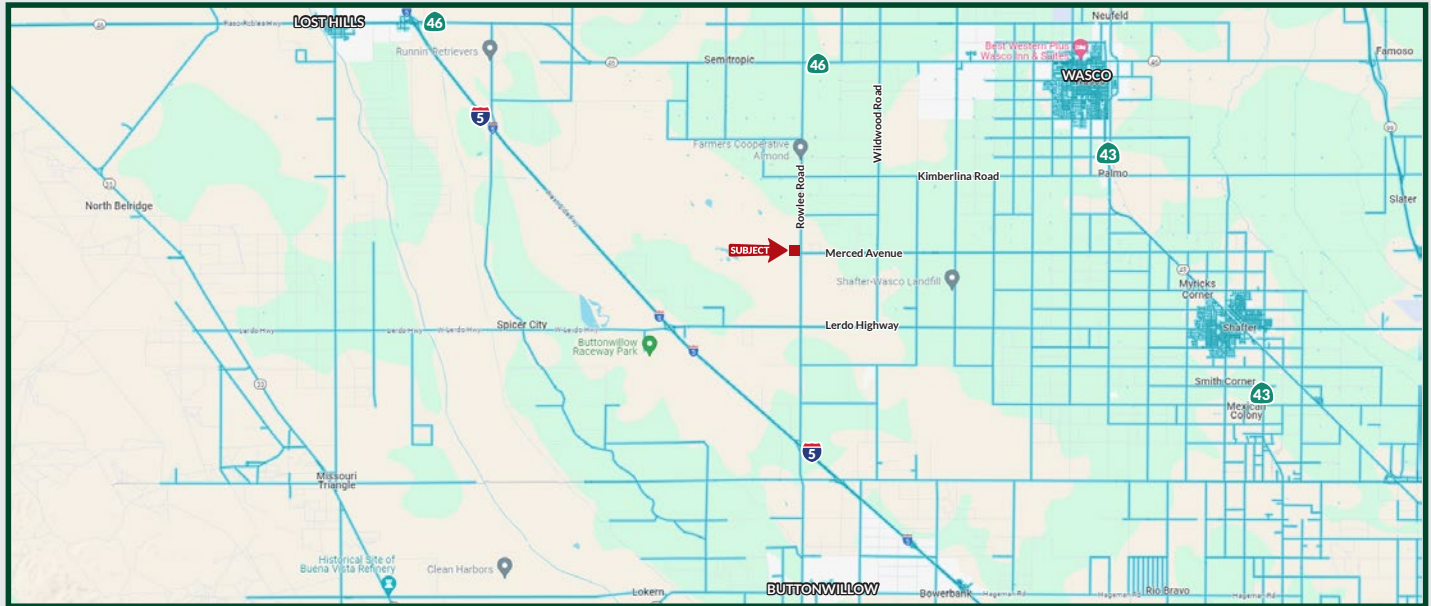


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Kern County, CA



## 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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