

BUTTONWILLOW OPEN LAND

\$390,000
(\$2,500±/Acre)

PRICE REDUCED



156.00± Acres
Kern County, California

- Dry Land Farming
- Bee Keeping
- Mitigation
- Recreational Use
- Oil and Gas
- Solar

Exclusively Presented by:

Pearson Realty

*A Tradition in Trust
Since 1919*



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

PROPERTY INFORMATION

LOCATION

The property is best accessed from Stockdale Highway and Wasco Way, approximately 11± miles south of Buttonwillow, 124± miles north of Los Angeles and 266± miles South of Sacramento.

DESCRIPTION

This 156± acre opportunity is located in Buttonwillow, CA. Parcels may be purchased separately or all together. This open ground is not currently being farmed, but has in the past. The property is not located within a water district. Surrounding land uses include but are not limited to; dry land farming, bee keeping, mitigation, open space, recreation, oil and gas, and solar.

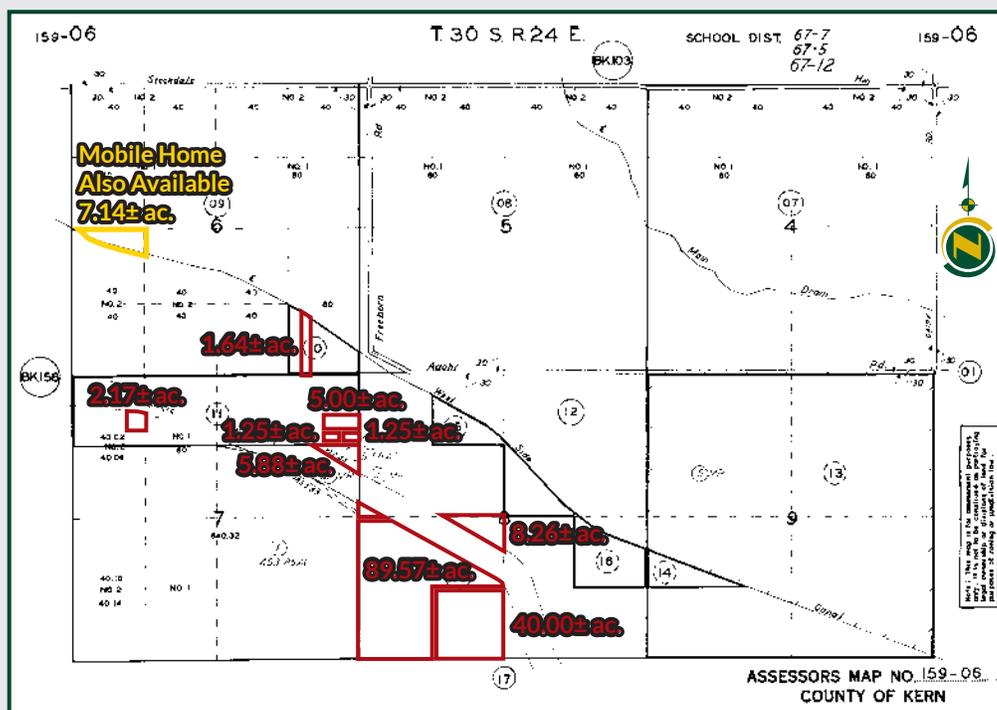
LEGAL

Portions of Sections 5, 6, 7 and 8, Township 30S, Range 24E, MDB&M. Kern County, APN: 159-060-03, 159-100-02, 159-110-22, 23, 24, 27, and 159-120-04, 07, 12, 13.

ZONING

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

APN MAP



WATER

The land is not located within a water district. There is a well on parcel 159-120-12 that was drilled in 2019, but is not operational. At the well site there are 6 sand media filters.

SOILS

(Map 1)

- 3.3% (126), Granoso loamy sand, 2 to 5 percent slopes, Grade 2 - Good
- 6.6% (126), Granoso loamy sand, 0 to 2 percent slopes, Grade 2 - Good

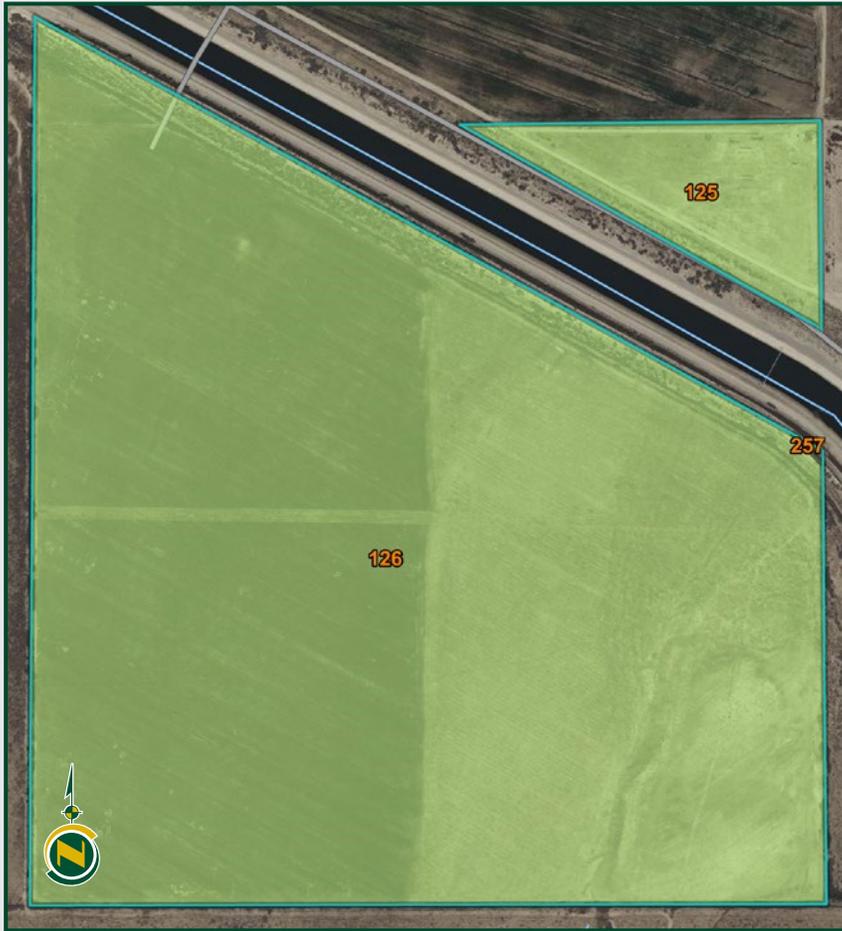
(Map 2)

- 47.8% (126), Granoso loamy sand, 2 to 5 percent slopes, Grade 2 - Good
- 31.5% (156), Garces silt loam, Grade 4 - Poor
- 10.5% (126), Granoso loamy sand, 0 to 2 percent slopes, Grade 2 - Good
- 5.5% (187), Lokern clay, drained, Grade 3 - Fair

PRICE/TERMS

\$390,000 (2,500±/acre) cash at close of escrow.
(Parcels may be purchased separately or all together.)

SOIL MAPS



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
125	Granoso loamy sand, 0 to 2 percent slopes	Grade 2 - Good	6.6%
126	Granoso loamy sand, 2 to 5 percent slopes	Grade 2 - Good	93.3%
257	Water	Not Rated	0.1%
Totals for Area of Interest			100.0%



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
125	Granoso loamy sand, 0 to 2 percent slopes	Grade 2 - Good	47.8%
126	Granoso loamy sand, 2 to 5 percent slopes	Grade 2 - Good	10.5%
156	Garces silt loam	Grade 4 - Poor	31.5%
187	Lokern clay, drained	Grade 3 - Fair	5.5%
257	Water	Not Rated	4.7%
Totals for Area of Interest			100.0%

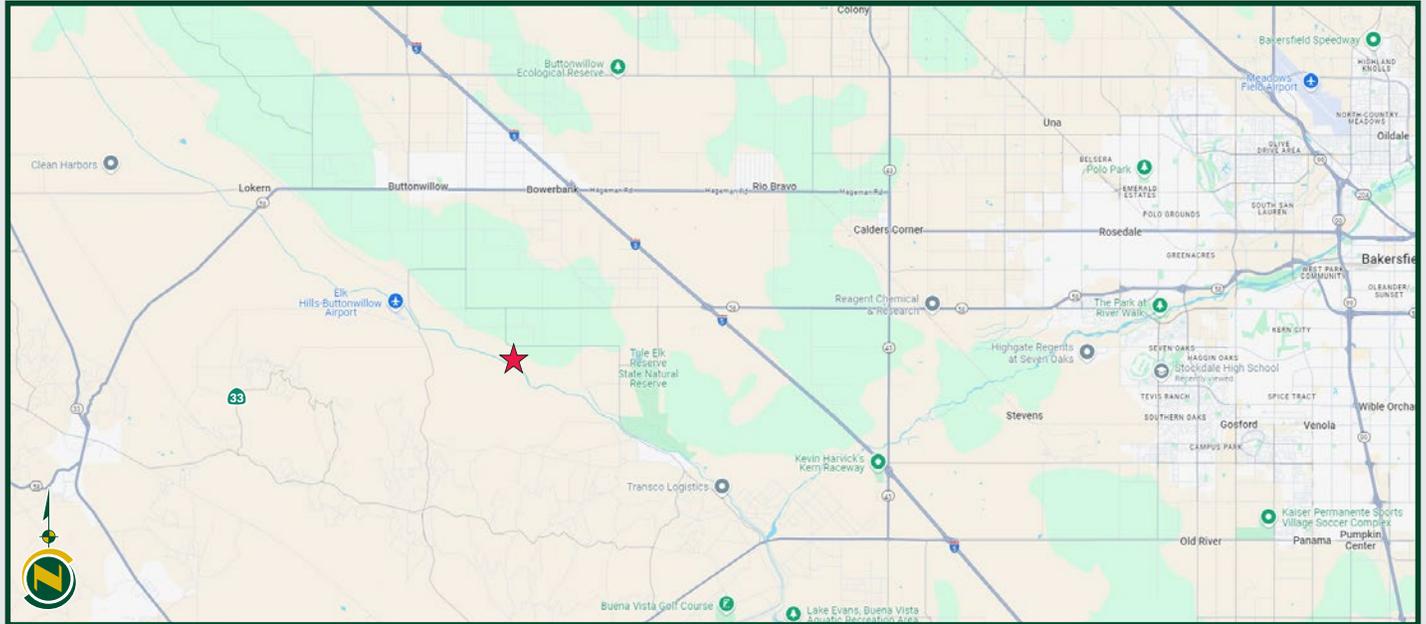


BUTTONWILLOW OPEN LAND

156.00± Acres
Kern County, CA



LOCATION MAP



REGIONAL MAP



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.



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875