

# Sandy Valley Hay Ranch

San Bernardino County, CA

**640  
Acres  
AVAILABLE  
FOR SALE**



**Michael T. Anchordoquy, AAC**

Principal

661 616 3577

[manchor@asuassociates.com](mailto: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.

# Sandy Valley Hay Ranch Available For Sale

## Property Profile

640 Acres ▪ San Bernardino County, CA

<b>Location</b>	The property is located in Sandy Valley, CA which is approximately 20 miles northwest of Primm, Nevada and Highway 15. The physical address for the property is 84550 Long Street Baker, CA 93209. Las Vegas, NV is located approximately 50 miles to the northeast and Bakersfield, CA is located approximately 240 miles west.
<b>Gross Acres</b>	640 Gross Acres
<b>Kern County Assessor Parcel Numbers</b>	057-230-115, 117, 118 and 057-227-139, 140
<b>Legal Description</b>	The NW 1/4 of Section 15, the NE 1/4 of Section 16 and the S 1/2 of Section 16 T.19N R.12E
<b>Zoning</b>	AG, Agricultural and RC, Resource Conser
<b>Plantings</b>	The property has historically been leased to a tenant farmer and farmed to alfalfa. Please contact listing agent for details regarding the lease. Lease can be terminated with prior notice.
<b>Soils</b>	Hypoint-Haymont-Golddivide association, 0-4 percent slopes, Class II Hymont loam, 0-4 percent slopes, Class II
<b>Production</b>	Production records are available upon request.
<b>Water</b>	There are total of six (6) agricultural water wells located on the property each equipped with electric motors that distribute water to a total of four (4) quarter section pivots. Two (2) domestic wells provide water to the dwellings.
<b>Improvements</b>	Improvements include open sheds, warehouses, storage, and single family homes. There are a total of three (3) single family homes located on the property consisting of wood frame with stucco finish construction. The warehouse/shop buildings are open ended steel frame structures. The largest is 14,500 square feet and utilized for hay storage.
<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> .

**ASKING PRICE**

**\$2,880,000**  
(\$4,500/Acre)



**Michael T. Anchordoquy, AAC** ▪ Principal ▪ 661 616 3577 ▪ [manchor@asuassociates.com](mailto:manchor@asuassociates.com) ▪ CA RE #01380986  
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax



# Sandy Valley Hay Ranch Available For Sale

## Property Location

640 Acres ■ San Bernardino County, CA



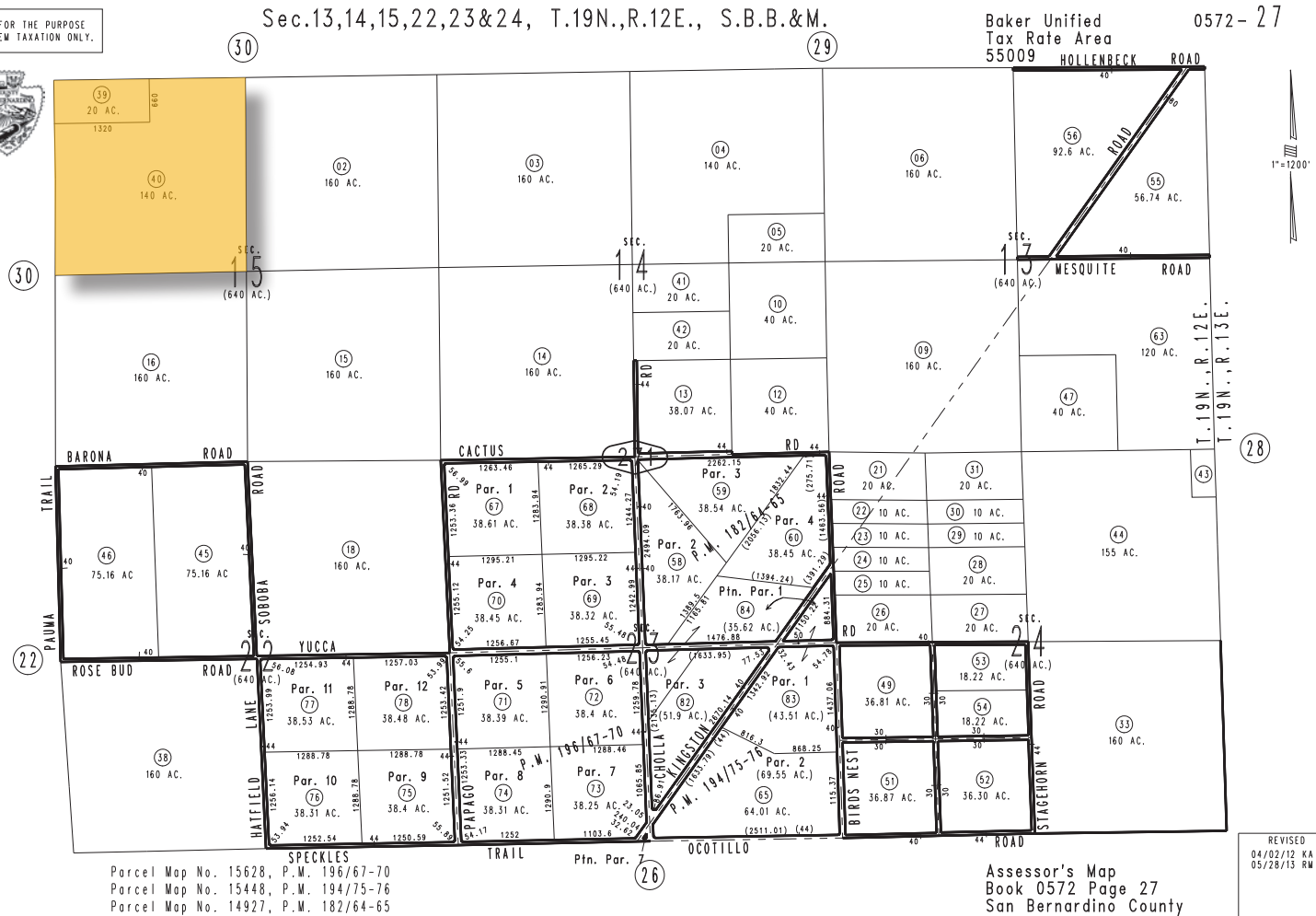


# Sandy Valley Hay Ranch Available For Sale

## Assessor's Parcel Map

640 Acres ■ San Bernardino County, CA

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



057-227-139  
057-227-140



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

**Assessor's Parcel Map**  
640 Acres ■ San Bernardino County, CA



0572-30



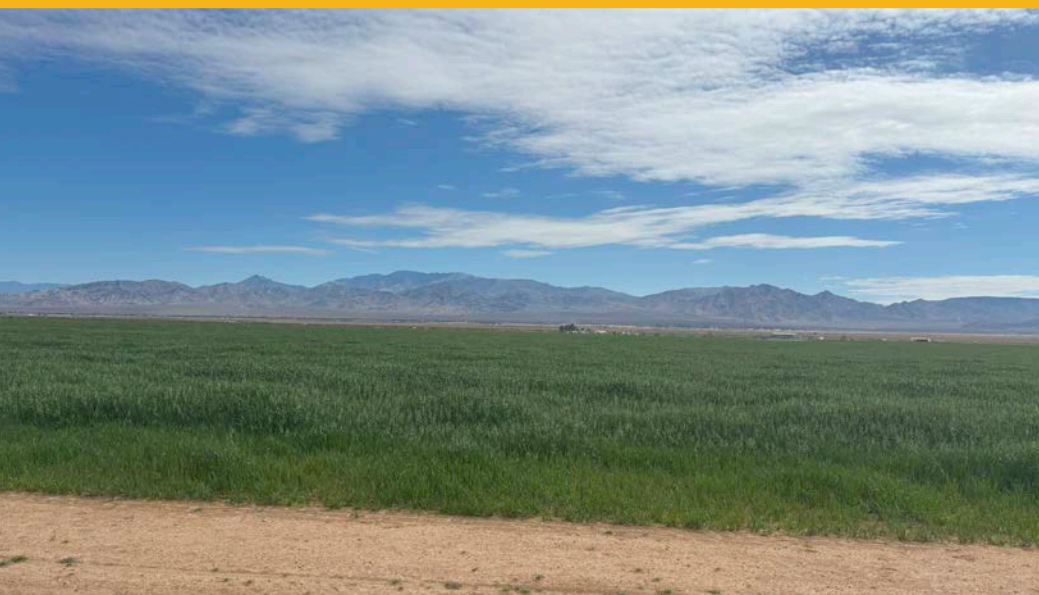
Assessor's Map  
Book 0572 Page 30  
San Bernardino County



# Sandy Valley Hay Ranch Available For Sale

## Property Photos

640 Acres ▪ San Bernardino County, CA





# Sandy Valley Hay Ranch Available For Sale

## Property Photos

640 Acres ▪ San Bernardino County, CA

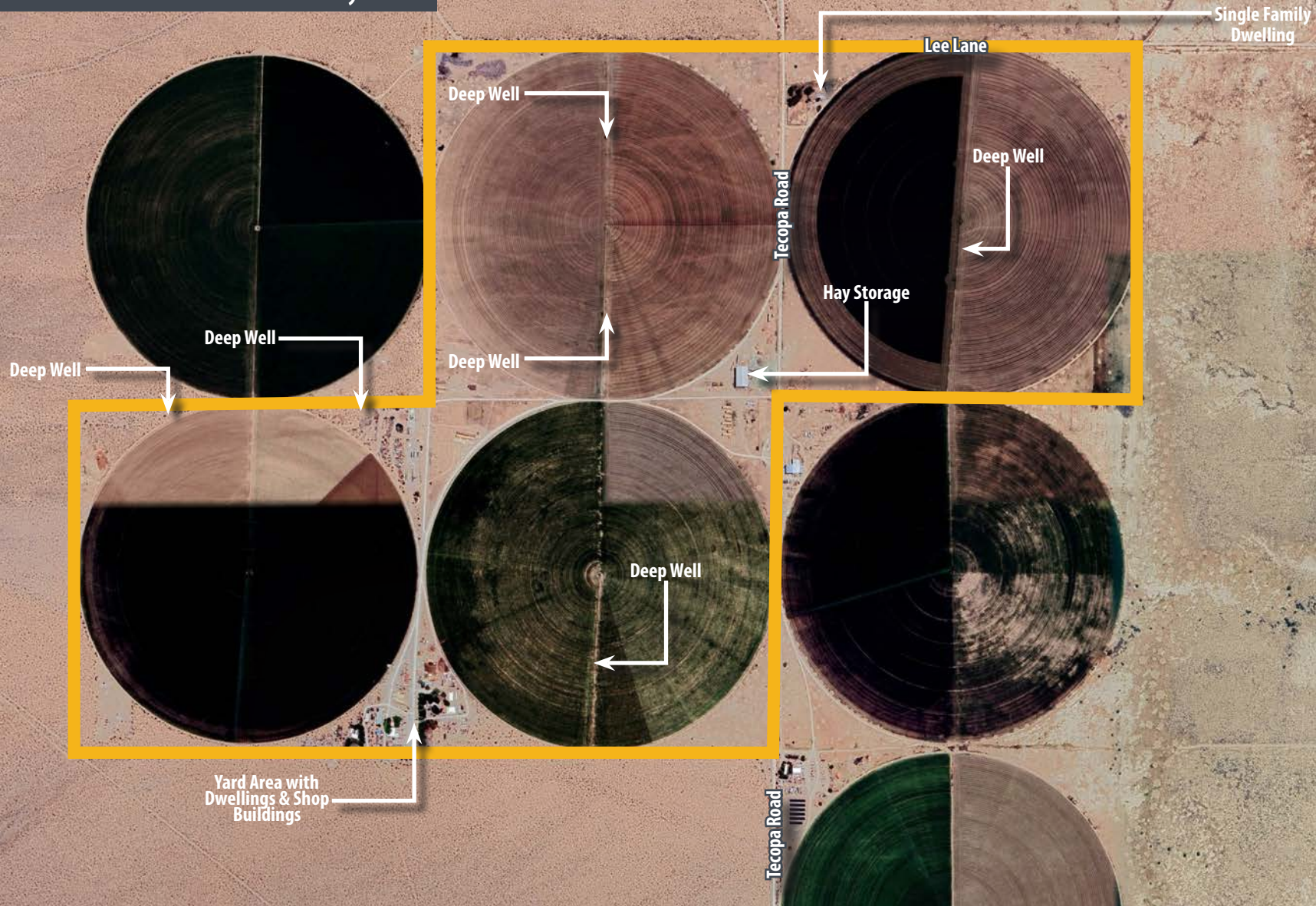




# Sandy Valley Hay Ranch Available For Sale

## Ranch Aerial

640 Acres ■ San Bernardino County, CA

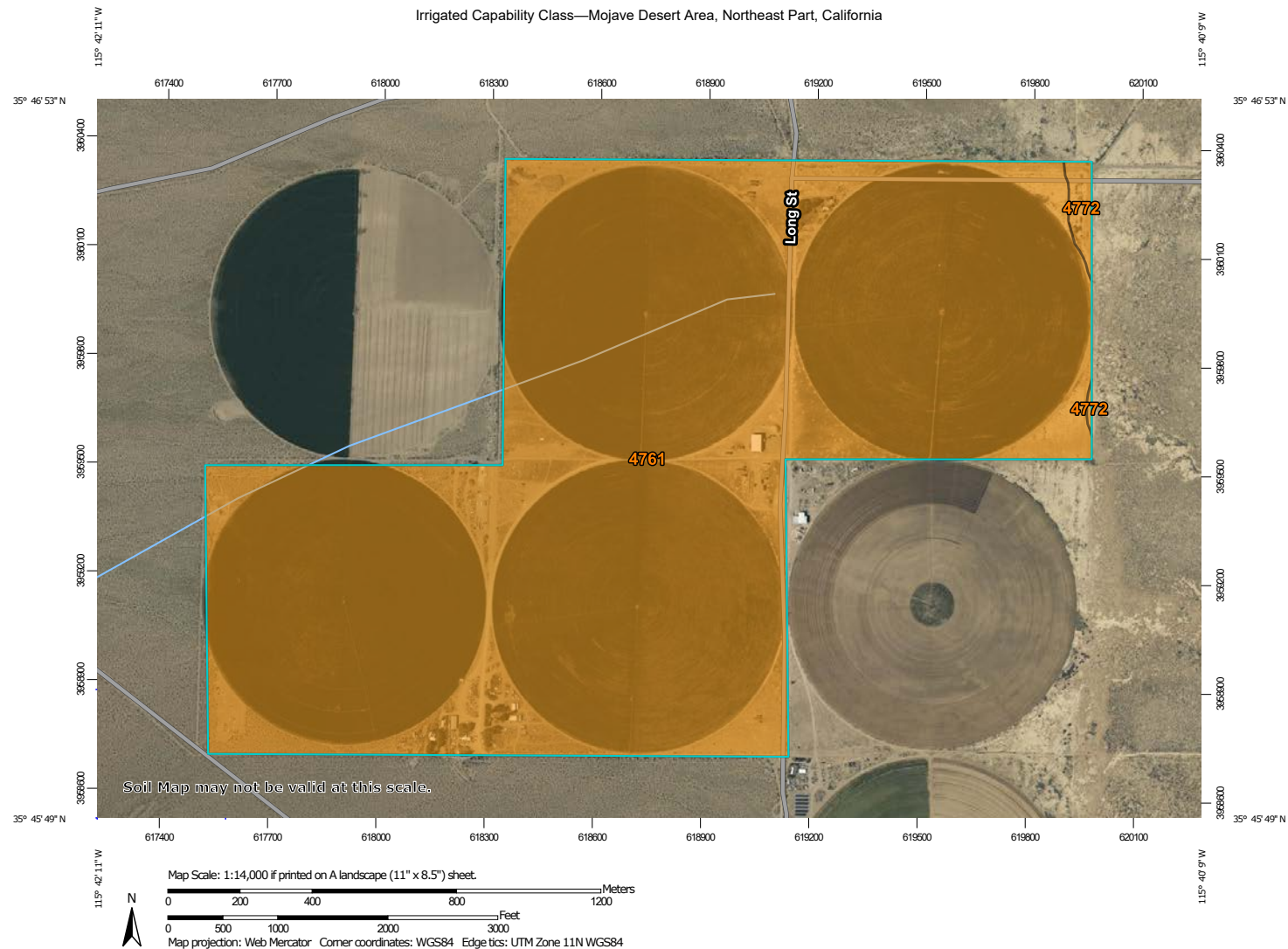




# Sandy Valley Hay Ranch Available For Sale

## Soils Map

640 Acres ■ San Bernardino County, CA



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

5/6/2025  
Page 1 of 5



Michael T. Anchordoquy, AAC ■ Principal ■ 661 616 3577 ■ [manchor@asuassociates.com](mailto:manchor@asuassociates.com) ■ CA RE #01380986  
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax



# Sandy Valley Hay Ranch Available For Sale

## Location Map

640 Acres ■ San Bernardino County, CA

