

FARMLAND WITH DEVELOPMENT POTENTIAL

Wasco, CA

58.42 Acres
AVAILABLE
FOR SALE



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Property Profile

58.42 Acres ▪ Wasco, CA

Location	The property is strategically located at the southeast corner of Kimberlina Road and State Highway 43 just south of the city of Wasco, CA. Kimberlina Road connects with Highway 99 approximately 7 miles to the east while Highway 43 connects to the city of Bakersfield, 14 miles to the south.
Gross Acres	58.42 Acres
Kern County Assessor Parcel Numbers	072-170-29 and 30
Legal Description	A portion of the West ½ of the Northwest ¼ of Section 30 T.27S R.25E
Zoning	The north 21.15 acres is located within the City of Wasco and zoned C-H, Highway Commercial The south 37.27 acres is zoned, "A – Exclusive Agriculture", in the County of Kern
Plantings	The property consists of open land that is currently not being farmed but was previously planted to almonds.
Soils	McFarland Loam, Class I Wasco Sandy Loam, Class II
Water	The property is located within the Shafter – Wasco Irrigation District and receives water through a district turnout (4.8-2). There is also a deep well on site equipped with a 60 horsepower electric motor. A reservoir, booster pump, and filter station are located in a central portion of the property.
Improvements	A metal shop building is located on the property. A billboard is located along Highway 43 providing additional income.
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 .
Comments	Located on a signalized intersection, this offering represents a unique opportunity to acquire a high quality piece of farmland with commercial zoning in place for potential future development.

ASKING PRICE

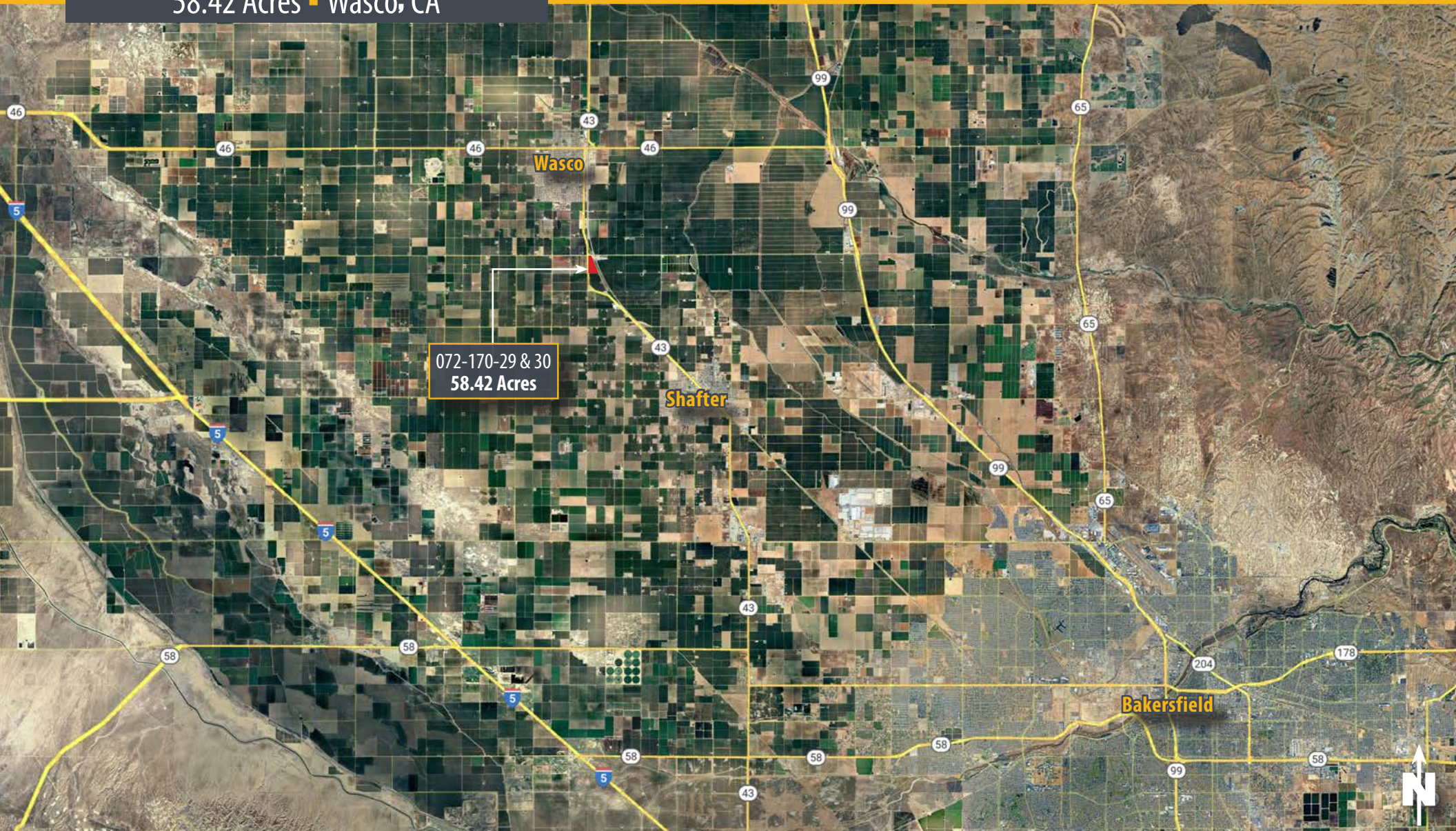
\$1,600,000
(\$27,387/Acre)

Farmland With Development Potential

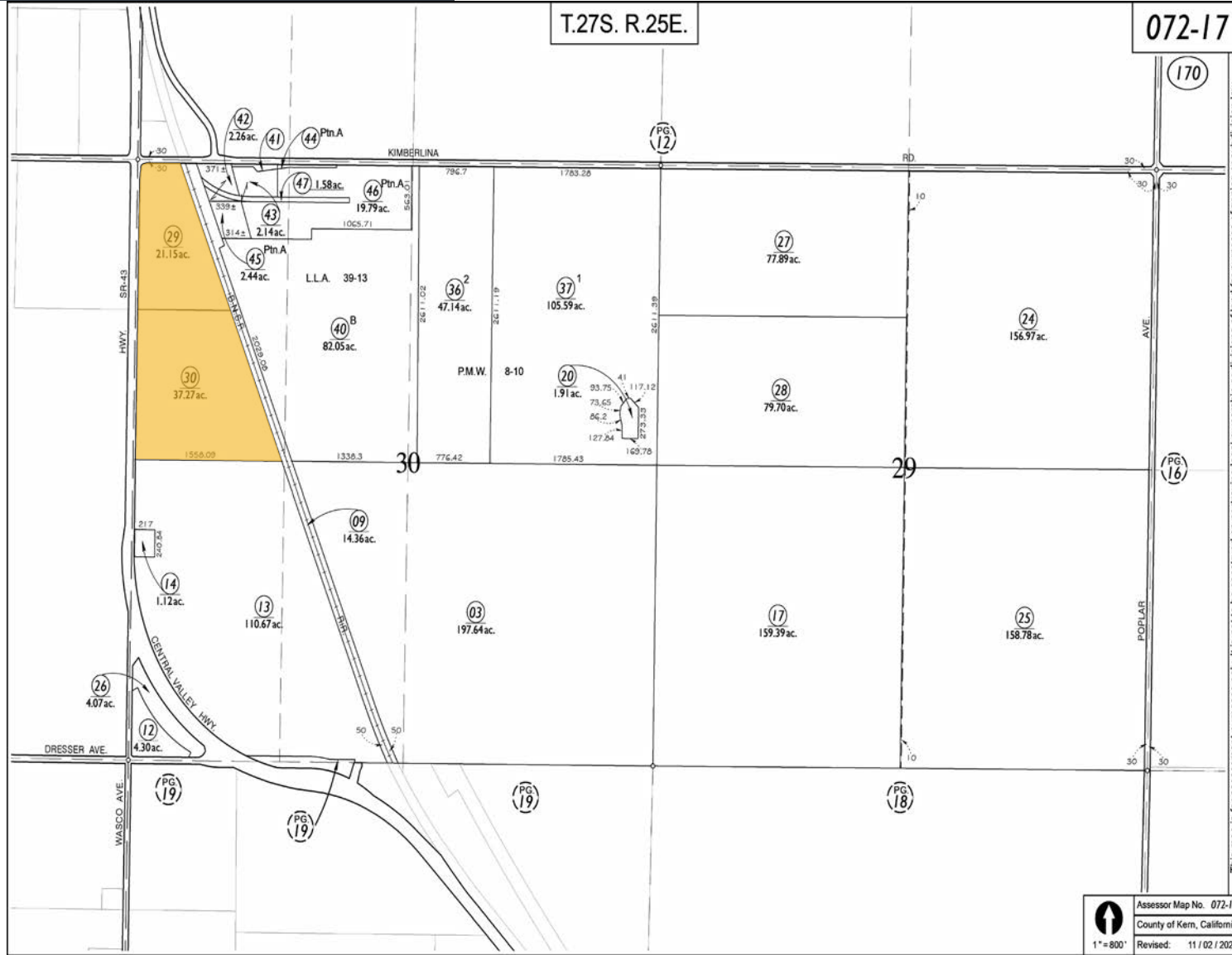
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Property Location

58.42 Acres ■ Wasco, CA

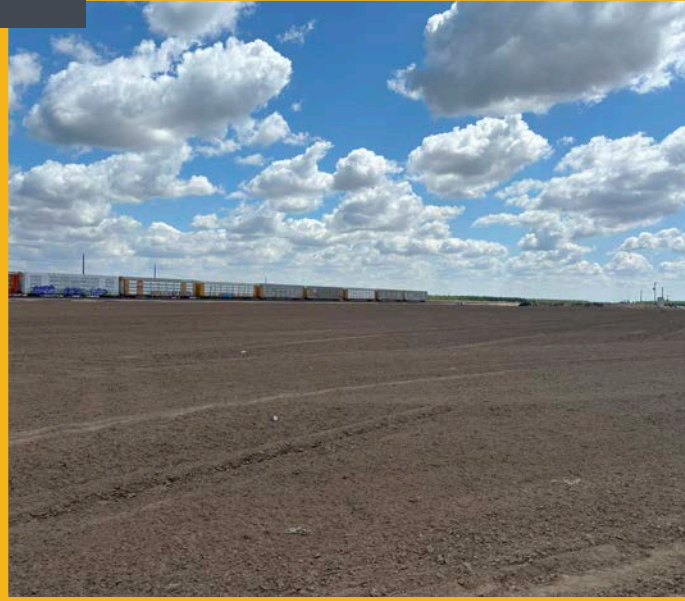
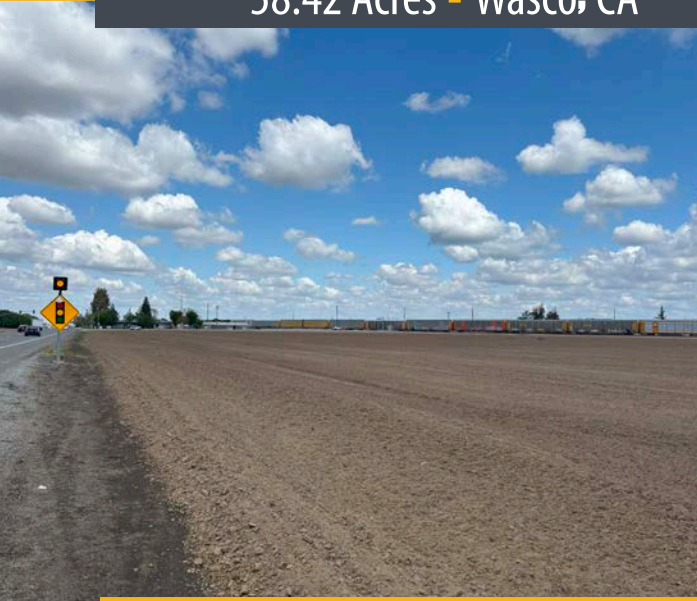


**Farmland With
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Assessor's Parcel Map
58.42 Acres ■ Wasco, CA**



072-170-29
072-170-30

**Farmland With
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Property Photos
58.42 Acres ▪ Wasco, CA



Farmland With Development Potential Available For Sale

Ranch Aerial

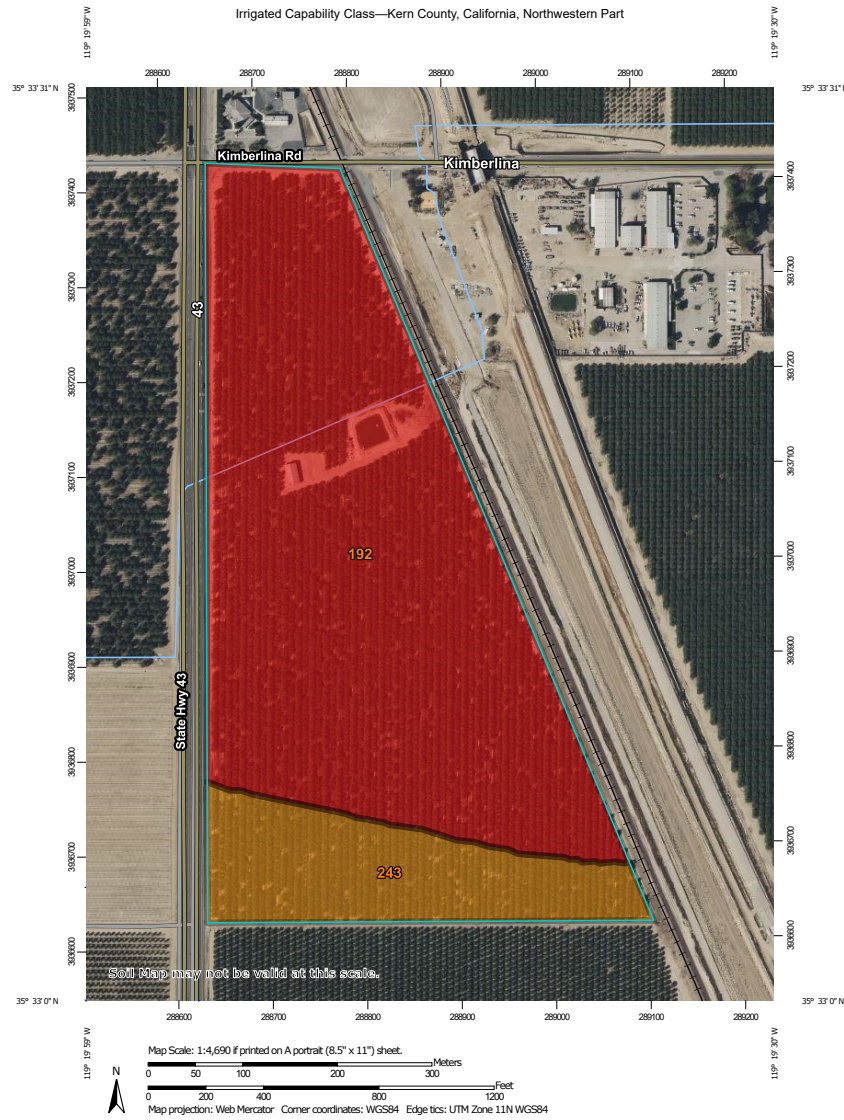
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Soils Map

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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/2/2025
Page 1 of 5

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Location Map

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