



**SCHUIL**  
AG REAL ESTATE



## **+/-19.38 Acres – Open Land – Shafter, CA**

W Los Angeles Ave & Spectrum St, California 93263,  
USA • 19.38 Acres

CaIBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • [www.schuil.com](http://www.schuil.com)

## LOCATION:

Property is located southeast of the W Los Angeles Avenue and Spectrum Street intersection – adjacent to Shafter city limits.

## SIZE:

+/-19.38 Assessed Acres

## PLANTINGS:

Property is open ground.

## WATER:

Property is located in Shafter-Wasco Irrigation District and part of Kern Groundwater Authority GSA. There is one (1) inoperable well on the property.

## LEGAL:

Kern County APN: 026-220-36

## SOIL:

+/-100% Grade 1 – Excellent – Wasco sandy loam.

GROUNDWATER  
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at [www.sgma.water.ca.gov/portal/](http://www.sgma.water.ca.gov/portal/).

## REMARKS:

Property is located adjacent to Shafter city limits and would be a great opportunity for a subdivision. There are utilities on the neighboring property.

## PRICE:

**\$872,100 (+/- \$45,000 per acre)**

## CONTACT:

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