

BELL ROAD FARMLAND

Kern County, CA

158.18 Acres
AVAILABLE
FOR SALE



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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.

Bell Road Farmland

Available For Sale

Property Profile

158.18 Acres ▪ Kern County, CA

Location	The property is located along the west line of Bell Road, ½ mile south of Peterson Road in northwest Kern County.
Gross Acres	158.18 Gross Acres
Kern County Assessor Parcel Numbers	059-050-12
Legal Description	The southeast ¼ of Section 4 T.26S R.23E
Zoning	"A" Exclusive Agriculture. The property is enrolled in the Williamson Act.
Plantings	The property is currently fallow but has historically been farmed to alfalfa.
Soils	Garces Silt Loam, Class III Nahrub, drained-Lethent complex, Class III
Water	The property is located within the Semitropic Water Storage District and has a turnout to receive non-contract water when available. A deep well is located along the southern end of the property equipped with a 150 hp electric motor. Water is distributed throughout the property utilizing underground mainline.
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 .

ASKING PRICE

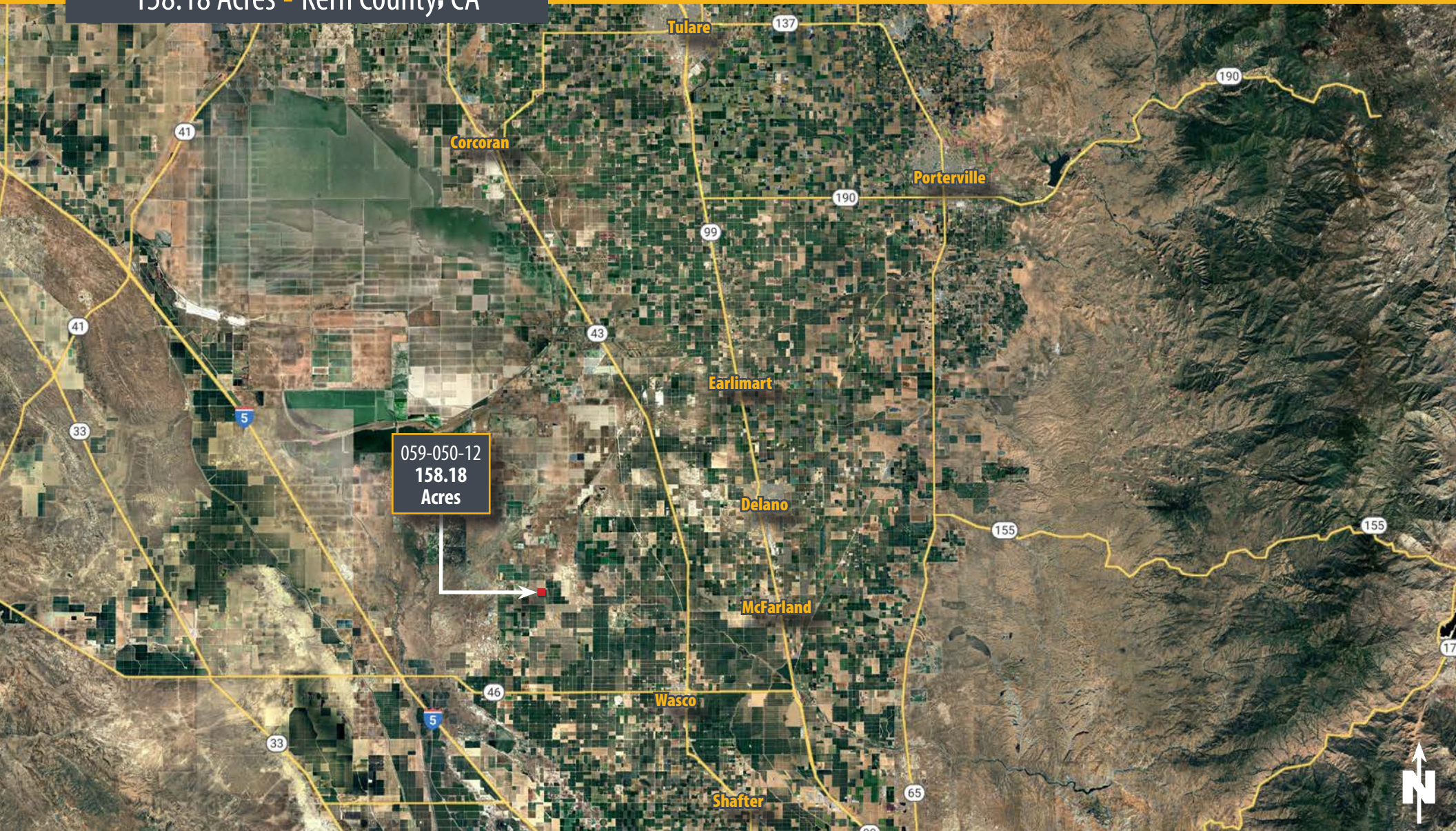
\$1,028,170
(\$6,500/Acre). All cash to the Seller.

Bell Road Farmland

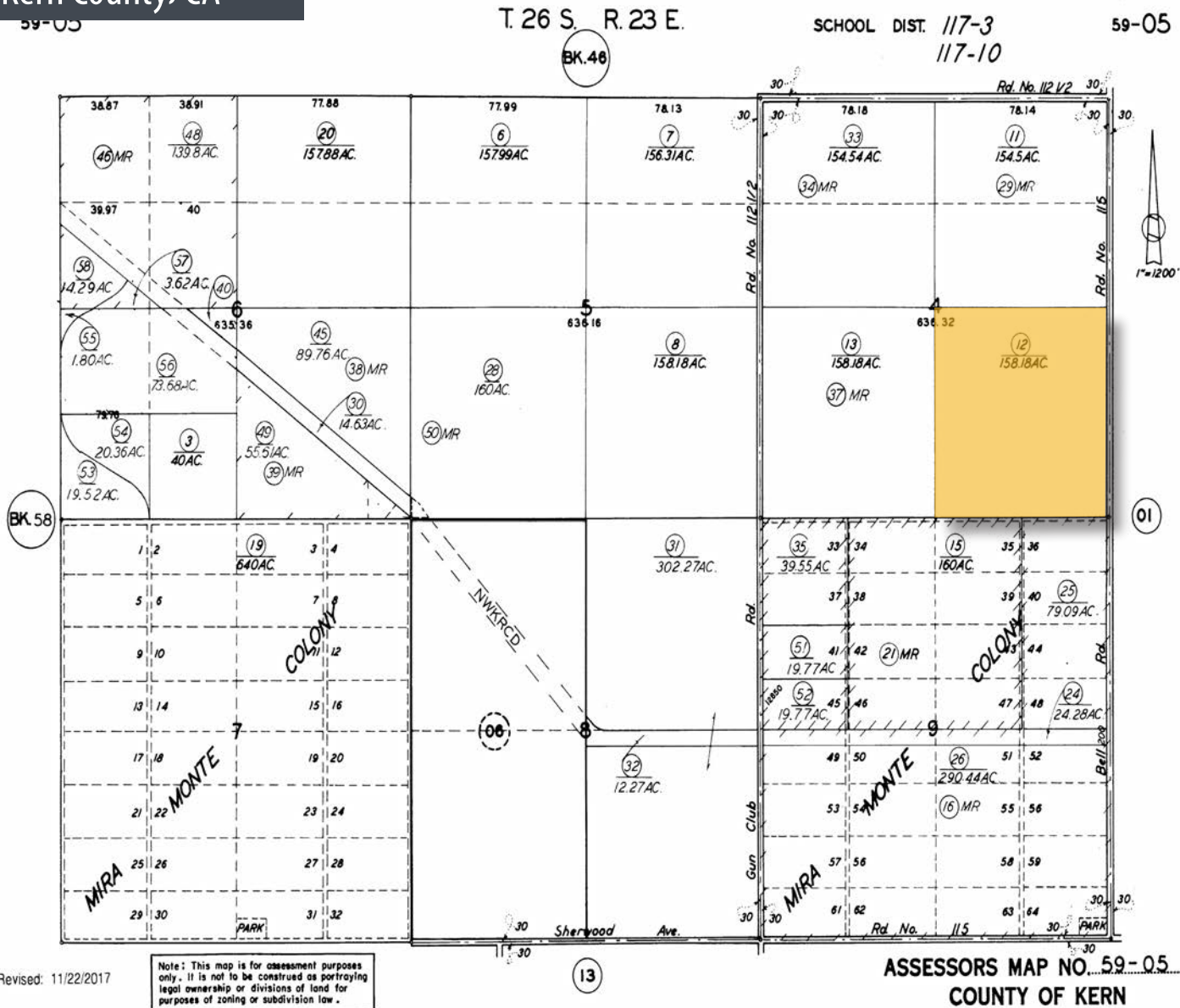
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Property Location & Assessor's
Parcel Number

158.18 Acres ■ Kern County, CA



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059-050-12

Revised: 11/22/2017

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 59-05
COUNTY OF KERN

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Property Photos

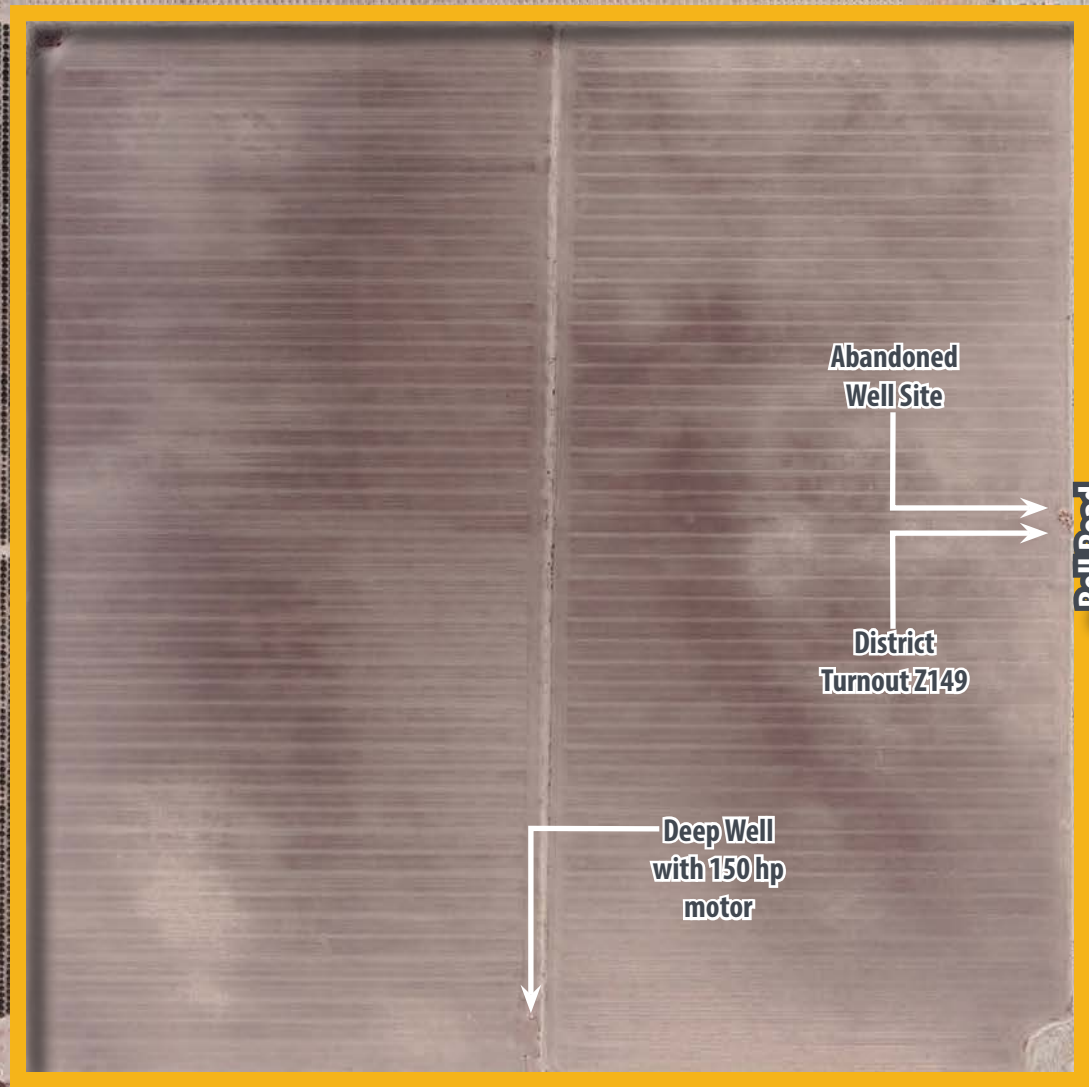
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Ranch Aerial

158.18 Acres ▪ Kern County, CA



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Soils Map

158.18 Acres ■ Kern County, CA

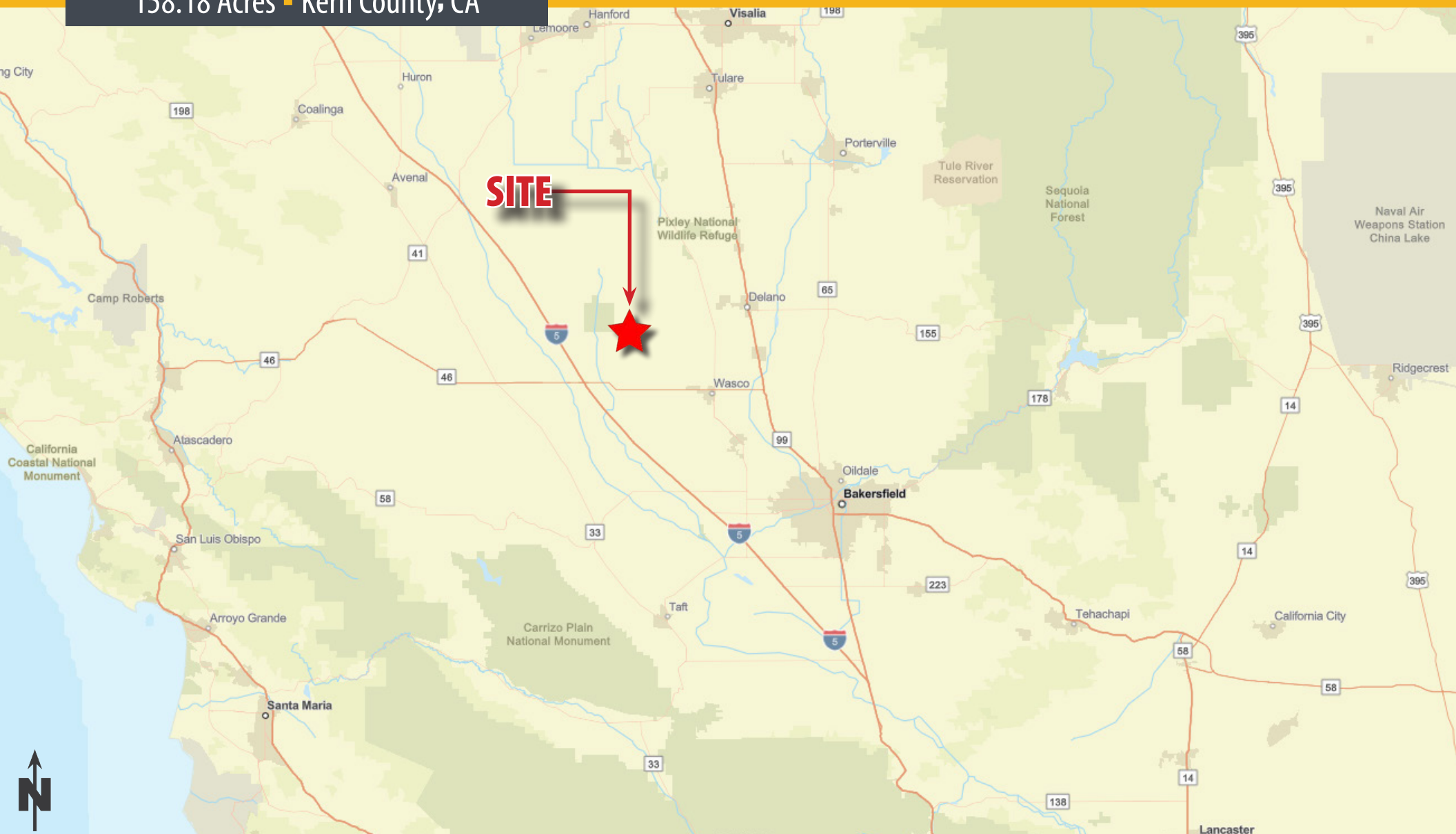


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