

KERN CO. OPEN GROUND

Kern County, California

478.59± Acres

\$2,875,000
(\$6,007/Acre)

PRICE REDUCED

- Irrigation Wells + Reservoir
- Semi-Tropic WSD Non Contract Water
- Open Land to Plant or Fallow for SGMA Mitigation



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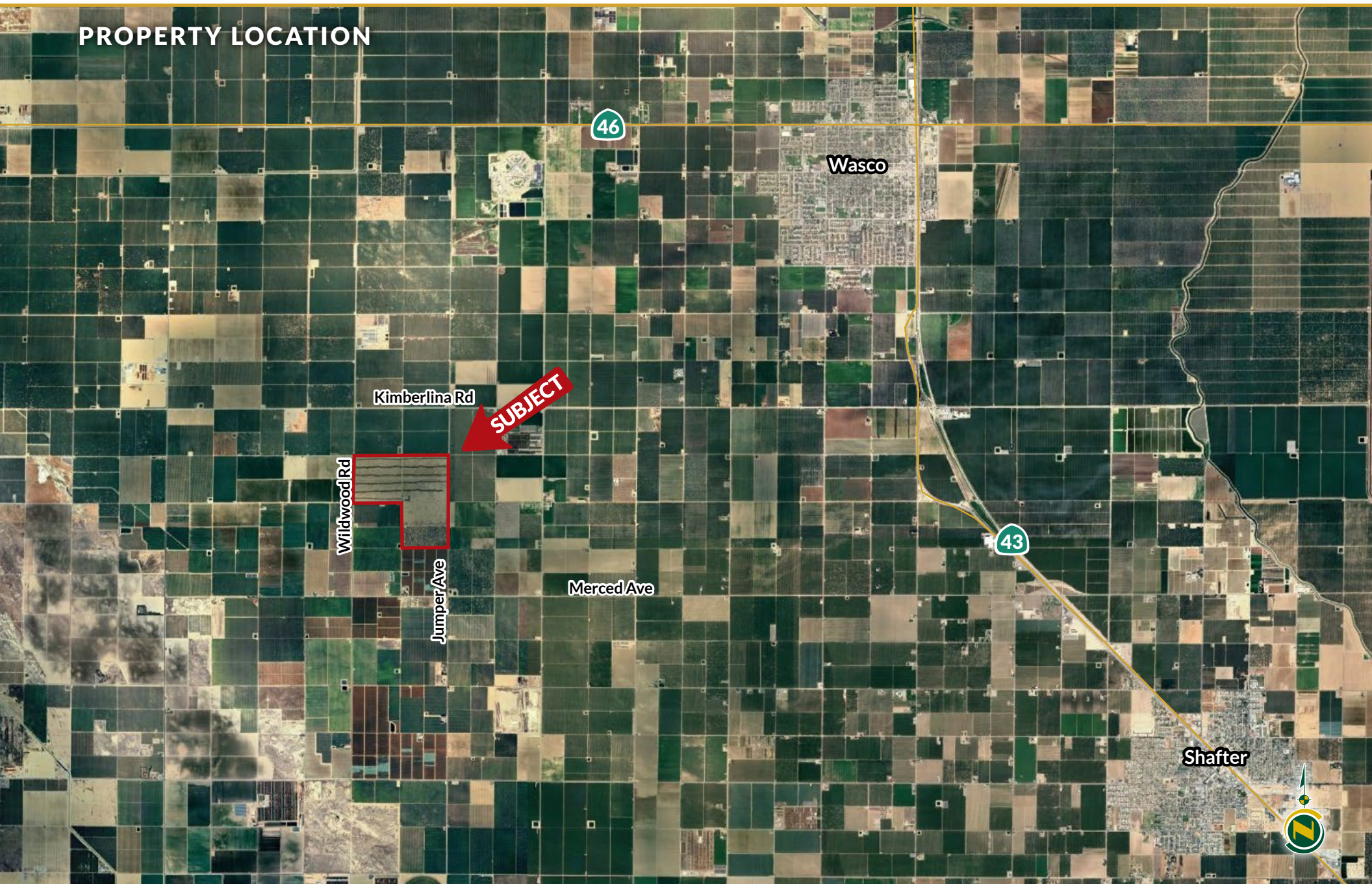


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478.59± Acres
Kern County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

478.59± acres of open ground in the Wasco area suitable for a variety of permanent crops. The subject property was previously farmed to almonds and has access to non-contract water from Semitropic WSD and features 3 wells and a 2 acre reservoir.

LOCATION

The subject property is located ½ mile south of Kimberlina Road on the east side of Wildwood Road, approximately 7 ½ miles southwest of the city of Wasco in Kern County, CA.

LEGAL

Kern County APN's: 071-150-20 & 071-150-21 . Located in portions of Sections 30 and 31, T27S, R24E, M.D.B.&M.

ZONING

Both Parcels are zoned A (Exclusive Agriculture) and are enrolled in the Williamson Act.

LAND USE

Open land suitable for a variety of permanent crops. The property was previously planted to almonds which were recently removed.

WATER/IRRIGATION

Subject property has 3 wells for groundwater and receives surface water from Semitropic WSD's In-Lieu program. The subject property is connected to the water district's infrastructure. The groundwater is pumped into a 2± acre central reservoir.

SOILS

See included soils map for details.

PRICE/TERMS

\$2,875,000 (\$6,007/acre) cash at the close of escrow.

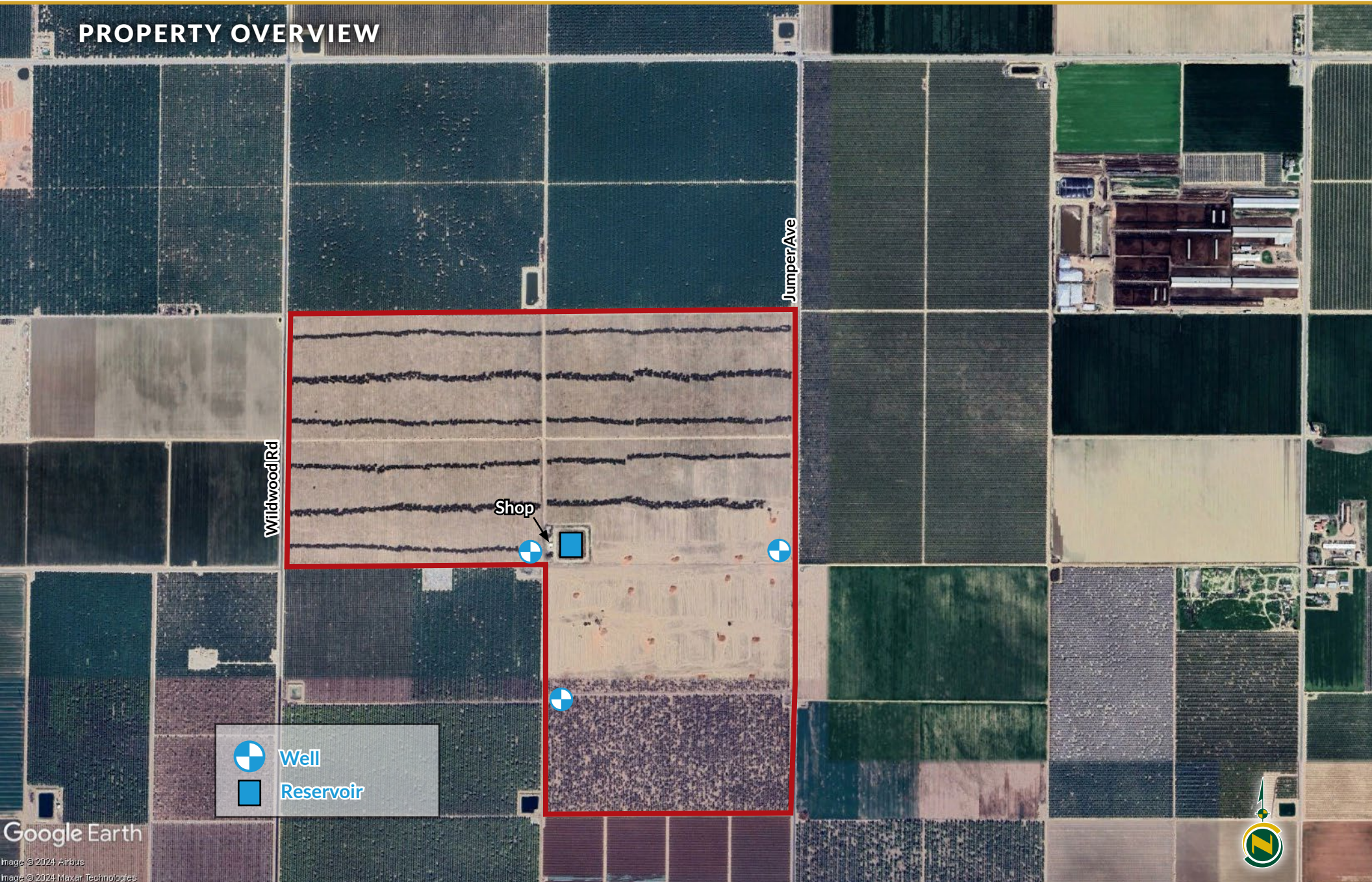


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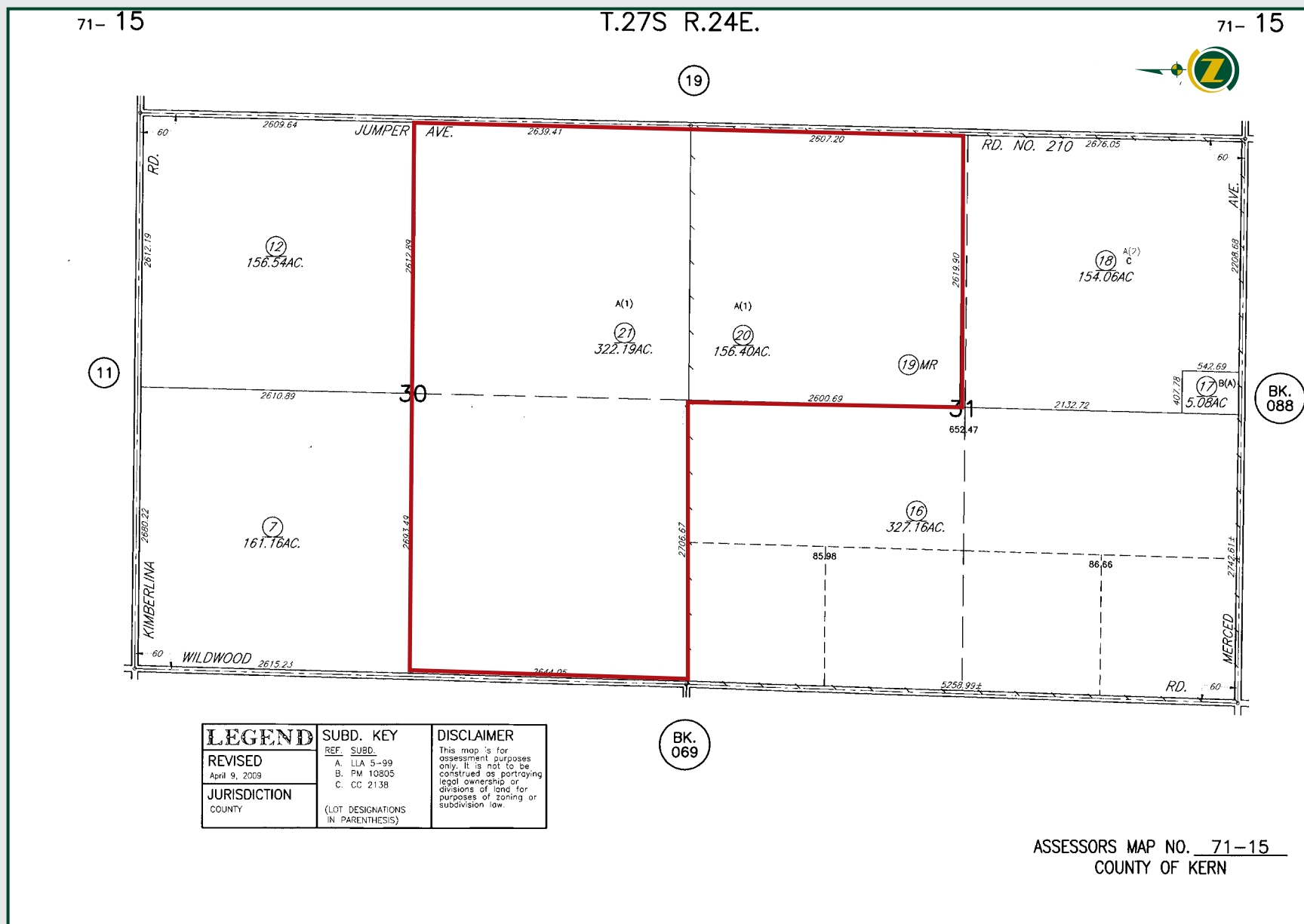
PROPERTY OVERVIEW



SOILS MAP



PARCEL MAP



PROPERTY PHOTOS



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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.