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FOR SALE

Kern County Ranch



161.40± Acres
Kern County, California

- Good soils
- Located in Berenda Mesa Water District

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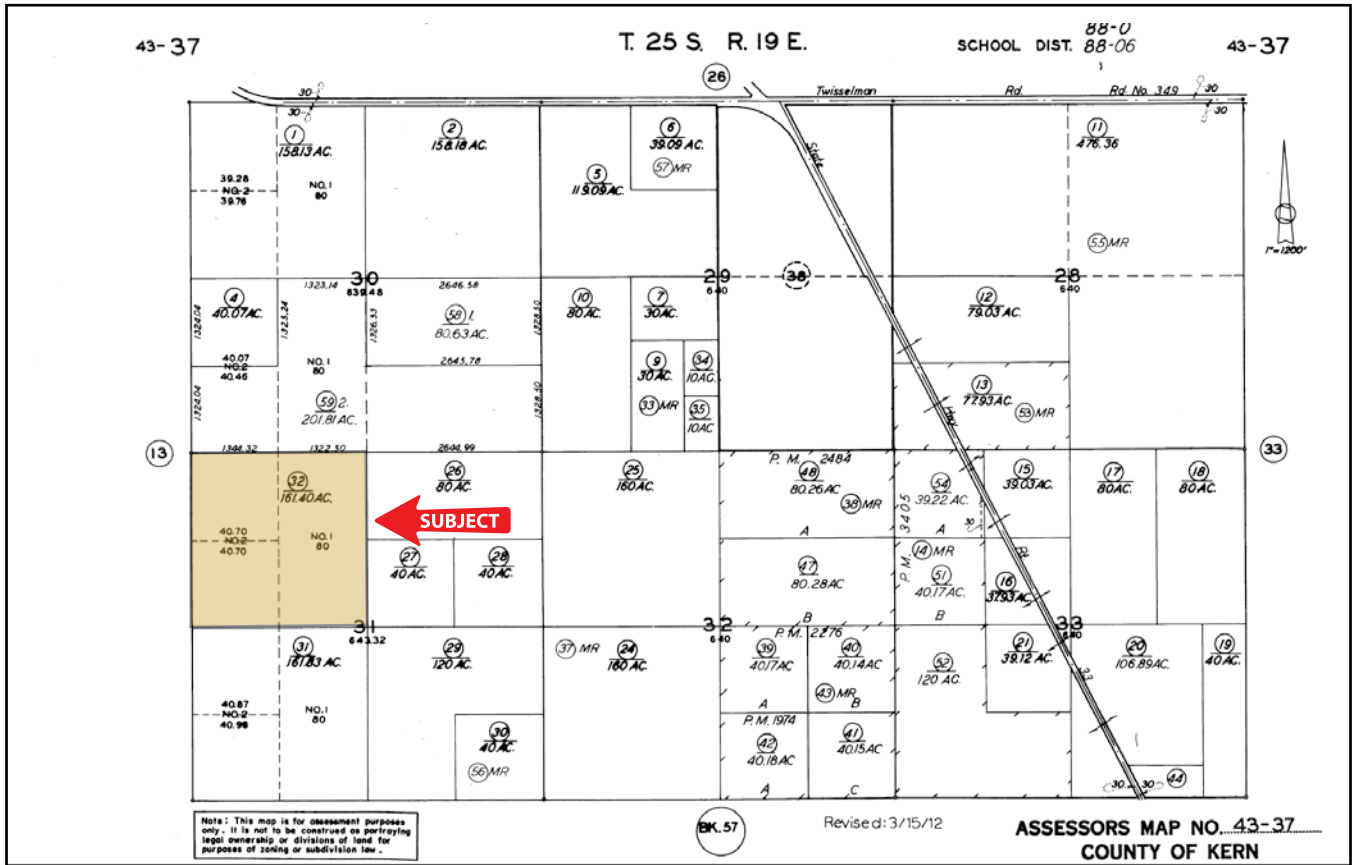
Kern County Ranch

161.40± Acres

\$488,000

LOCATION:	161.40± acres in Kern County approximately one mile directly south of the Barker/Twisselman Road Interchange.
DESCRIPTION:	Dry farm - field crops. Property was previously planted to carrots, watermelons, winter wheat and barley.
LEGAL:	Kern County APN: 043-370-32. Located in the NW 1/4 of Section 31, T25S, R19E, M.D.B.&M.
ZONING:	AL-40. Property is in the Ag Preserve (Williamson Act).
WATER:	No water developed. Located in the Berenda Mesa Water District with no allocation.
SOILS:	Milham sandy loam, 0-2% slopes, Grade 2, good.
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$488,000 All cash.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION MAP



REGIONAL MAP



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

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