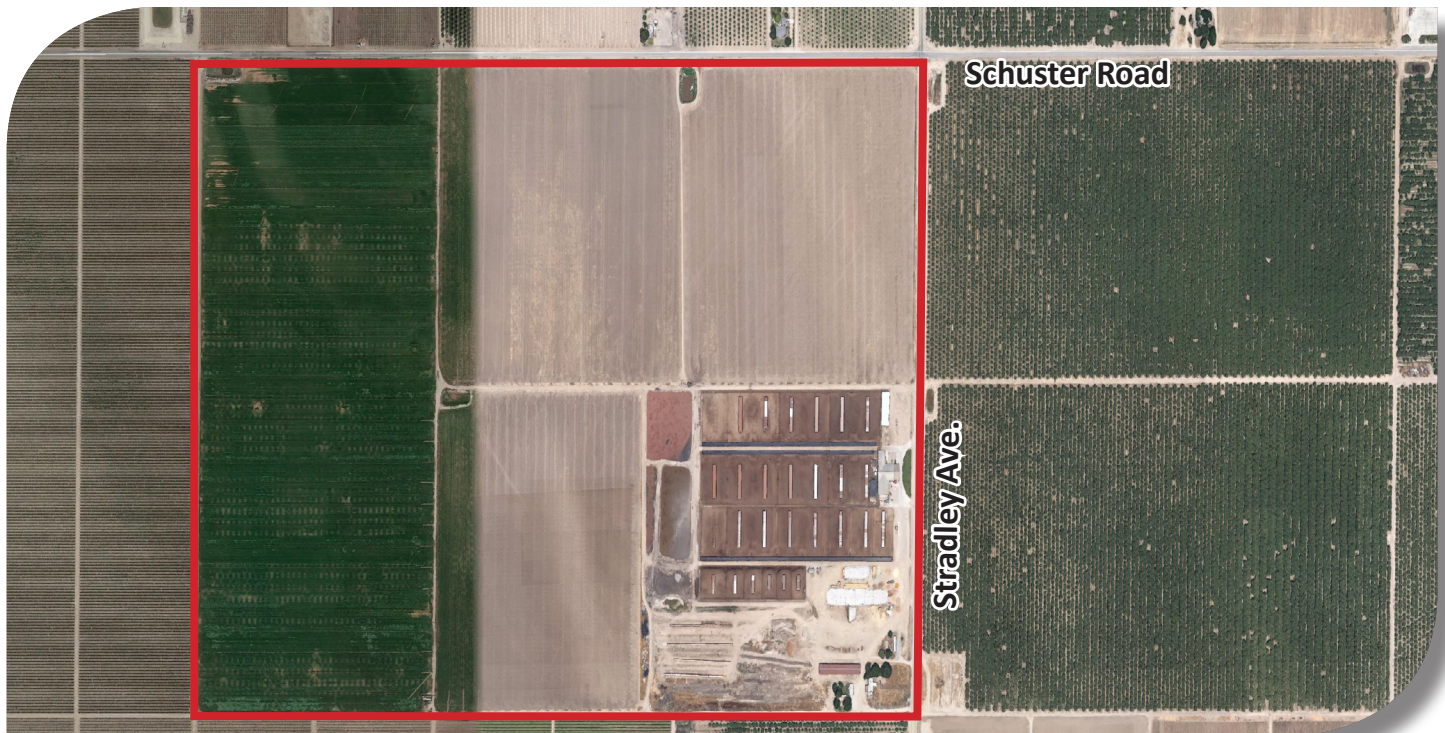




**The Ranch Co.**  
A Dairy Division of Pearson Realty

# **FOR SALE**

## ***McFarland Livestock Facility***



**235.45± Acres**  
**Kern County, California**

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# McFarland Livestock Facility

**235.45± Acres**

**\$5,500,000**

**DESCRIPTION:**

The property has previously been rented as a dairy heifer replacement facility.

**LOCATION:**

The property is located one mile southwest of Delano on the southwest corner of Schuster Road and Stradley Avenue. Address is 11699 Stradley Avenue, McFarland, CA 93250.

**LEGAL:**

Kern County, APN 521-130-013, 014. Township 25S, Range 25E, a portion of Section 27. MDB&M.

**WATER:**

The property is located within the Southern San Joaquin MUD and does receive water. Cost per AC FT is \$133.60/AF plus a \$0.25 lift charge. Assessment is \$88.65/ac. There are 3 wells that supplement the facility and irrigated land. One 125HP, one 100HP and one 25HP submersible.

**SOILS:**

Mostly Wasco sandy loam with a small portion of Panoche clay loam.

**BUILDINGS:**

The dairy facility site is approximately 44.45 acres with the balance of 191± acres utilized as irrigated farmland. The milking barn has two milking parlors, one double 15 parallel with some equipment. The second parlor has no equipment. Corrals are constructed of pipe and cable. All corrals have shades, flush lanes and feed aprons. There are approximately 1,740± self locking stanchions, the majority are 6 in 10 and the remainder 5 in 10. Also included one hay barn, one silage pit, two residences, one house and one single wide mobile home. The legal capacity for this facility is 1,380 milking and dry plus dairy replacement heifers.

**PRICE/TERMS:**

\$5,500,000 cash or terms acceptable to Seller.

**NOTES:**

Air Control and Water Quality documents are on file with agents.

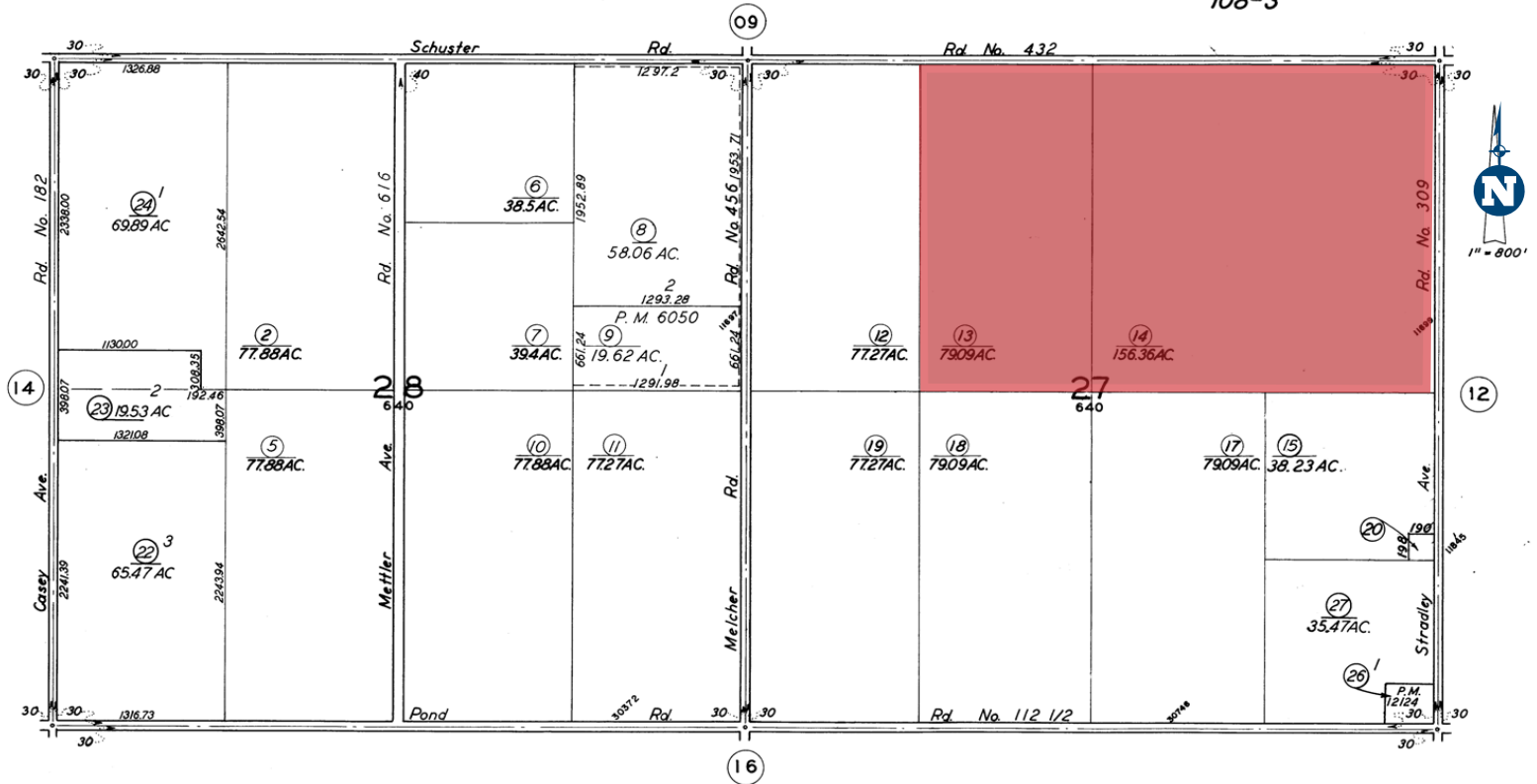
# ASSESSOR'S PARCEL MAP

521-13

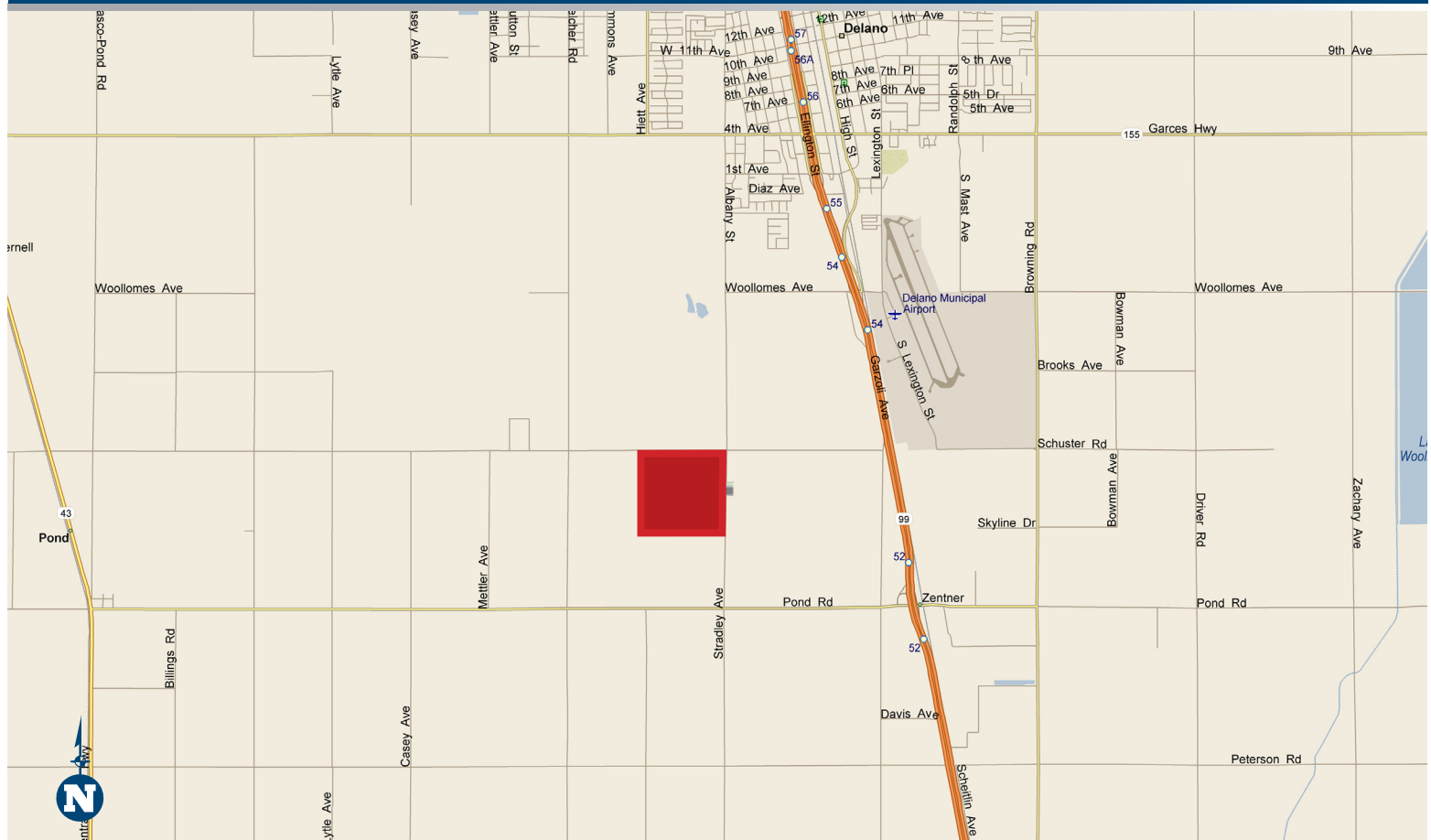
T.25S. R.25 E.

SCHOOL DIST. 97-5  
108-3

521-13



## LOCATION MAP



## REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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