

KERN COUNTY LAND VALLEY WEST ROAD OFFERING

\$360,000
(\$2,250/Acre)



23.45± Acres
Kern County, California

- Previously Planted to Cotton
- Mostly Grade 1 and 2 Soils
- Good Frontage on Valley West Road

Exclusively Presented by:
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KERN COUNTY LAND VALLEY WEST ROAD OFFERING

160.00± Acres
Kern County, CA



PROPERTY INFORMATION

DESCRIPTION

The 160± acres are conveniently located on paved Valley West Road 19± miles southwest of Bakersfield. The owner reports the land was historically farmed to cotton. The site is traversed by Buena Vista Creek in the southwest corner. Surrounding land uses include but are not limited to; agricultural (pistachios, grazing, dry farming, and bee keeping), rural home sites and life style, oil and gas, recreation, mitigation, and open space.

LOCATION

The offering is on the north side of Valley West Road approximately ½ ± mile west of intersection of Valley West Road and Highway 119. Approximately 19± miles southwest of Bakersfield near Valley Acres and 6± miles northeast of Taft.

LEGAL

Kern County, California. APN: 298-170-07
Portion of SE ¼ of Section 20, Township 31S, Range 24E, MDB&M.

ZONING

According to the Kern County website the land is zoned A-1 (Limited Agricultural) and A-FPS (Exclusive Agricultural, Flood Plain Secondary Combining), and is not enrolled in the Williamson Act

WATER

One abandoned well.

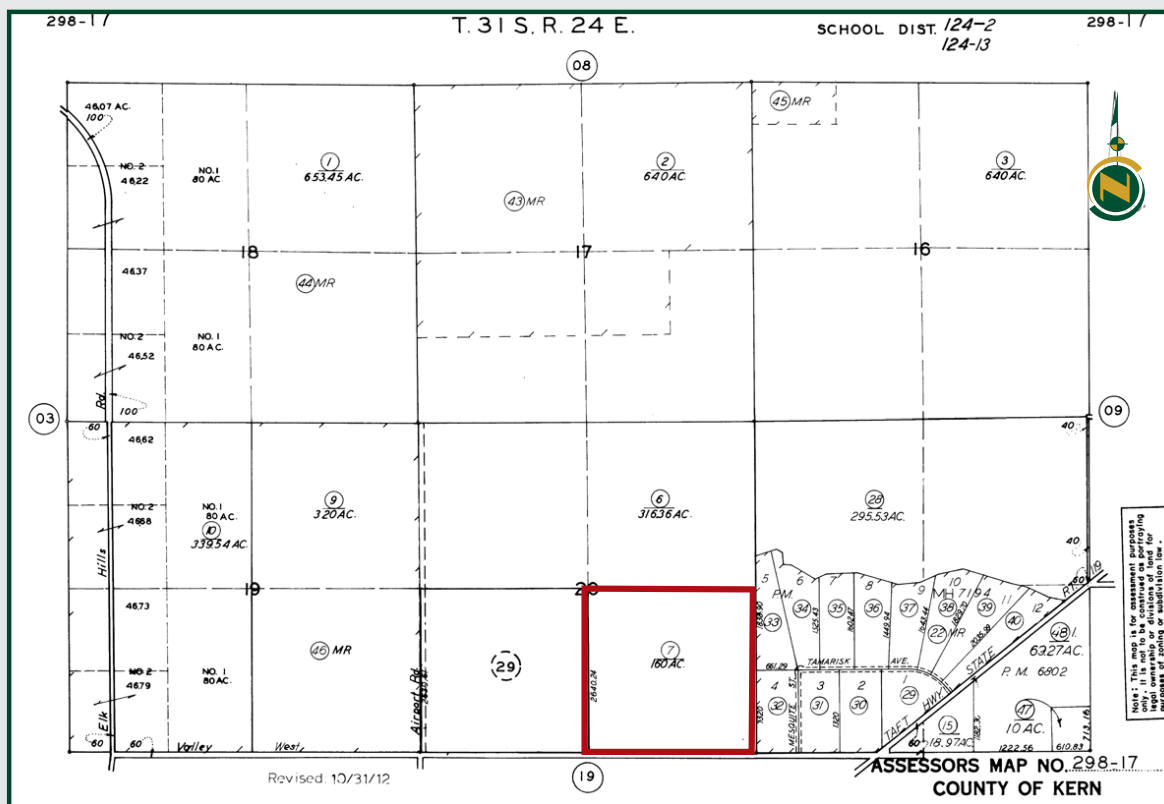
SOILS

- 77.4± % (151) Excelsior fine sandy loam, saline-sodic, 0 to 1% slopes, Grade 1-Excellent
- 19.8± % (153) Tupman gravelly sandy loam, 0 to 2% slopes, Grade 2-Good
- 2.8± % (290) Riverwash, not rated

PRICE/TERMS

\$360,000 or \$2,250± /acre. Seller to retain any remaining mineral, oil and gas rights.

PARCEL MAP

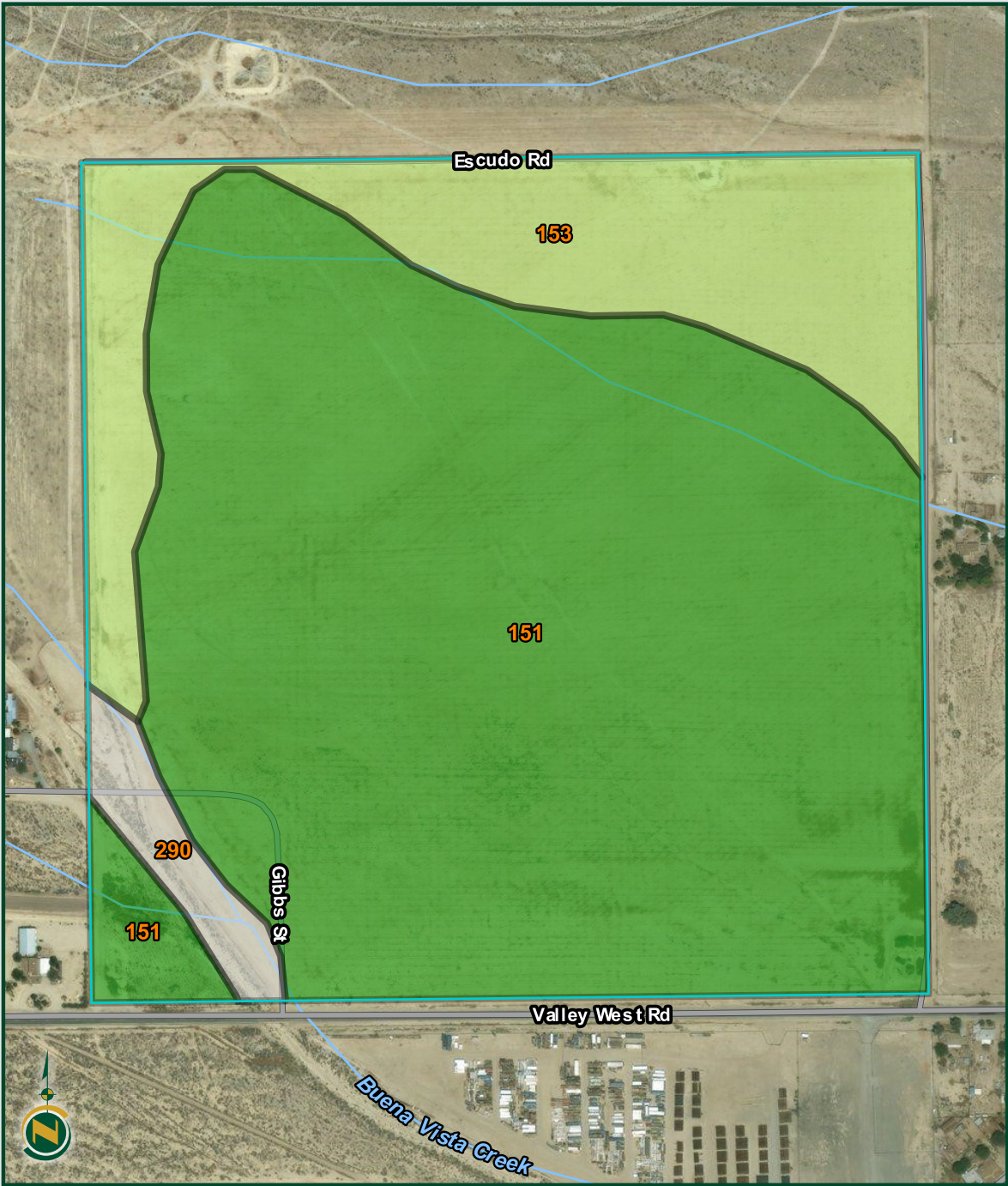


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SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent of AOI
151	Excelsior fine sandy loam, saline-sodic, 0 to 1 percent slopes	Grade 1 - Excellent	77.4%
153	Tupman gravelly sandy loam, 0 to 2 percent slopes	Grade 2 - Good	19.8%
290	Riverwash	Not Applicable for Storie Index	2.8%
Totals for Area of Interest			100.0%

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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

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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