

LOST HILLS OPEN LAND

Kern County, California

80.00± Acres

\$161,400
(\$2,018/Acre)



- Close Access to the 1-5 Freeway
- Great Soil Profile



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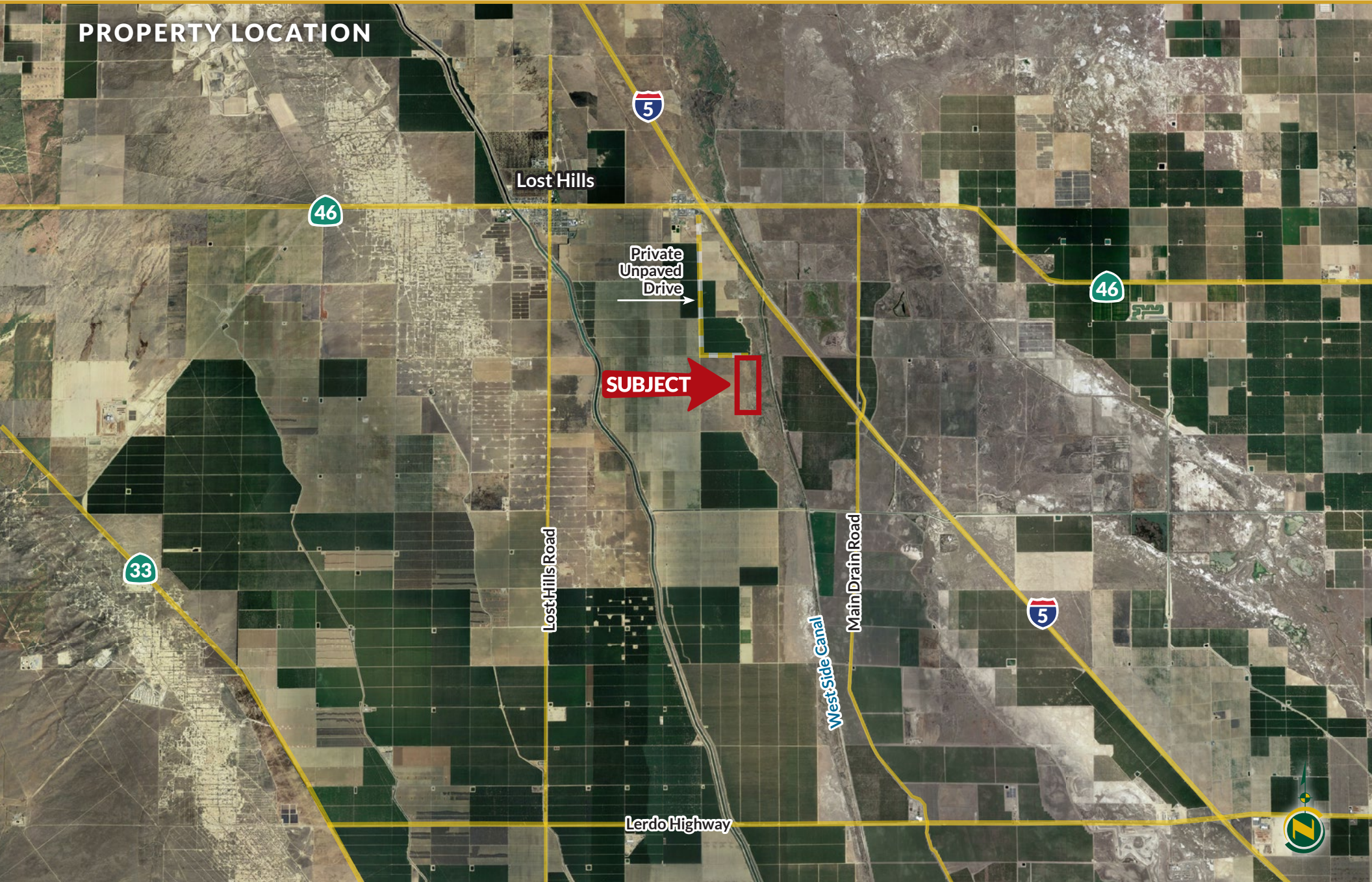


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

80± acres open land in Lost Hills, CA. in Kern County.

LOCATION

Property is located 1± mile south of Highway 46 on the west side of Interstate 5. The land is accessed via an unimproved private drive.

LEGAL

Kern County APN# 069-210-01-00-5.
Section 18, Township 27, Range 22, Quarter.

ZONING

Zoned A (Exclusive Agriculture).

WATER

There are no wells on the property and the property is not in a water district. The property is located in Kern Groundwater Authority GSA.

SOILS

- 174 - Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17, Grade 1 excellent.
- 175 - Kimberlina sandy loam, 2 to 5 percent slopes, Grade 1 excellent.
- 189 - Lokern clay, saline-alkali, partially drained, Grade 4 poor.

PRICE/TERMS

The asking price \$161,400.

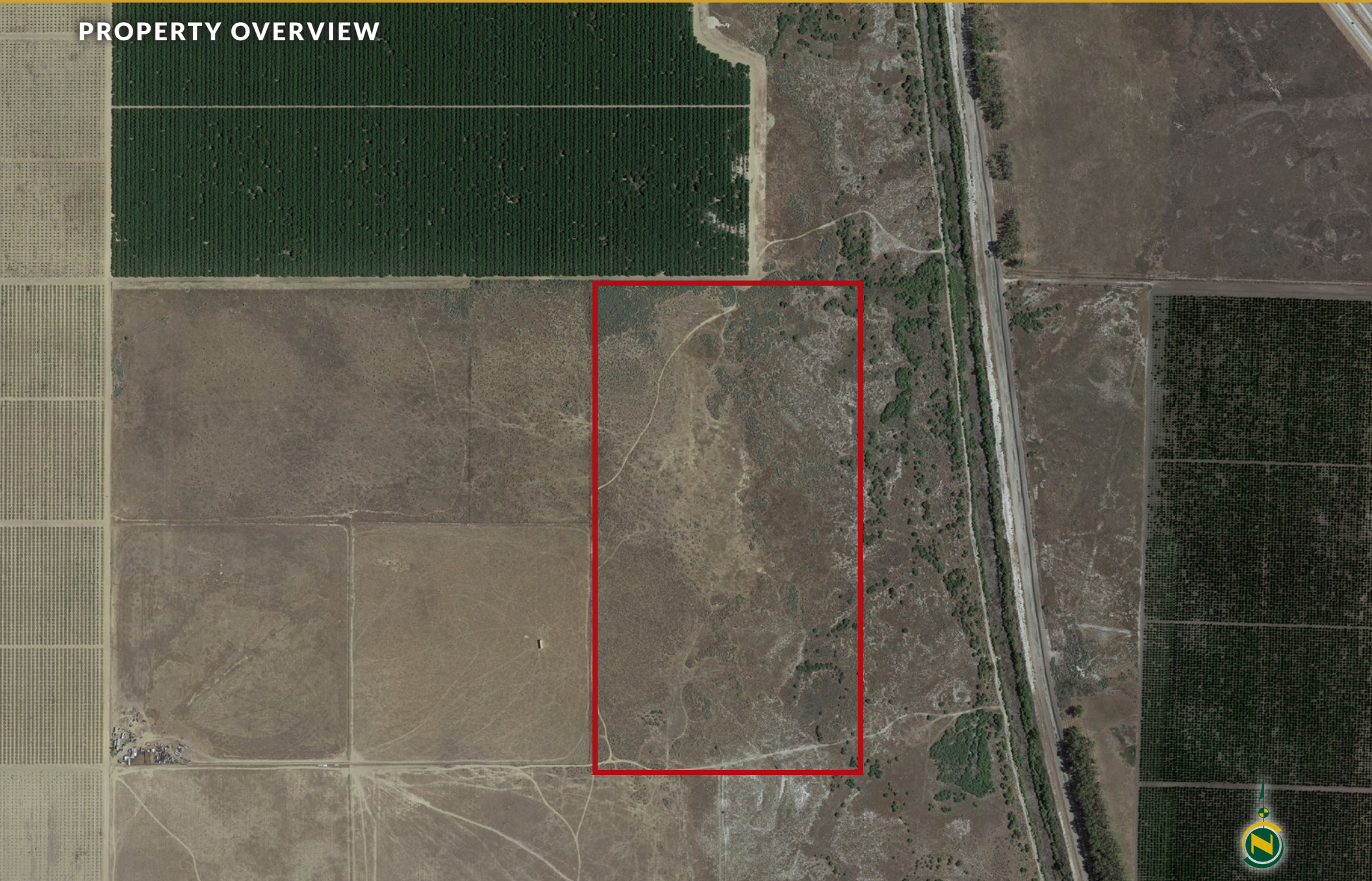


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PROPERTY OVERVIEW

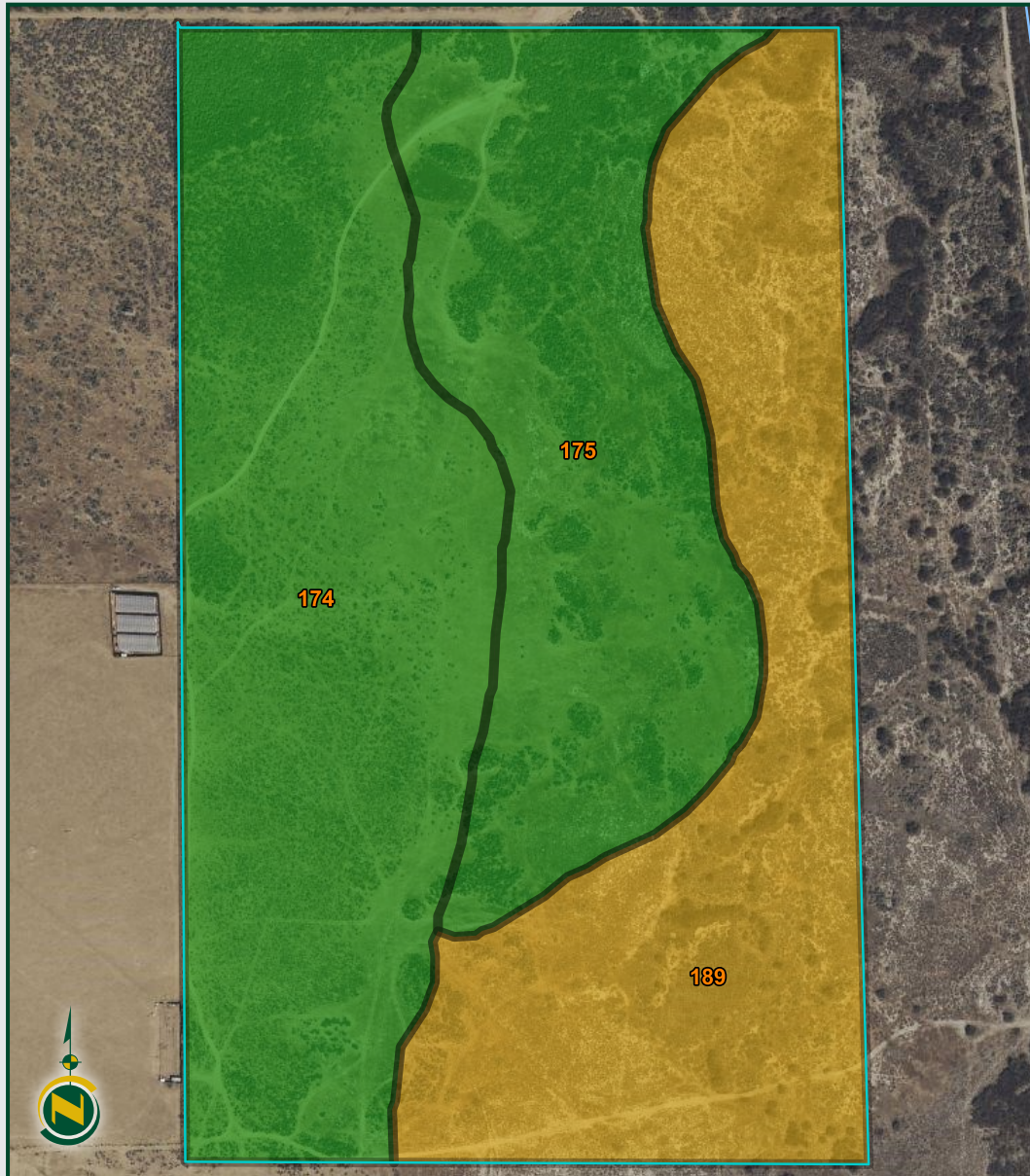


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SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	39.0%
175	Kimberlina sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	28.2%
189	Lokern clay, saline-alkali, partially drained	Grade 4 - Poor	32.8%
Total			100.0%

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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.**