

McFarland Land

\$575,000
(\$25,000±/Acre)



23.00± Acres
Kern County, California

- Farming Permanent/Row Crops
- Water Banking
- Equipment Yard
- Solar
- Mitigation
- Horse Ranch

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4900 California Ave., #210B
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CA DRE #00020875

PROPERTY INFORMATION

LOCATION

The property is best accessed from Driver Road and Phillips Road. Approximately 3± miles south of McFarland, 132± miles north of Los Angeles and 256± miles south of Sacramento.

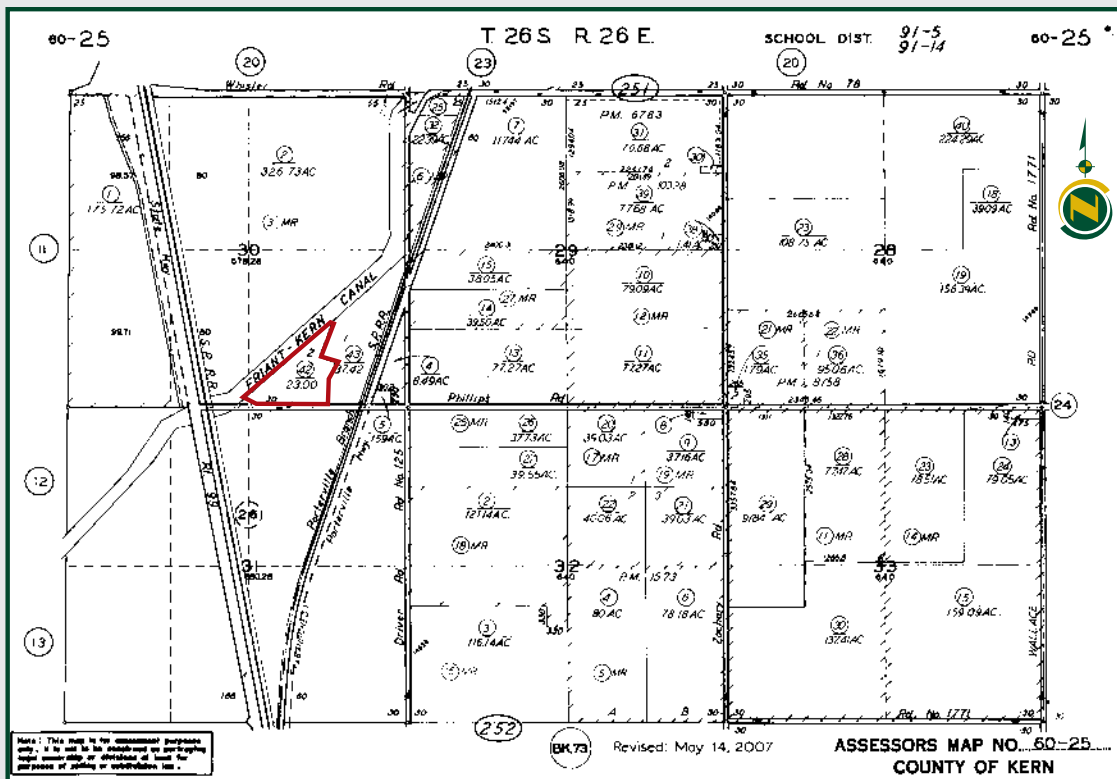
DESCRIPTION

This 23± acre opportunity is located in McFarland, CA. This property's most recent use was as a horse ranch. There is a 100x40± foot office building with an attached 40x31± foot overhang. On the north portion of the property there is a 88x40± foot horse barn with an attached 40x13± foot overhang. Adjacent to the horse barn there is a 40x20± foot concrete pad with trailer hook ups. The property is situated with nicely appointed corrals with 9 permanent metal shade structures for animals. Other land uses include but are not limited to; farming to permanent or row crops, water banking, solar, mitigation, horse ranch, or an equipment yard.

SOILS (California Revised Storie Index CA)

100% (243), Wasco sandy loam, Grade 1 – Excellent

APN MAP



WATER

The land is located in North Kern Water Storage District with class 2 water rights, but the property does not have a turnout. In 2024 North Kern WSD collected \$157/acre of assessments. This property has a submersible agriculture water well with a storage tank and booster

LEGAL

The southwest ¼ of the southeast ¼ of Section 30, Township 26S, Range 26E, MDB&M. Kern County, APN: 060-251-42

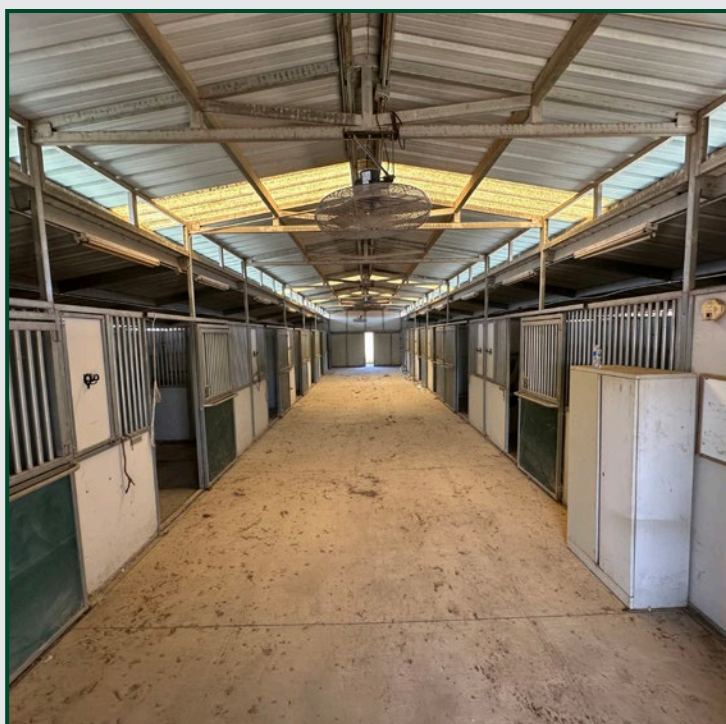
ZONING

According to the Kern County website the land is zoned A (Exclusive Agricultural) and is not enrolled in the Williamson Act

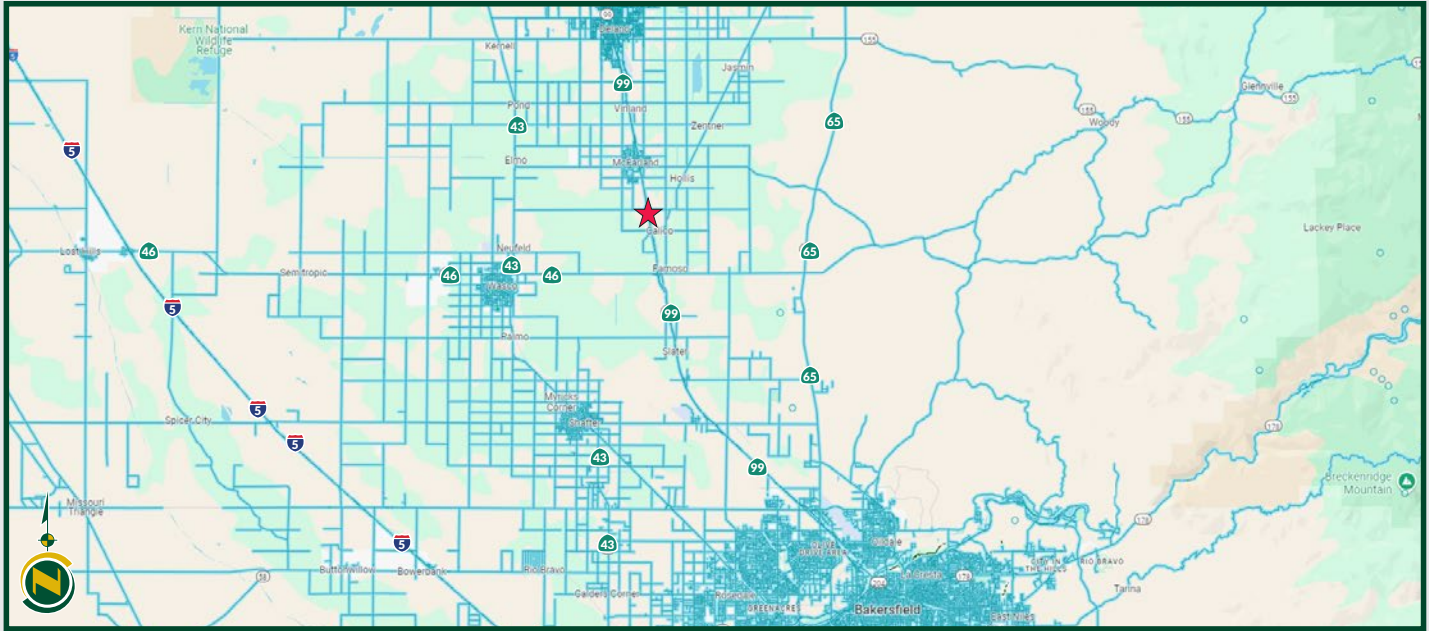
PRICE/TERMS

\$575,000 (25,000±/acre) cash at close of escrow.

SOIL/PROPERTY MAP



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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