

# BUTTONWILLOW OPEN LAND

**\$470,000**  
(\$3,000±/Acre)



**156.00± Acres**  
**Kern County, California**

- Dry Land Farming
- Bee Keeping
- Mitigation
- Recreational Use
- Oil and Gas
- Solar

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Since 1919*



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CA DRE #00020875

## PROPERTY INFORMATION

### LOCATION

The property is best accessed from Stockdale Highway and Wasco Way, approximately 11± miles south of Buttonwillow, 124± miles north of Los Angeles and 266± miles South of Sacramento.

### DESCRIPTION

This 156± acre opportunity is located in Buttonwillow, CA. This open ground is not currently being farmed, but has in the past. The property is not located within a water district. Surrounding land uses include but are not limited to; dry land farming, bee keeping, mitigation, open space, recreation, oil and gas, and solar.

### LEGAL

Portions of Sections 5, 6, 7 and 8, Township 30S, Range 24E, MDB&M. Kern County, APN: 159-060-03, 159-100-02, 159-110-22, 23, 24, 27, and 159-120-04, 07, 12, 13.

### ZONING

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

### WATER

The land is not located within a water district. There is a well on parcel 159-120-12 that was drilled in 2019, but is not operational. At the well site there are 6 sand media filters.

### SOILS

(Map 1)

- 3.3% (126), Granoso loamy sand, 2 to 5 percent slopes, Grade 2 - Good
- 6.6% (126), Granoso loamy sand, 0 to 2 percent slopes, Grade 2 - Good

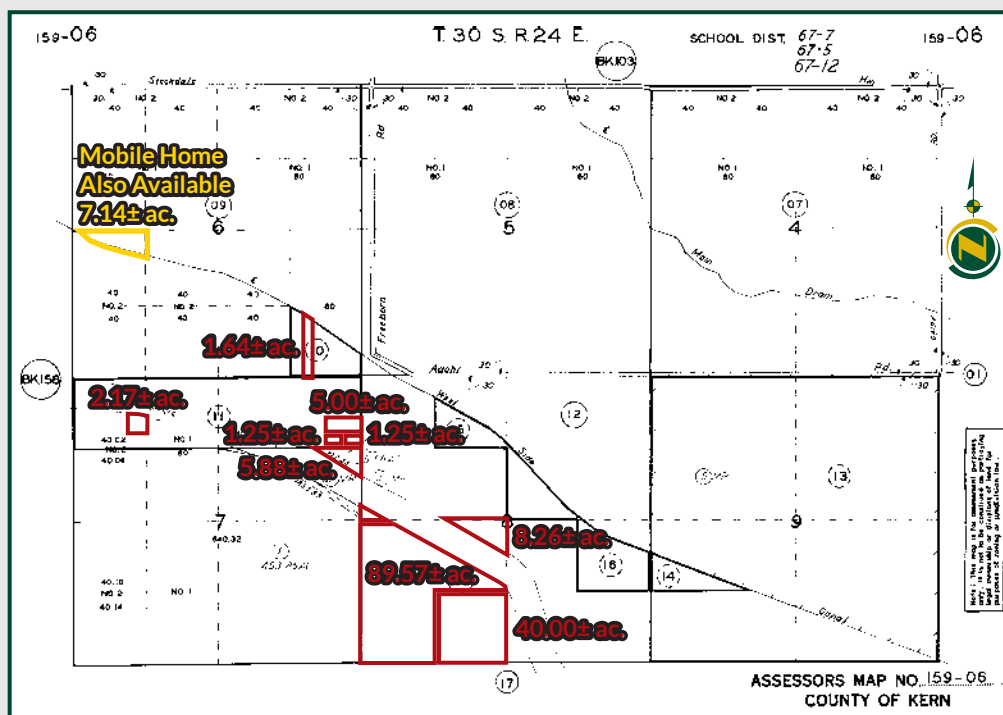
(Map 2)

- 47.8% (126), Granoso loamy sand, 2 to 5 percent slopes, Grade 2 - Good
- 31.5% (156), Garces silt loam, Grade 4 - Poor
- 10.5% (126), Granoso loamy sand, 0 to 2 percent slopes, Grade 2 - Good
- 5.5% (187), Lokern clay, drained, Grade 3 - Fair

### PRICE/TERMS

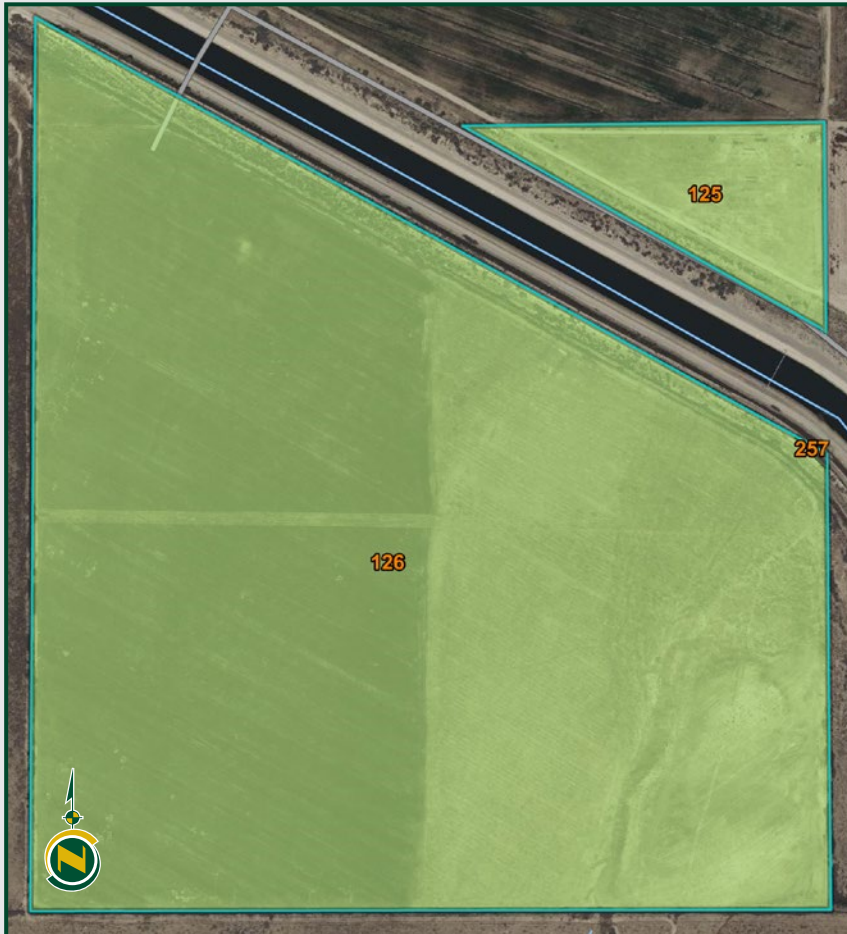
\$470,000 (3,000±/acre) cash at close of escrow.

## APN MAP





## SOIL MAPS



Map Unit Symbol	Map Unit Name	Rating	Percent AOI
125	Granoso loamy sand, 0 to 2 percent slopes	Grade 2 - Good	6.6%
126	Granoso loamy sand, 2 to 5 percent slopes	Grade 2 - Good	93.3%
257	Water	Not Rated	0.1%
<b>Totals for Area of Interest</b>			100.0%



Map Unit Symbol	Map Unit Name	Rating	Percent AOI
125	Granoso loamy sand, 0 to 2 percent slopes	Grade 2 - Good	47.8%
126	Granoso loamy sand, 2 to 5 percent slopes	Grade 2 - Good	10.5%
156	Garces silt loam	Grade 4 - Poor	31.5%
187	Lokern clay, drained	Grade 3 - Fair	5.5%
257	Water	Not Rated	4.7%
<b>Totals for Area of Interest</b>			100.0%



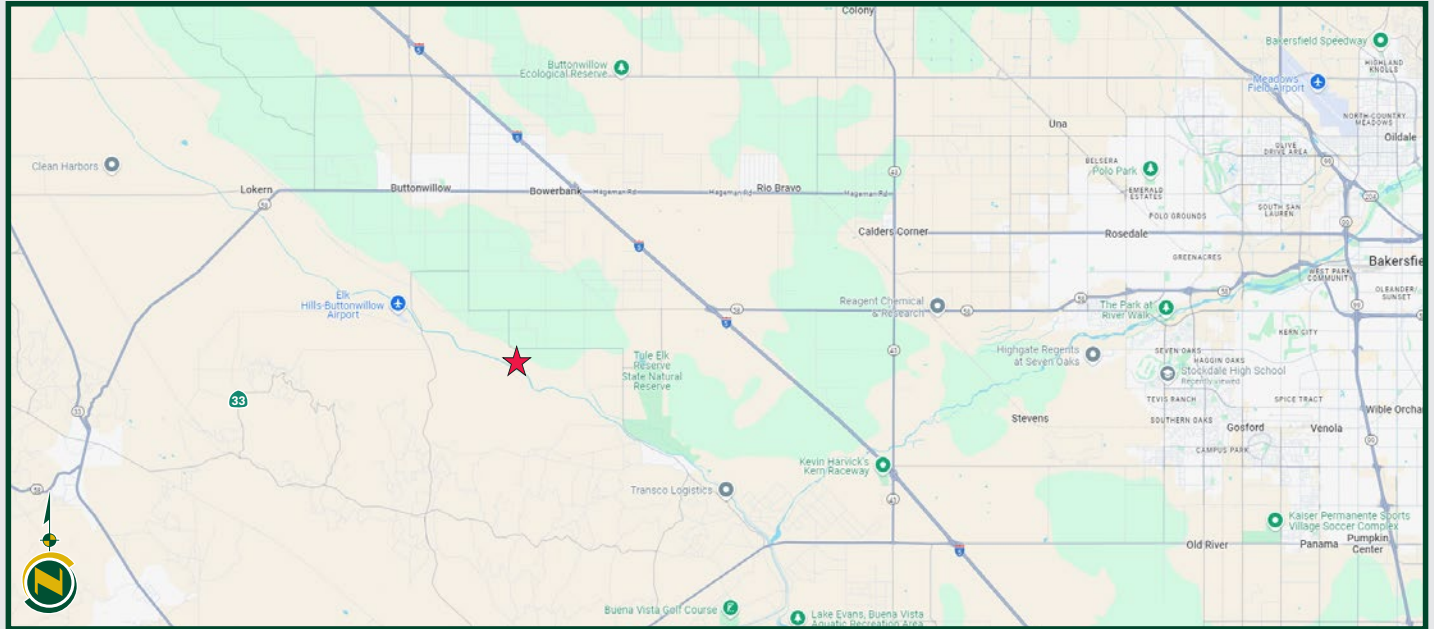


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156.00± Acres  
Kern County, CA



## 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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