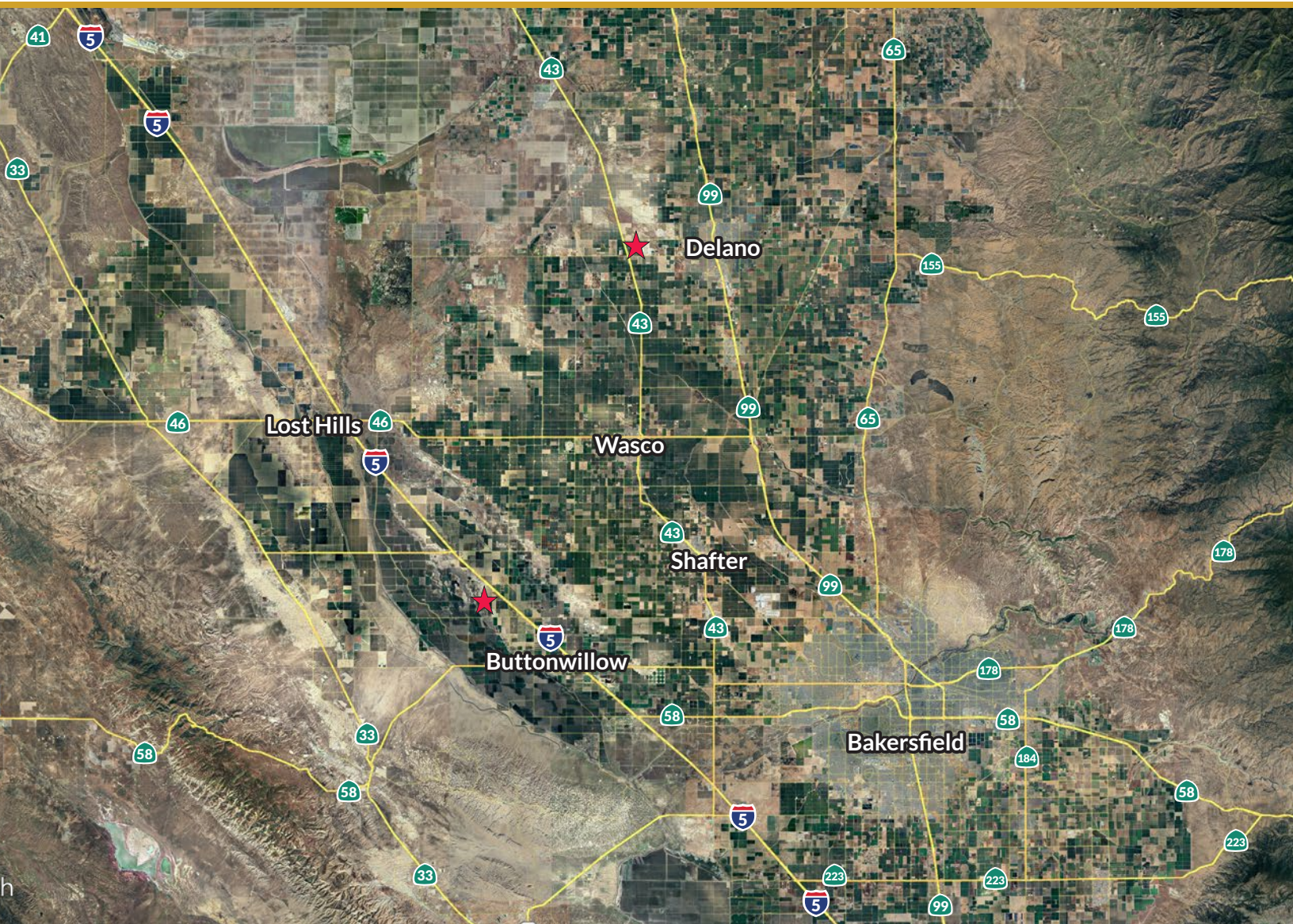


1.25± ACRE DELANO LOT 1.25± ACRE MCKITTRICK LOT

\$81,200



1.25± Acre Delano Lot
1.25± Acre McKittrick Lot
Kern County, California

- Rural Living
- Home Site with Extra Room
- Equipment Yard
- Solar

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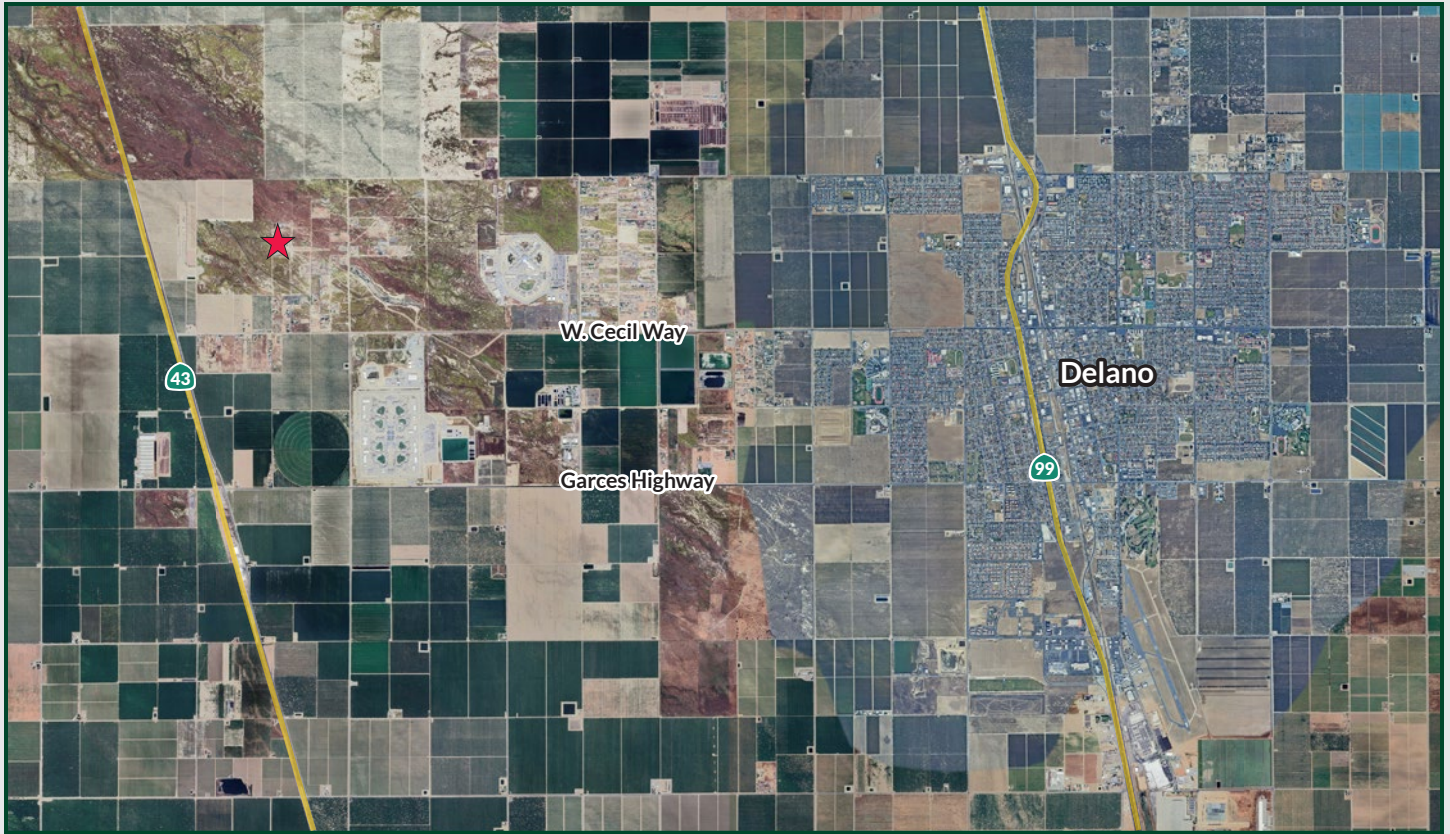
CA DRE #00020875

1.25± ACRE DELANO LOT 1.25± ACRE MCKITTRICK LOT

1.25± Acres (2) Lots
Kern County, CA



PROPERTY PHOTOS



1.25± ACRE DELANO LOT 1.25± ACRE MCKITTRICK LOT

1.25± Acres (2) Lots
Kern County, CA



PROPERTY INFORMATION

DESCRIPTION

These two (2) 1.25± acre opportunities are located in Delano and McKittrick, CA. These properties serve as a great opportunity for a rural living home site with extra room to live. Both properties are located close to power utilities but do not have access to water currently. Land uses include but are not limited to; rural living, home site with extra room, equipment yard, or solar.

LOCATION

The Delano property is best accessed from Cecil Avenue, 8 miles east from Highway 43, turning north down the dirt road. Approximately 6± miles west of Delano, 146± miles north of Los Angeles and 257± miles south of Sacramento.

The McKittrick property is best accessed from Lost Hills Road, turning east on 7th Standard Road, located 4± miles from Lost Hills Road. Approximately 14± miles north of McKittrick, 144± miles north of Los Angeles and 259± miles South of Sacramento.

LEGAL

The Delano land is zoned PL (Platted Lands), RS (Residential Suburban), MH (Mobile Home), and FP (Flood Plain). The property is not enrolled in the Williamson Act. The northeast ¼ of Section 1, Township 25S, Range 24E, MDB&M. Kern County, APN: 047-020-05.

According to the Kern County website the McKittrick land is zoned A (Exclusive Agricultural) and is not enrolled in the Williamson Act. The southwest ¼ of Section 32, Township 28S, Range 28E, MDB&M. Kern County, APN: 086-312-29.

WATER

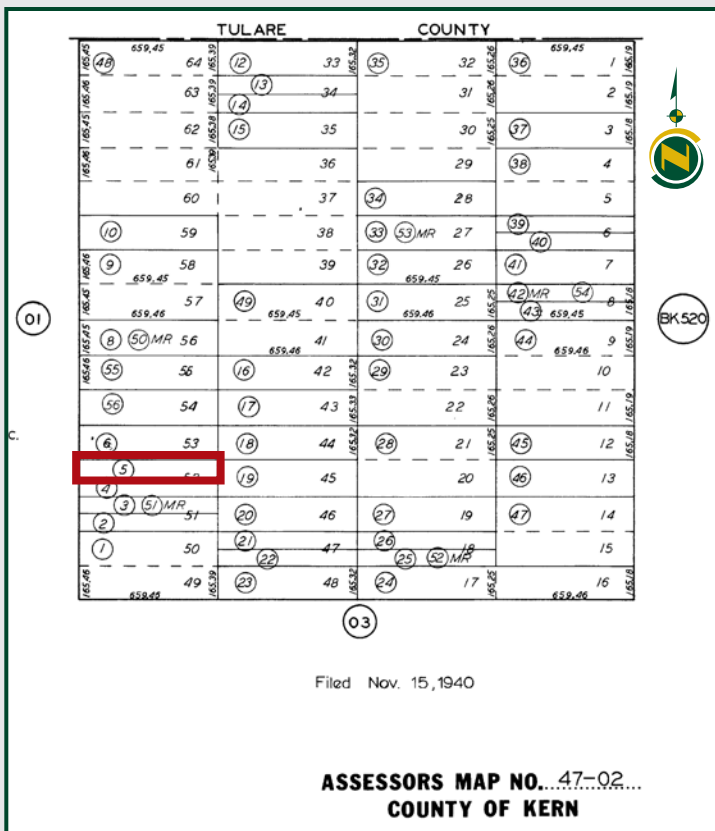
Neither properties have current access to water. With utilities close to both properties, there is an opportunity to drill a domestic well.

PRICE / TERMS

\$81,200 cash at close of escrow. Properties are to be purchased together.

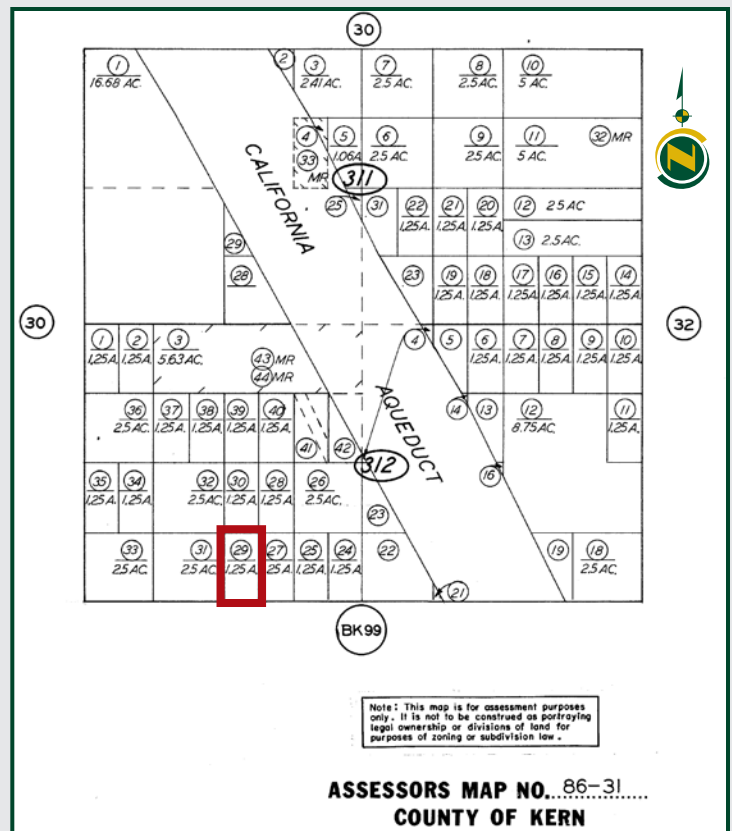
APN MAPS

Delano



APN: 047-020-05

McKittrick



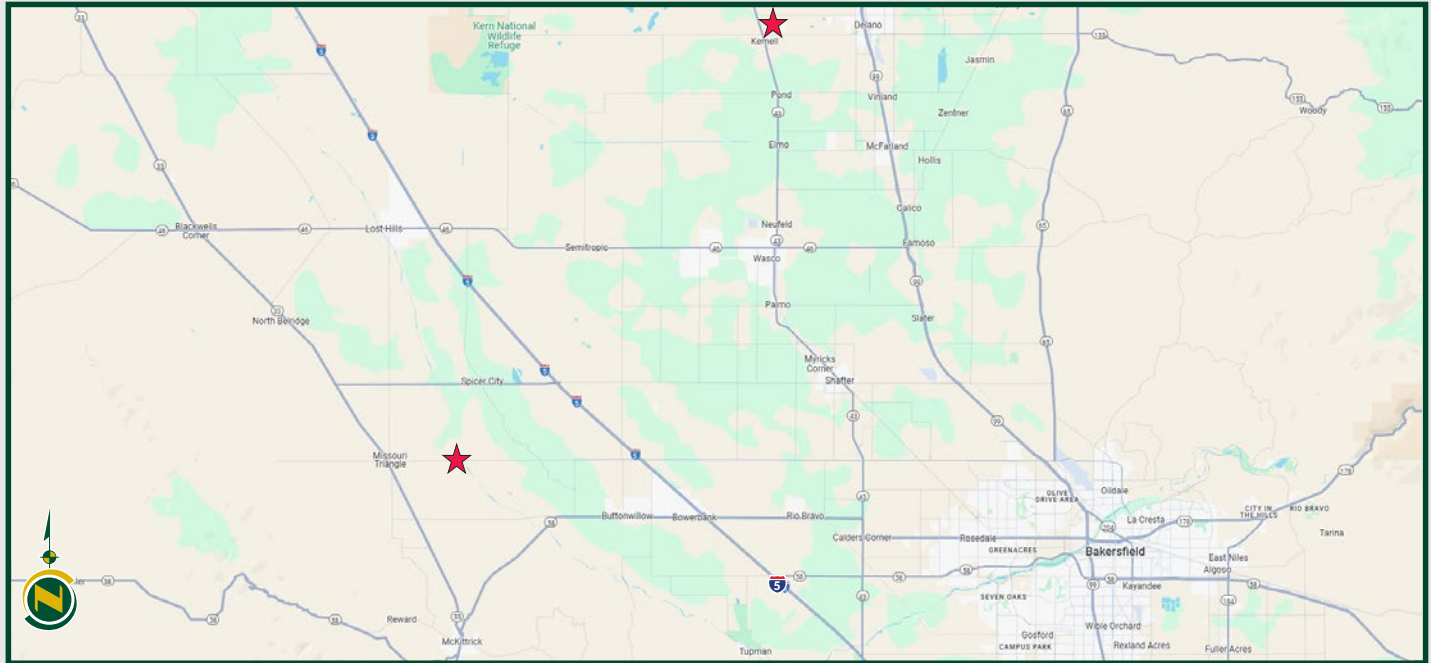
APN: 086-312-29

1.25± ACRE DELANO LOT 1.25± ACRE MCKITTRICK LOT

1.25± Acres (2) Lots
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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