

KERN CO. OPEN GROUND

Kern County, California

478.59± Acres

\$4,785,900
(\$10,000/Acre)



- Irrigation Wells + Reservoir
- Semi-Tropic WSD Non Contract Water
- Open Land to Plant or Fallow for SGMA Mitigation



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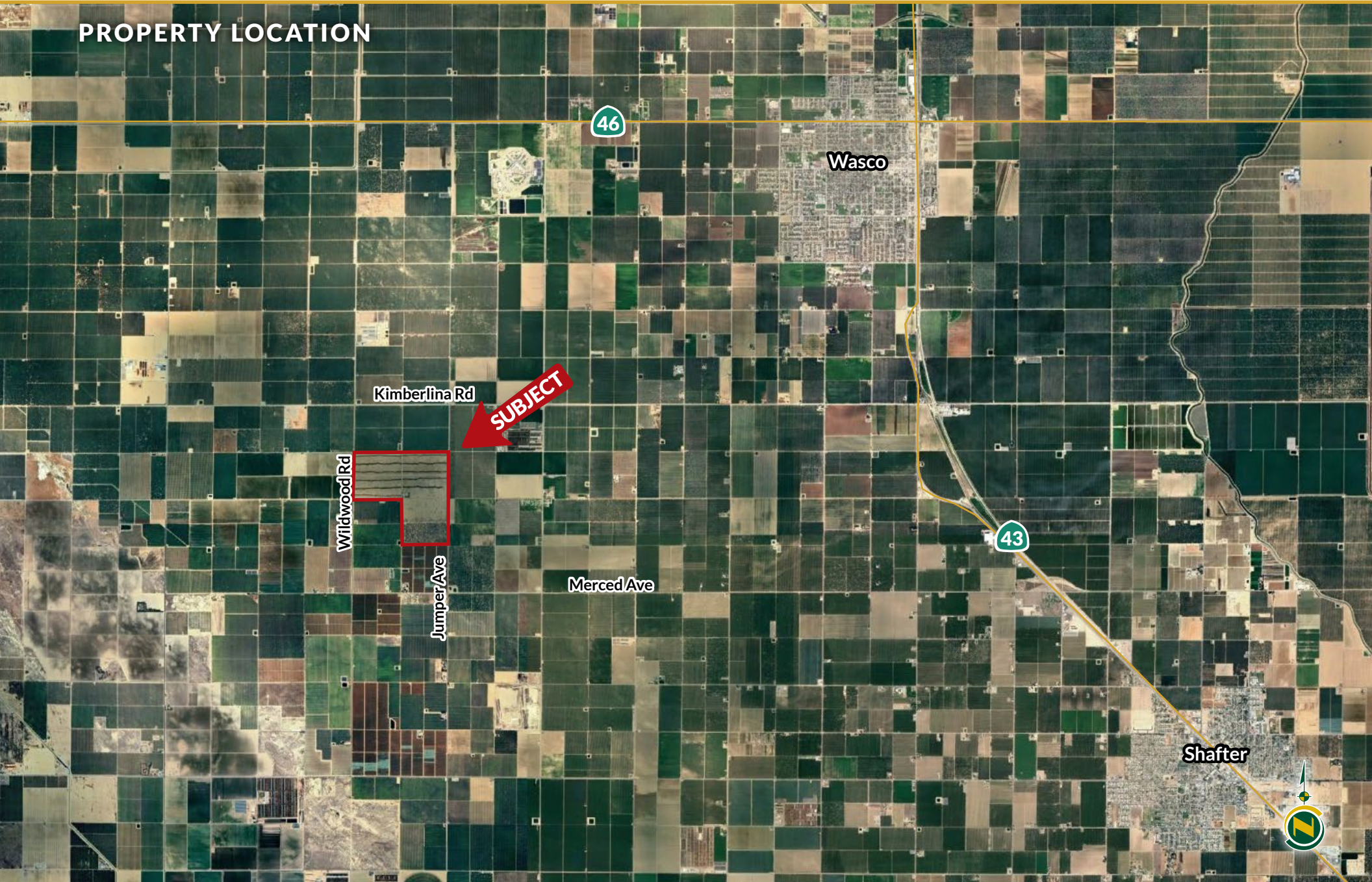


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478.59± Acres
Kern County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

478.59± acres of open ground in the Wasco area suitable for a variety of permanent crops. The subject property was previously farmed to almonds and has access to non-contract water from Semitropic WSD and features 3 wells and a 2 acre reservoir.

LOCATION

The subject property is located ½ mile south of Kimberlina Road on the east side of Wildwood Road, approximately 7 ½ miles southwest of the city of Wasco in Kern County, CA.

LEGAL

Kern County APN's: 071-150-20 & 071-150-21 . Located in portions of Sections 30 and 31, T27S, R24E, M.D.B.&M.

ZONING

Both Parcels are zoned A (Exclusive Agriculture) and are enrolled in the Williamson Act.

LAND USE

Open land suitable for a variety of permanent crops. The property was previously planted to almonds which were recently removed.

WATER/IRRIGATION

Subject property has 3 wells for groundwater and receives surface water from Semitropic WSD's In-Lieu program. The subject property is connected to the water district's infrastructure. The groundwater is pumped into a 2± acre central reservoir.

SOILS

See included soils map for details.

PRICE/TERMS

\$4,785,900 cash at the close of escrow.

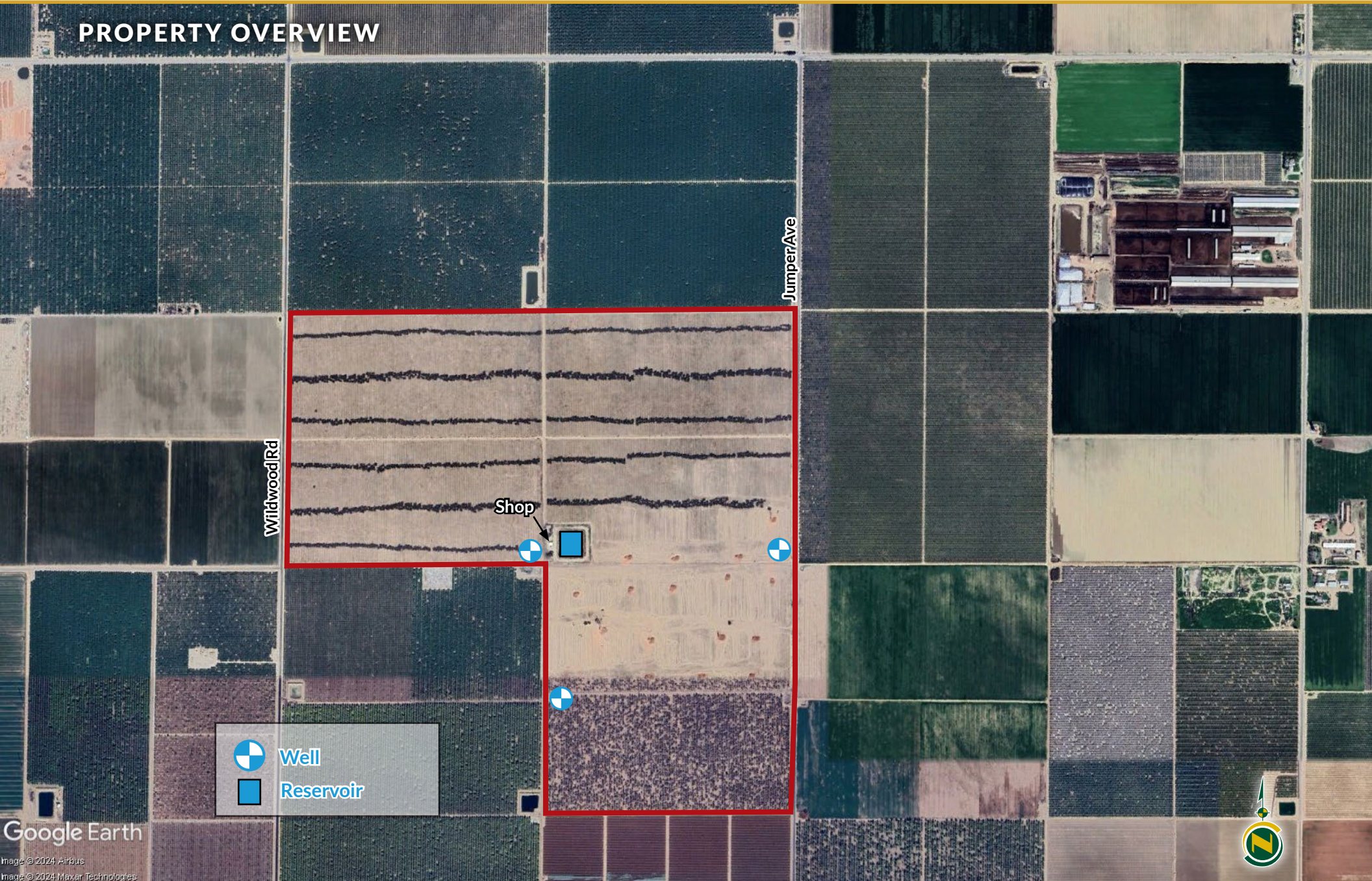


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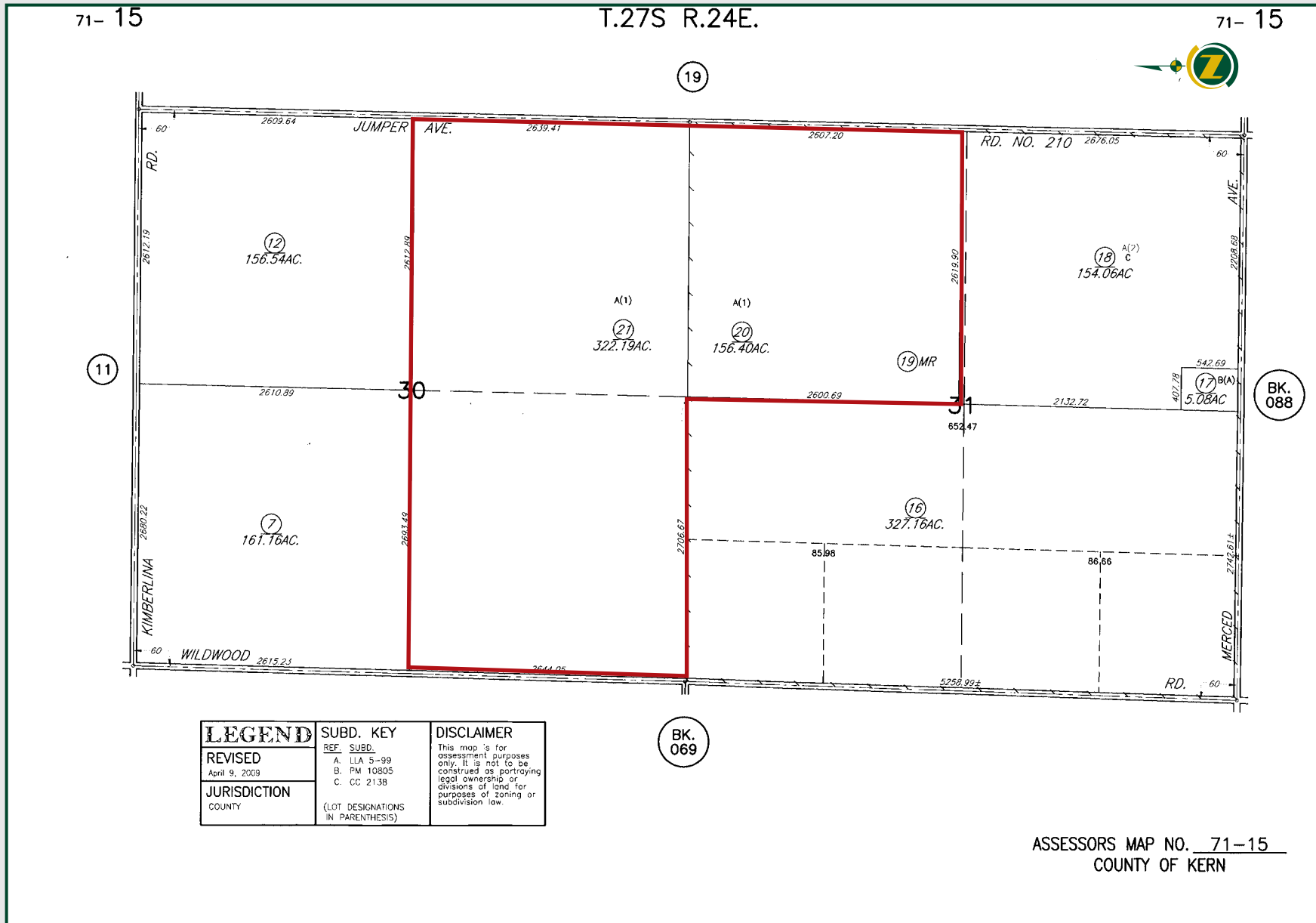
PROPERTY OVERVIEW



SOILS MAP



PARCEL MAP



LEGEND	SUBD. KEY	DISCLAIMER
REVISED April 9, 2009	REF. SUBD. A. LLA 5-99 B. FM 10805 C. CC 2138	This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
JURISDICTION COUNTY	(LOT DESIGNATIONS IN PARENTHESIS)	

ASSESSORS MAP NO. 71-15
COUNTY OF KERN

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.