

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Kern County Grazing Land



79.78± Acres
Kern County, California

- Cattle grazing land
- Seasonal water shed
- Recreation

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA DRE #00020875



Kern County Grazing Land

79.78± Assessed Acres

\$40,000

LOCATION:

5.5± miles west of the intersection of Barks and Twisselman Roads.
Approximately 12± miles east of Cholame.

LAND USE:

Cattle grazing land.

LEGAL:

79.78± assessed acres. Kern County APN: 043-110-14. Located in the E 1/2 of the SW 1/4 of Section 19, T25S, R18E, M.D.B.&M.

WATER:

Seasonal water shed via White City Canyon.

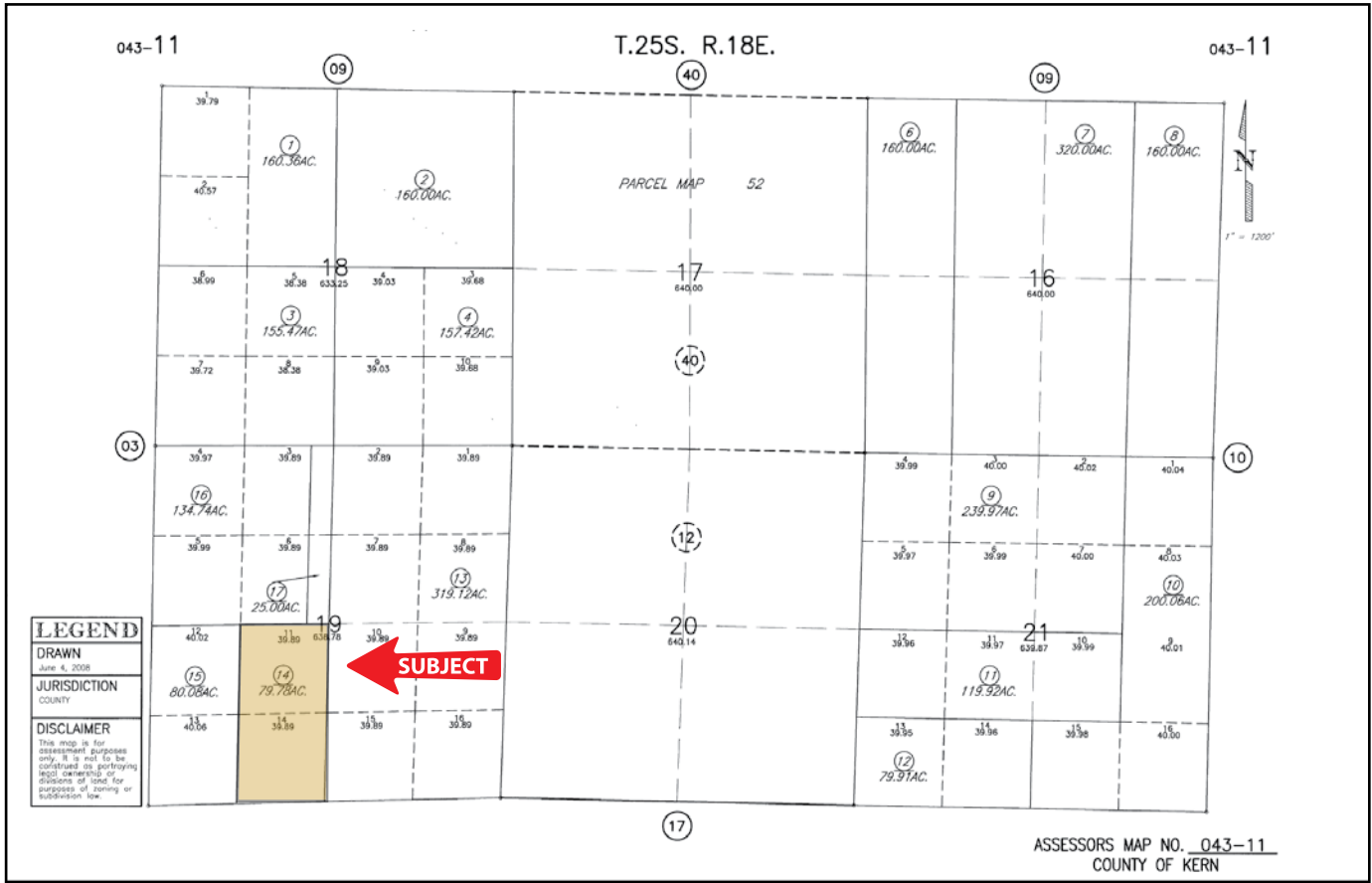
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$40,000 cash at the close of escrow.

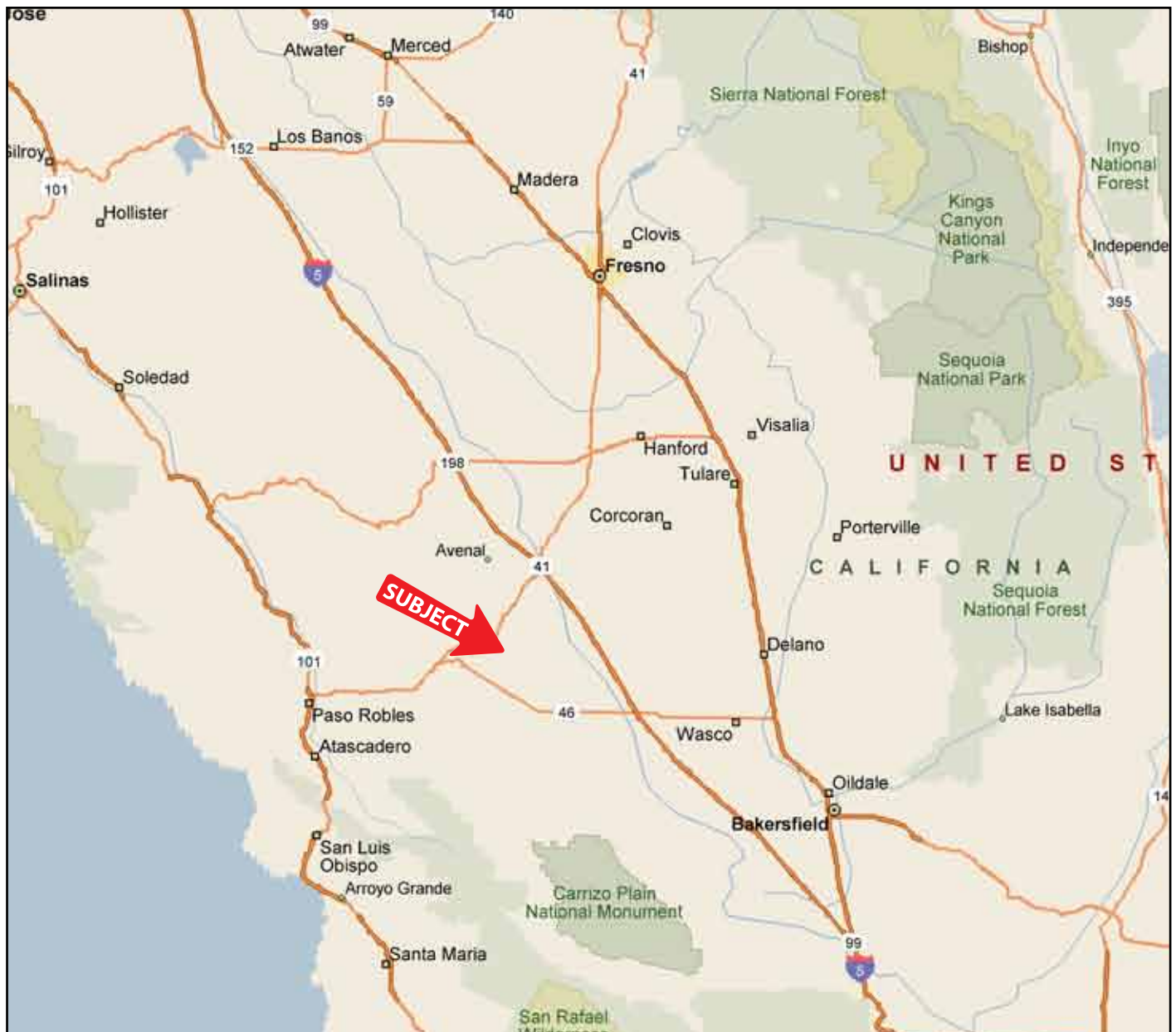
ASSESSOR'S PARCEL MAP



AERIAL



LOCATION 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

Offices Serving The Central Valley

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave, Ste 210 B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

pearsonrealty.com/mobileapp



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.