

BULLWHEEL RIDGE RANCH

Kings County, California

149.82± Acres

\$300,000
(\$2,003/Acre)



EAST RANCH

- 1.5± Miles West of Kettleman City & I-5
- Easy Access off of Hwy 41
- Hwy 41 Frontage
- Gentle to Rolling Grazing Land



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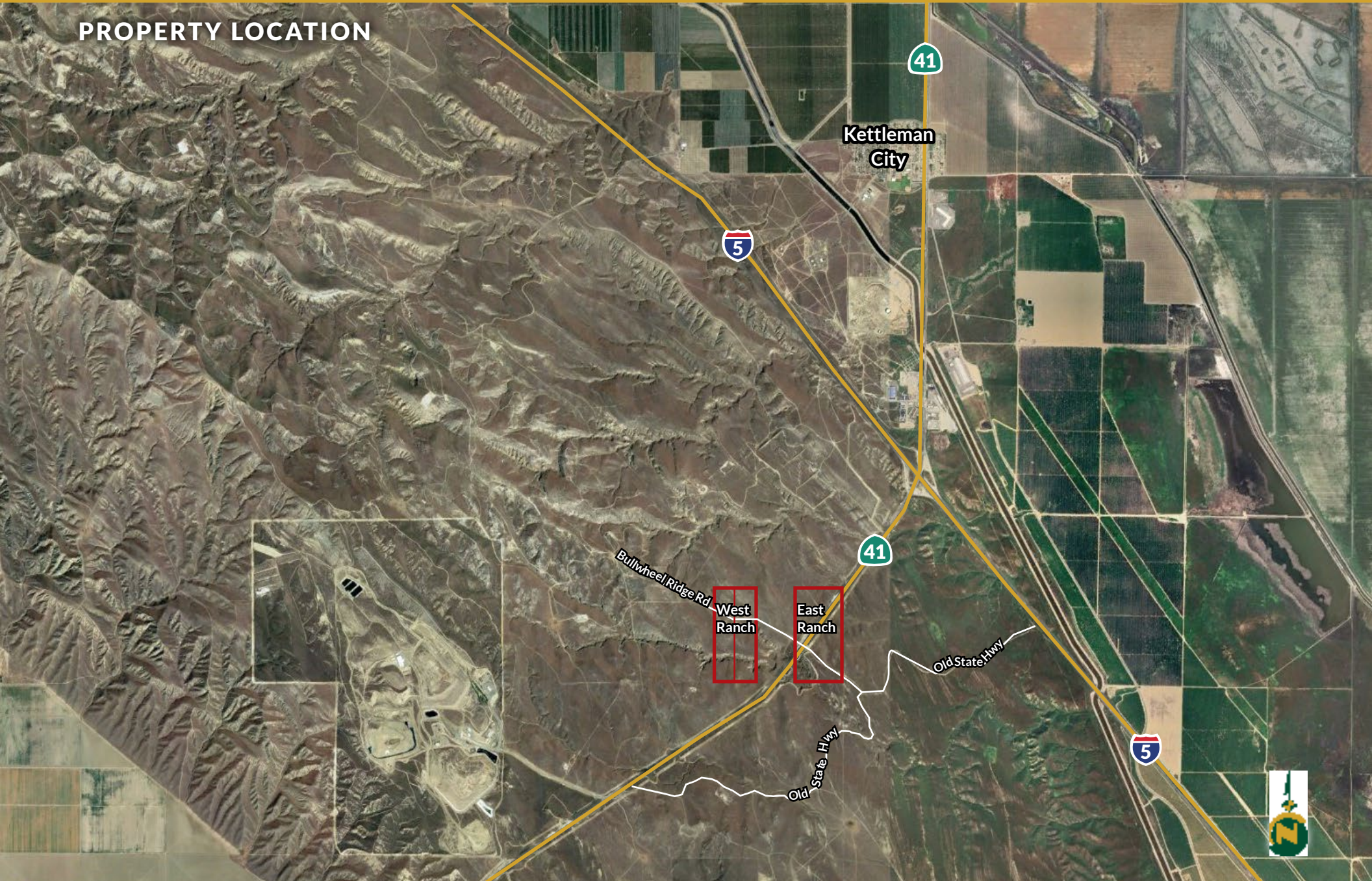


BULLWHEEL RIDGE RANCH

149.82± Acres
KingsCounty, CA



PROPERTY LOCATION



BULLWHEEL RIDGE RANCH

149.82± Acres
KingsCounty, CA



PROPERTY INFORMATION

DESCRIPTION

This offering is 149.92± acres of grazing ground located just west of Kettleman City on Hwy. 41. There are (2) ranches for sale. The West Ranch is 80± acres and the East Ranch is 69.82± acres. The ranches can be purchased together or sold separately. There is an abandoned oil well on the West Ranch that was constructed in 1936, but has since been plugged and abandoned in 1975.

LOCATION

The property is located 1.5± miles west of Kettleman City on Bullwheel Ridge Rd. The East Ranch is located on the southeast side of Hwy 41 and the West Ranch is located on the northwest side of Hwy 41.

LEGAL

Kings County APN: 038-320-008 (East Ranch); 038-320-009 and 010 (West Ranch). Located in a portion of Section 36, T22S, R18E, M.D.B.&M.

ZONING

AG-40 (General Agricultural)

The property is not in the Williamson Act.

WATER/IRRIGATION

None

BUILDINGS/STRUCTURES

None

PRICE/TERMS

\$300,000 all cash at the close of escrow. NO mineral rights will be transferred with the completion of the sale.



East Ranch Entrance



West Ranch

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PROPERTY OVERVIEW

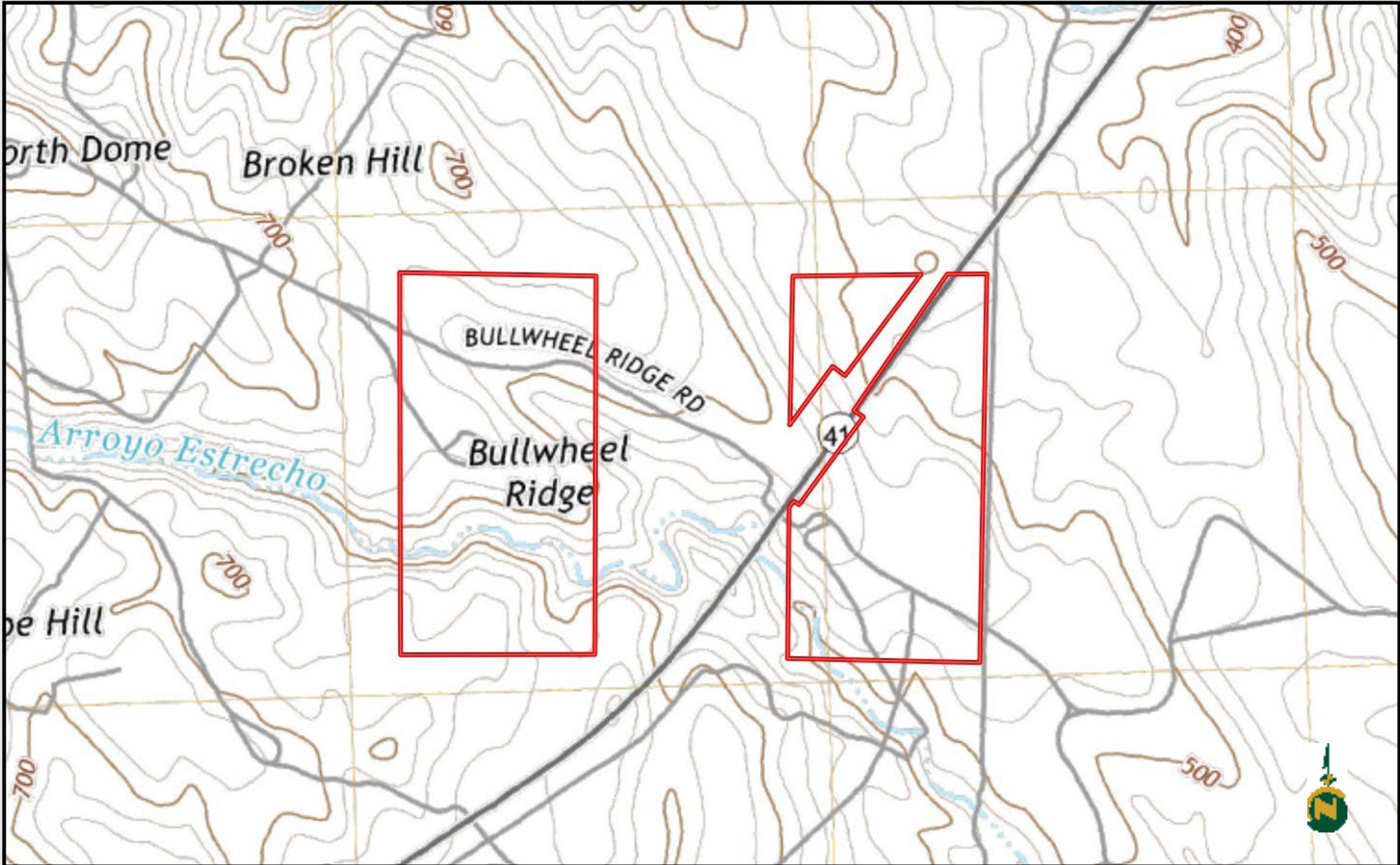


BULLWHEEL RIDGE RANCH

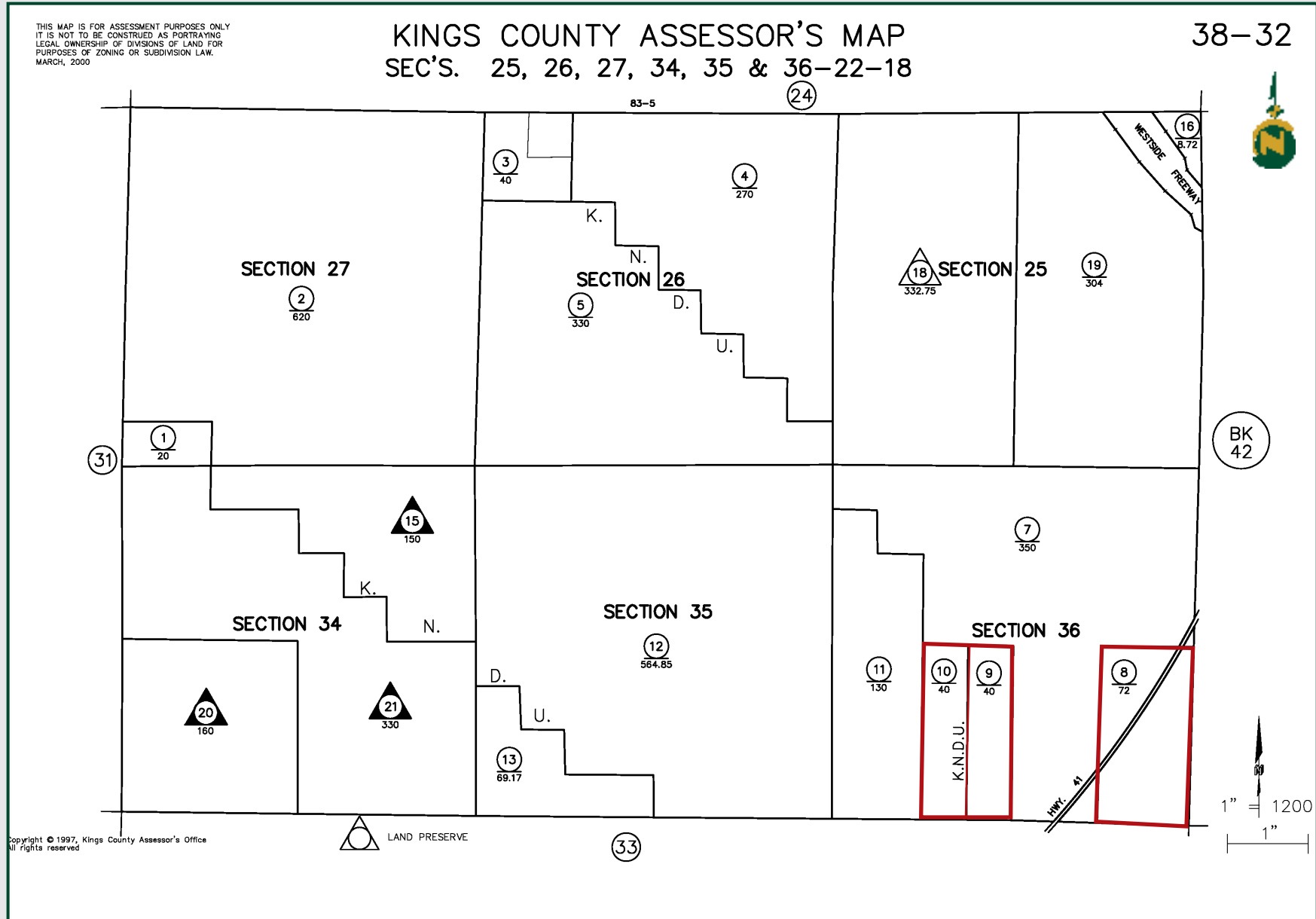
149.82± Acres
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TOPOGRAPHICAL MAP



PARCEL MAP



BULLWHEEL RIDGE RANCH

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PROPERTY PHOTOS



BULLWHEEL RIDGE RANCH

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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.**