

LAND AVAILABLE FOR SALE

Kern County, CA

939.43 Acres



Michael T. Anchordoquy, AAC • Principal • 661 616 3577 • manchor@asuassociates.com • CA RE #01380986
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

Land Available For Sale

939.43 Gross Acres ■ Kern County, CA

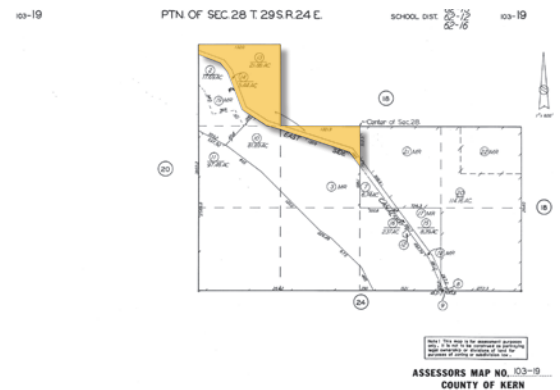
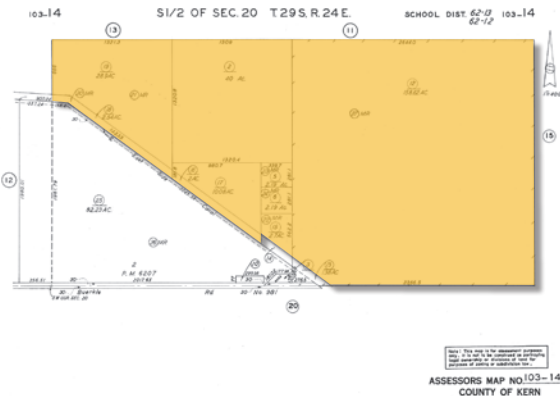
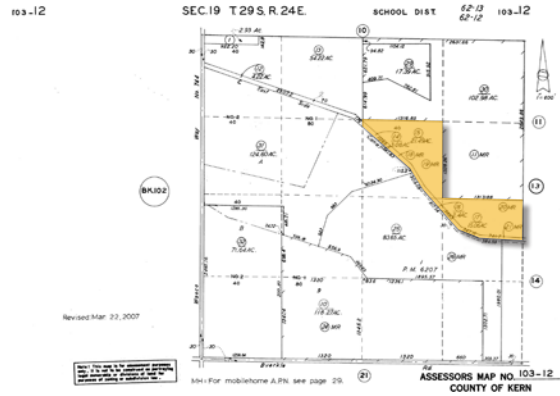
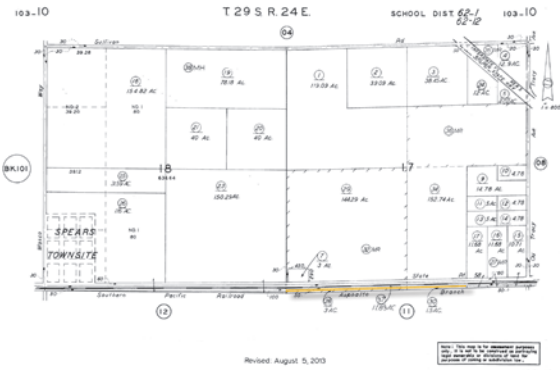
Property Profile

Size	939.43 Gross Acres
Location	The Subject Property consists of 939.43 gross acres located south of Highway 58 and west of Interstate 5 within western Kern County, CA. The property is conveniently located 1 mile east of the community of Buttonwillow and 10± miles west of the city of Bakersfield.
Assessor's Parcel Number	See following page with Assessor's Parcel Maps page for parcel numbers and property acreage.
Zoning	A, Exclusive Agriculture. The current use is allowed under the existing zoning and conforms to the surrounding land use.
Plantings	The land has historically been farmed to row crops. Land surrounding the property is farmed to row crops, almonds, and pistachios.
Water	The Subject Property lies within the boundaries of the Rosedale Rio Bravo Water Storage District. The Subject Property also benefits from receiving water from the Eastside canal in wet years when water is available via 3 canal gates equipped with lift pumps. In addition, three deep wells are located on the Subject Property equipped with electric motors, with two additional deep wells currently out of service.
Soils	Buttonwillow Clay, drained, Class IIs Granoso Loamy Sand, 0-2% Slopes, Class IIIe Garces Silt Loam, Class IIIs Kimberlina Fine Sandy Loam, 0-2% Slopes, Class I Lokern Clay, drained, Class 2s Milham Sandy Loam, 0-2% Slopes, Class I Calfax Clay Loam, saline-sodic, 0-2% Slopes, Class IIs
Lease	The property is subject to an existing lease. Please contact listing broker for more information.
Improvements	There are no improvements located on the Subject Property.
Sustainable Ground Water Management Act (SGMA)	SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found at the California Department of Water Resources Sustainable Groundwater Management Act Portal – https://sgma.water.ca.gov/portal .
Asking Price	Call for offers.
Conditions	The property is being sold by a court appointed receiver and is subject to a court confirmation and overbid hearing upon waiver of Buyer's contingencies.
Property Tours	Broker to be present for all property tours.

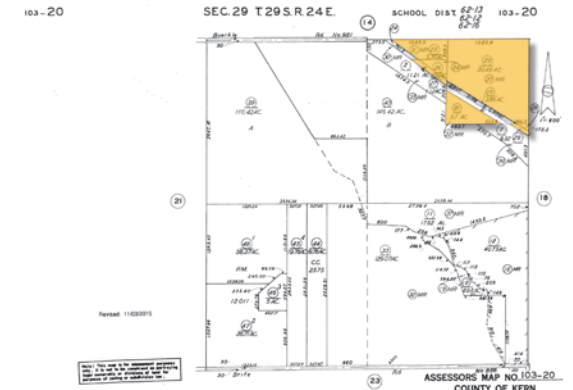
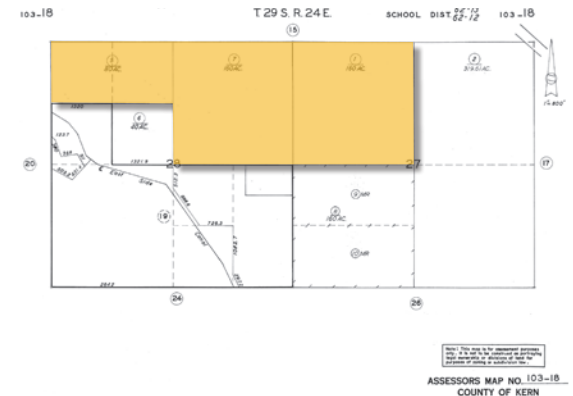
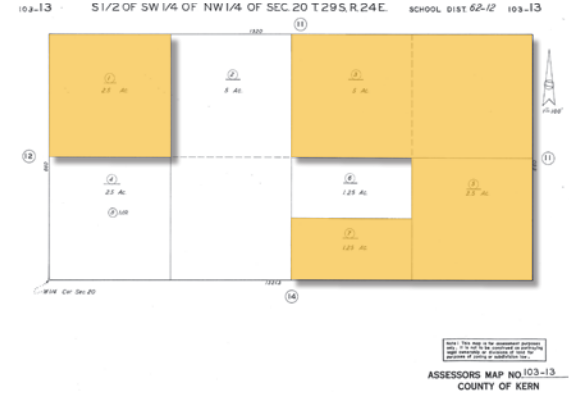
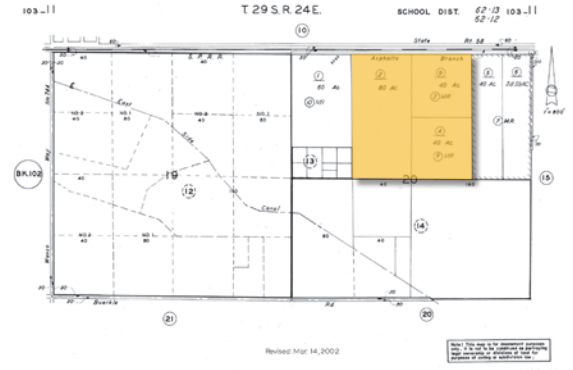
Land Available For Sale

939.43 Gross Acres ■ Kern County, CA

Assessor's Parcel Maps



APN	Acres
103-100-28	3
103-100-30	1.5
103-110-02	80
103-110-04	40
103-110-09	40
103-120-14	3.08
103-120-15	21.49
103-120-16	2.4
103-120-17	15.06
103-130-01	2.5
103-130-03	5
103-130-05	2.5
103-130-07	1.25
103-140-02	40
103-140-05	2.19
103-140-06	2.19
103-140-12	158.62
103-140-15	2.7
103-140-16	2
103-140-17	10.08
103-140-18	2.54
103-140-19	28.19
103-180-01	160
103-180-05	80
103-180-07	160
103-190-13	21.88
103-190-14	5.44
103-200-21	5.7
103-200-23	30.45
103-200-25	5.3
103-200-26	2.52
103-200-27	1.12
103-200-28	0.23
103-200-29	0.5
Total	939.43



Land Available For Sale

939.43 Gross Acres ■ Kern County, CA

Property Photos



Land Available For Sale

939.43 Gross Acres ■ Kern County, CA

Property Photos



Land Available For Sale

939.43 Gross Acres ■ Kern County, CA

Property Photos



Land Available For Sale

939.43 Gross Acres ■ Kern County, CA

Property Photos



Land Available For Sale

939.43 Gross Acres ■ Kern County, CA

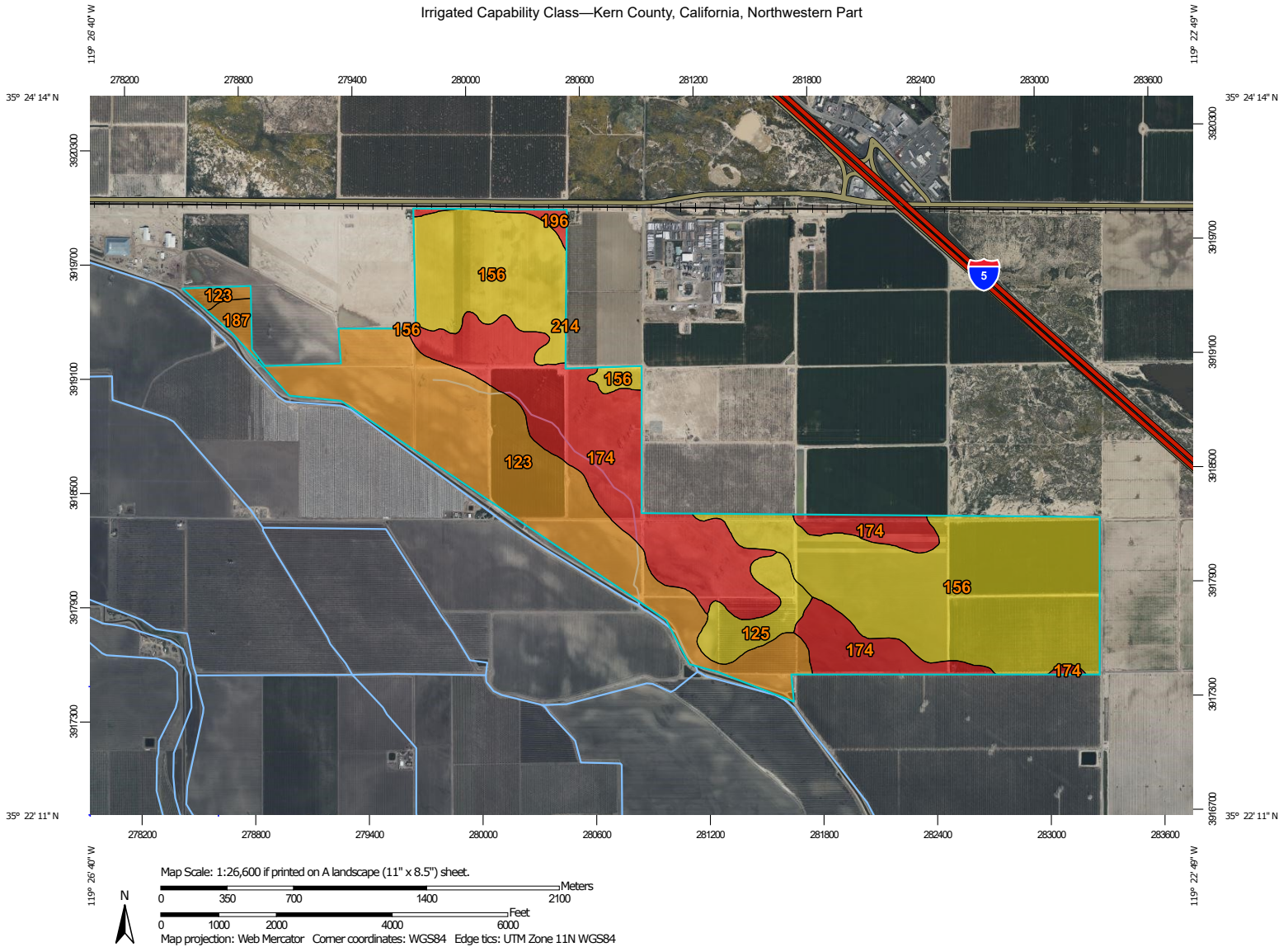
Property Photos




Land Available For Sale

939.43 Gross Acres ■ Kern County, CA

Soils Map West



 **Natural Resources Conservation Service**

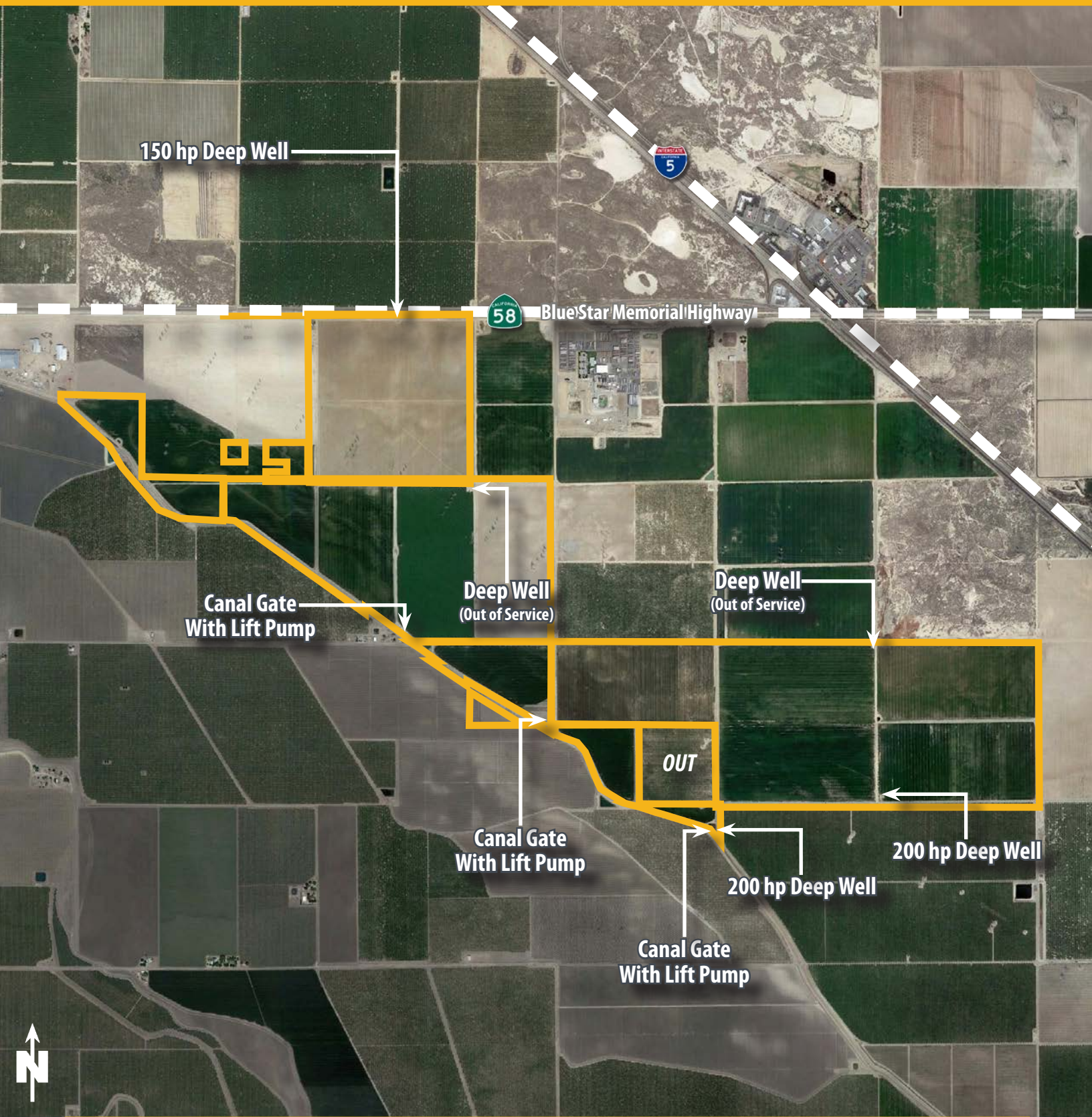
Web Soil Survey
National Cooperative Soil Survey

4/20/2022
Page 1 of 5

Land Available For Sale

1,096.65 Gross Acres ■ Kern County, CA

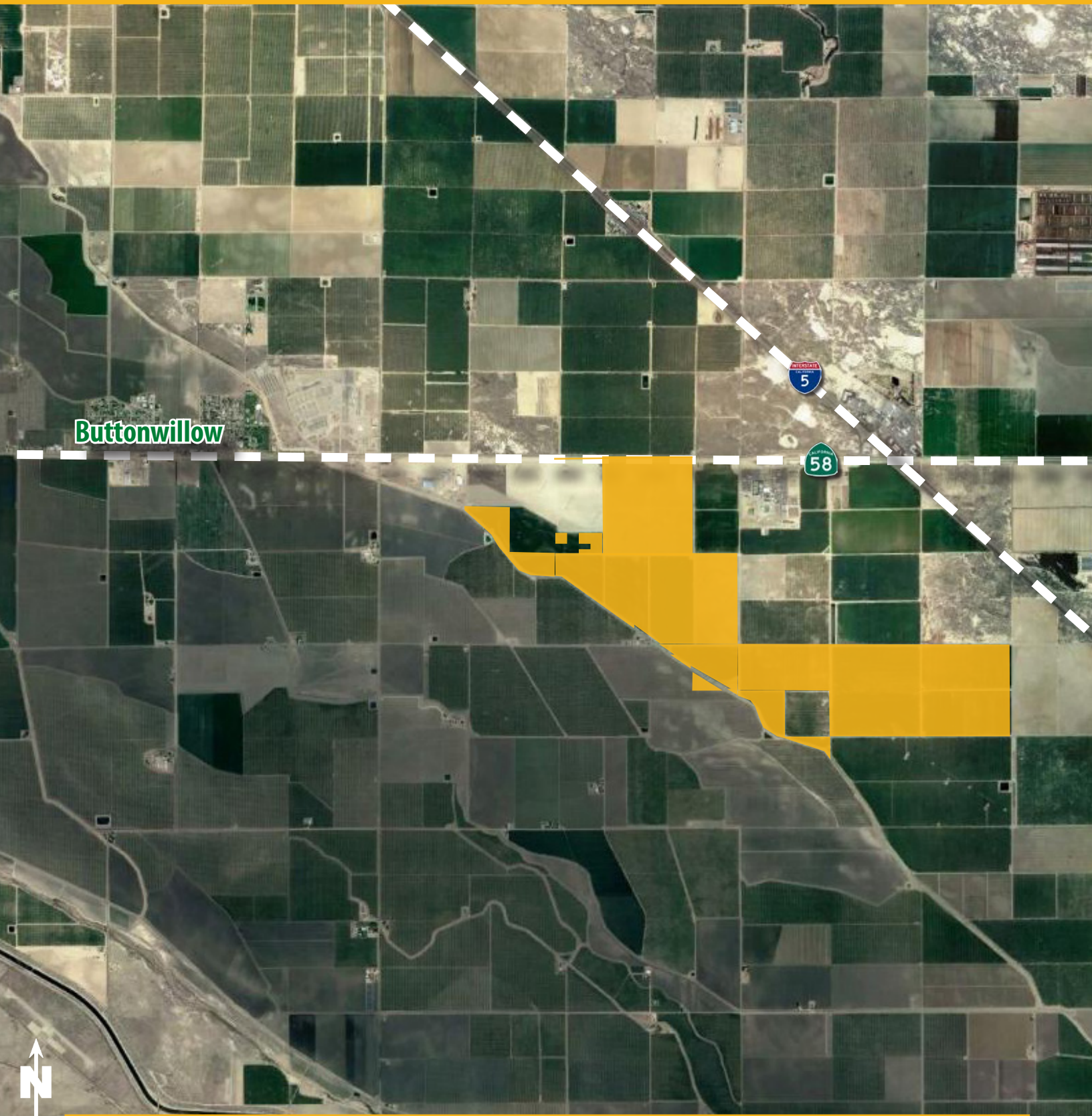
Ranch Map



Land Available For Sale

1,096.65 Gross Acres ■ Kern County, CA

Aerial Location Map



Michael T. Anchordoquy, AAC ■ Principal ■ 661 616 3577 ■ manchor@asuassociates.com ■ CA RE #01380986
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

