

# KERN COUNTY FARMLAND RANCH 406

**\$1,883,520**  
(\$12,000±/Acre)

**PRICE REDUCED**



**156.96± Acres**  
**Kern County, California**

- Well Water and Semi-Tropic WSD  
Non-Contract Water
- Productive Soils
- Suitable for Most Permanent Crops
- Tax Benefits

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CA DRE #00020875

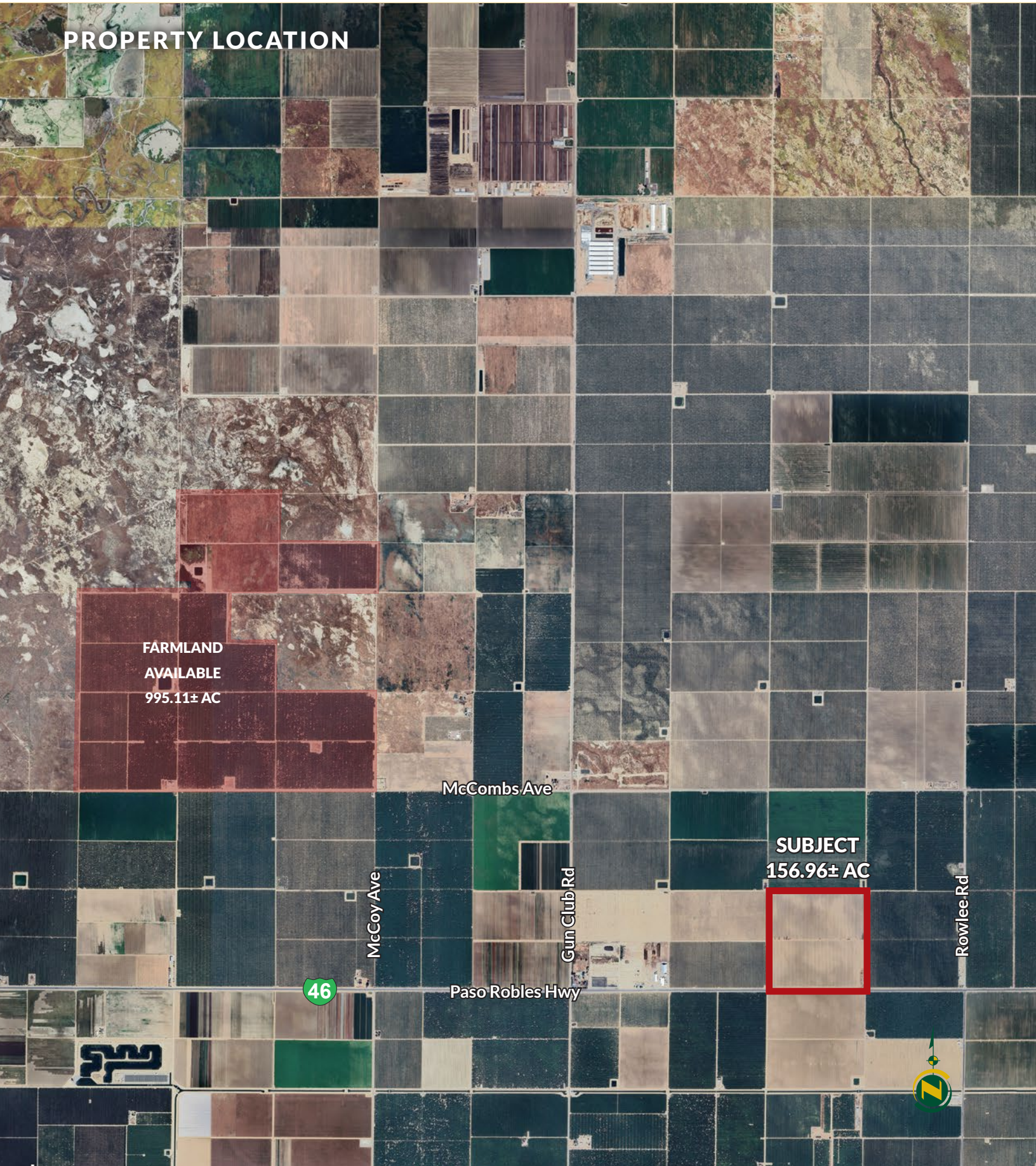


# KERN COUNTY FARMLAND RANCH 406

156.96± Acres  
Kern County, CA



## PROPERTY LOCATION



FARMLAND  
AVAILABLE  
995.11± AC

McCombs Ave

SUBJECT  
156.96± AC

McCoy Ave

Gun Club Rd

Rowlee Rd

46

Paso Robles Hwy



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Kern County, CA



## PROPERTY INFORMATION

### DESCRIPTION

This 156.96± assessed acre opportunity is located in the desirable farming area of Wasco, CA. The offering is not currently planted to any crops. The property has access to non-contract water from Semi-Tropic WSD and 1 well. The offering features: Non-contract water with Semi-Tropic WSD and well water, productive soils, suitable for most permanent crops, and tax benefits.

### LOCATION

The offering is located on the north side of HWY 46, ½ ± mile west of Rowlee Road, approximately 6± miles west of Wasco, Ca. Approximately 31± miles north west of Bakersfield, 146±miles north of Los Angeles, and 200±miles south of San Jose.

### LEGAL

Kern County APN 069-261-02. The SW ¼ of Section 2, Township 27S, Range 23E, MDB&M.

### ZONING

The land is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act.

### SOILS (Ca. Rev. Storie Index)

- 84.5±% (196) Milham sandy loam, 0 to 2 percent slopes MLRA 17, Grade 2-Good
- 10.2±% (174) Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17, Grade 1- Excellent
- 5.2±% (156) Garces silt loam, Grade 4-Poor

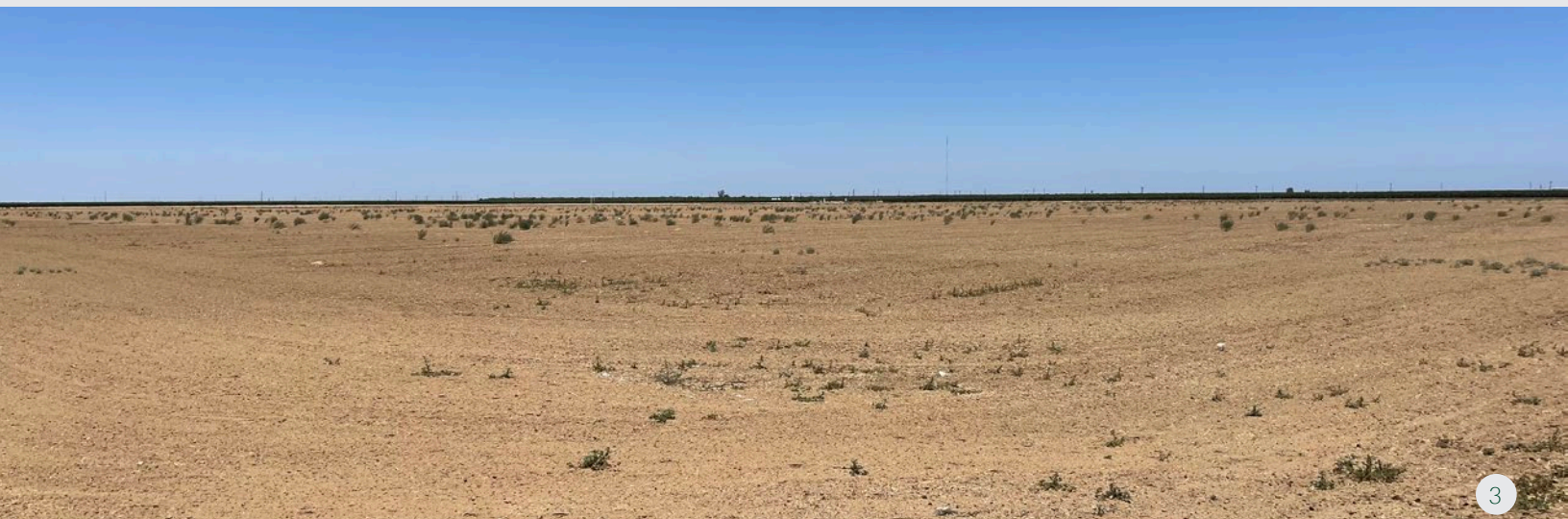
### WATER

The property is irrigated with well water and non-contract water from Semi-Tropic WSD. The well is equipped with diesel motor and gear head with fuel tank. The land is located in Semi-Tropic Water Storage District (STWSD) and has a non-contract meter (X-93) with pump back device.

In 2024 STWSD non-contract owners are assessed two primary charges; water charge of \$191/\$193/\$195/ acre foot delivered when available (winter/summer/ allocated), and an ET charge. Pursuant to the STWSD intermittent agreement STWSD has the right to use the well to pump back a balance of 349.86AF (as of 12-31-20) of water into the district when needed at STWSD expense and when the owner is not using the well. On behalf of the STWSD the Kern County Tax collector collected a Charge of \$139±/acre with the 2023/24 property taxes.

### PRICE/TERMS

\$1,883,520 (or \$12,000±/acre) cash at close of escrow. Subject to reimbursement of agreed farming expenses.



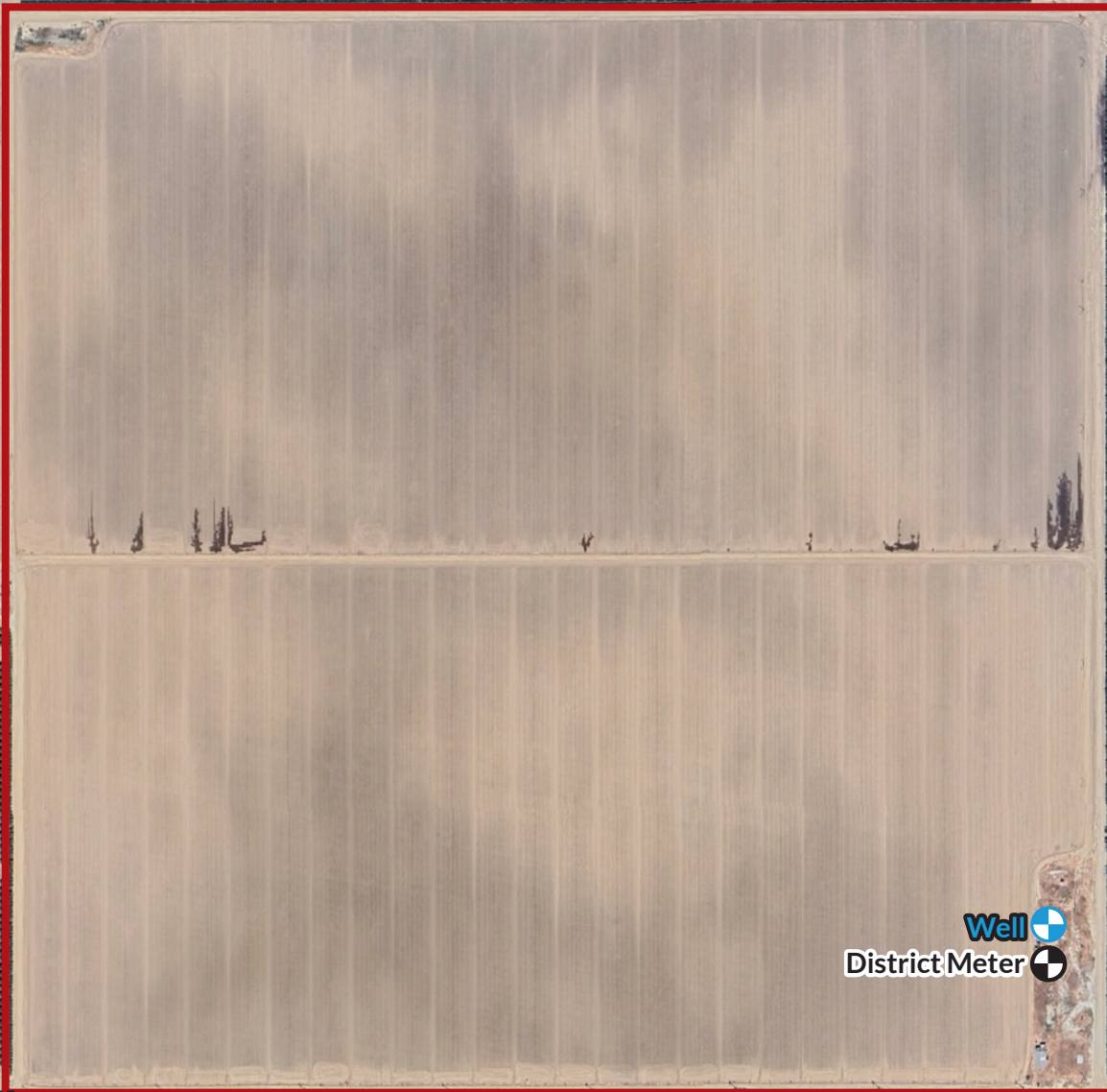


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## PROPERTY OVERVIEW



Well   
District Meter 

Paso Robles Hwy



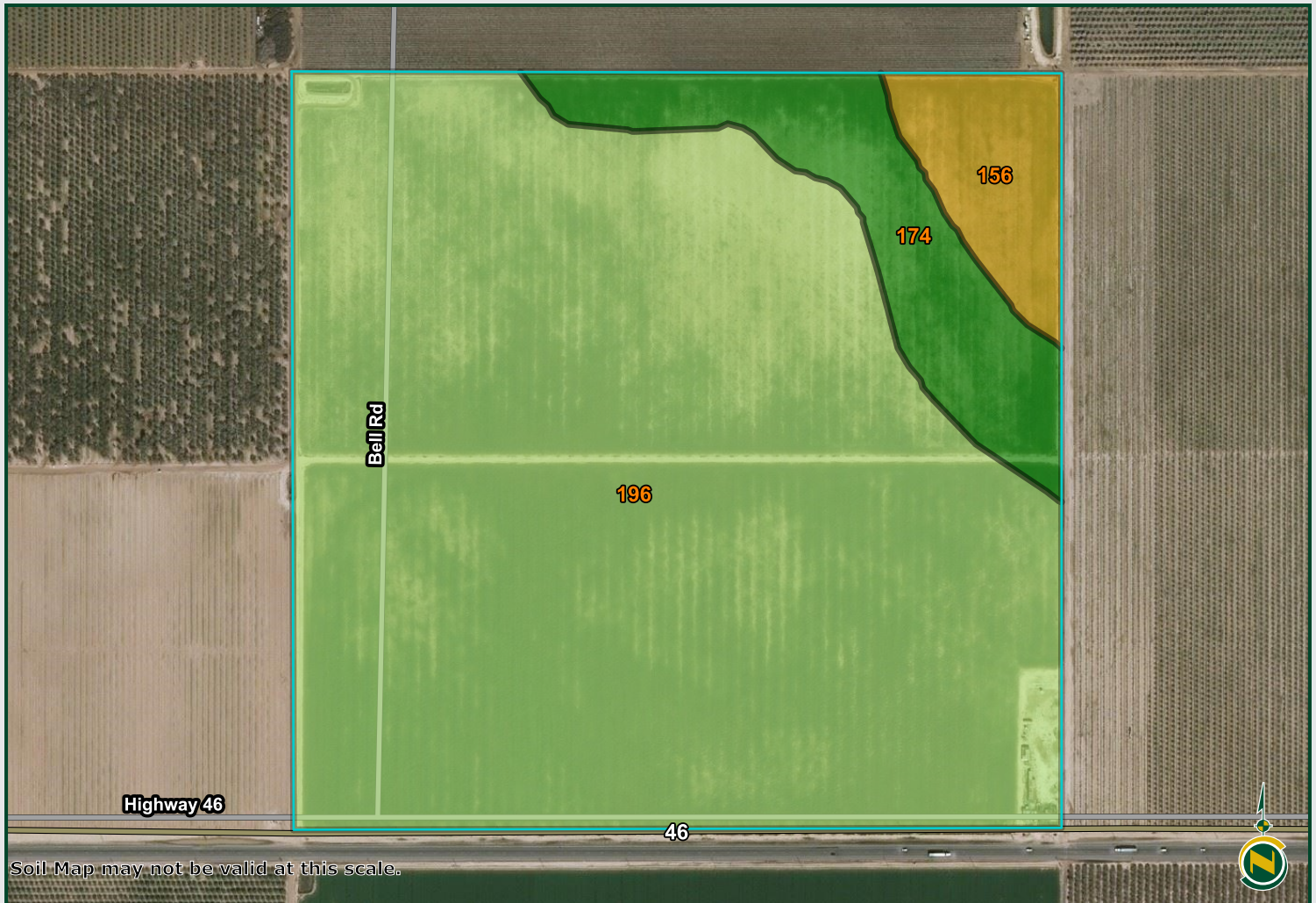


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## SOILS MAP



Soil Map may not be valid at this scale.

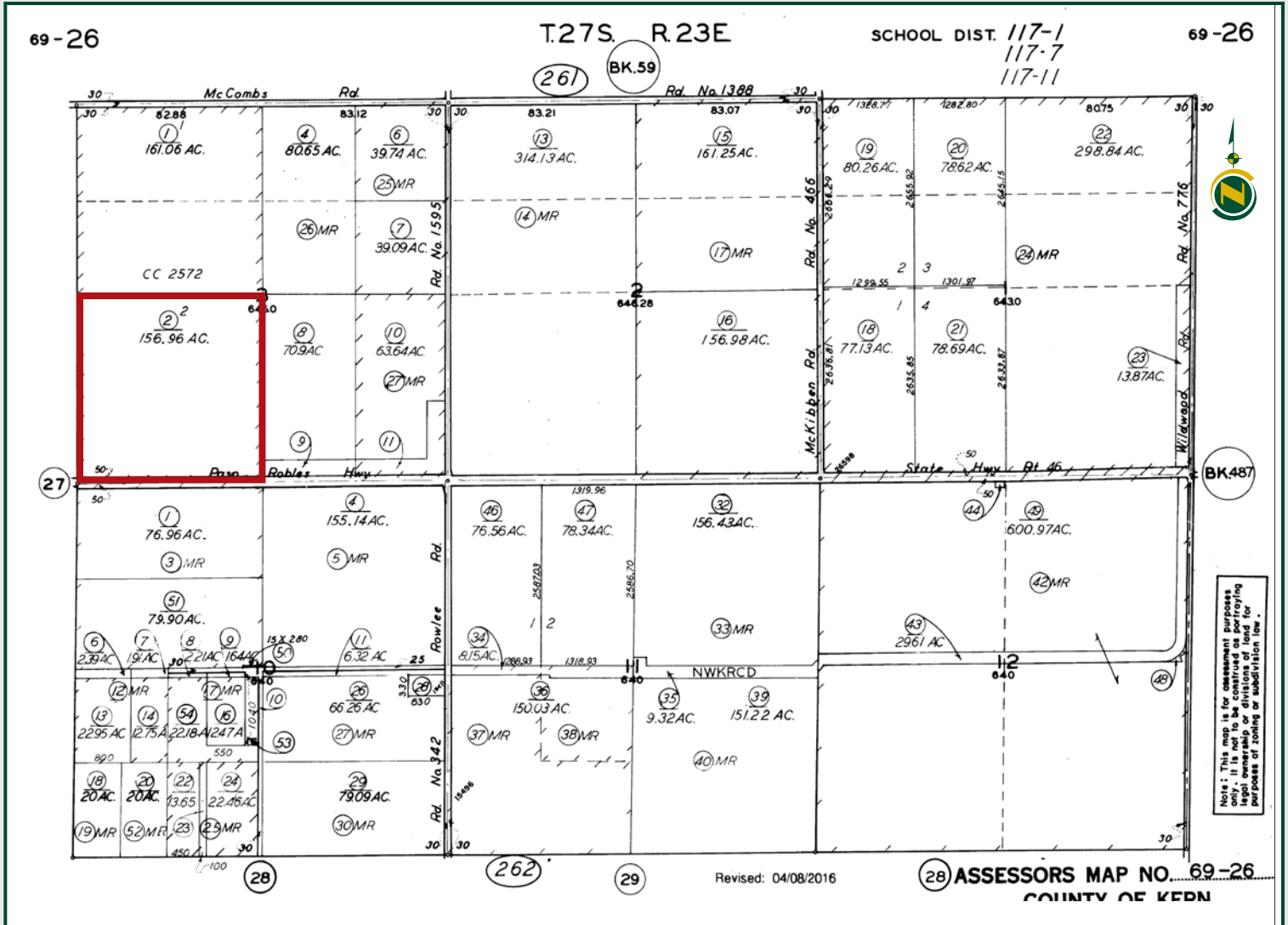
California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	5.2%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	10.2%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	84.5%
<b>Totals for Area of Interest</b>			100.0%

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## PARCEL MAP





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## PROPERTY PHOTOS



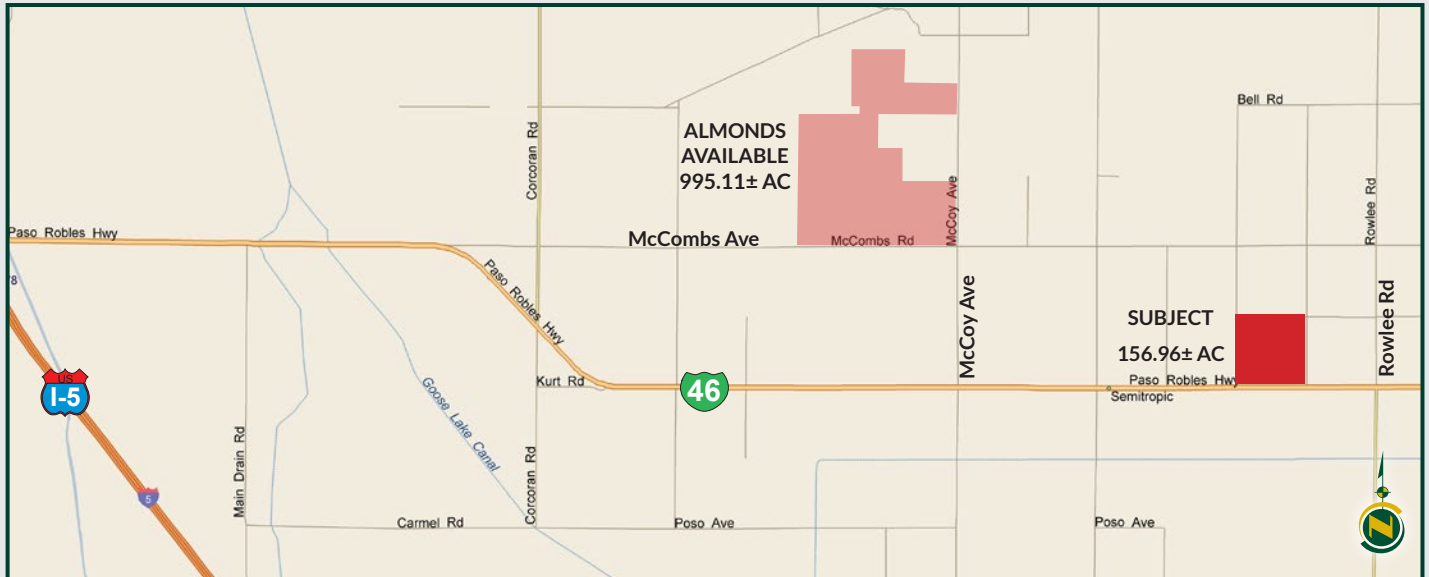


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## LOCATION MAP



**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

**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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