

BUTTONWILLOW RANCHETTE

\$395,000

PRICE REDUCED



7.14± Acres
Kern County, California

- Rural Living with Open Space
- Farming
- Bee Keeping
- Mitigation
- Open Space
- Recreational Use
- Storage
- Solar

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CA DRE #00020875

PROPERTY INFORMATION

LOCATION

The property is best accessed from Stockdale Highway and Wasco Way. Approximately 11± miles south of Buttonwillow, 124± miles north of Los Angeles and 266± miles south of Sacramento.

DESCRIPTION

This ranchette opportunity is located in Buttonwillow, California and consists of 7.14± acres with a 3 bedroom, 2 bathroom, 2,200± sq. ft. mobile home. The open ground is not currently being farmed, but has in the past. The property is located within Buena Vista Water Storage District. Surrounding land uses include but are not limited to; farming, bee keeping, mitigation, open space, recreation, oil and gas, storage and solar.

LEGAL

The north west portion of the south west ¼ section of Section 6, Township 30S, Range 24E, MDB&M. Kern County, APN: 159-090-10

ZONING

According to the Kern County website the land is zoned A (Exclusive Agricultural) and is not enrolled in the Williamson Act.

WATER

The land is located within Buena Vista Water Storage District (BWSD) and receives contract water. There is a BWSD turnout on the west side canal for surface water deliveries from turnout #4-005. In 2025, BWSD levied a general assessment of \$70/acre and \$35/acre foot of delivered water through the turnout. The property is serviced by a domestic water well for the home and other residential needs.

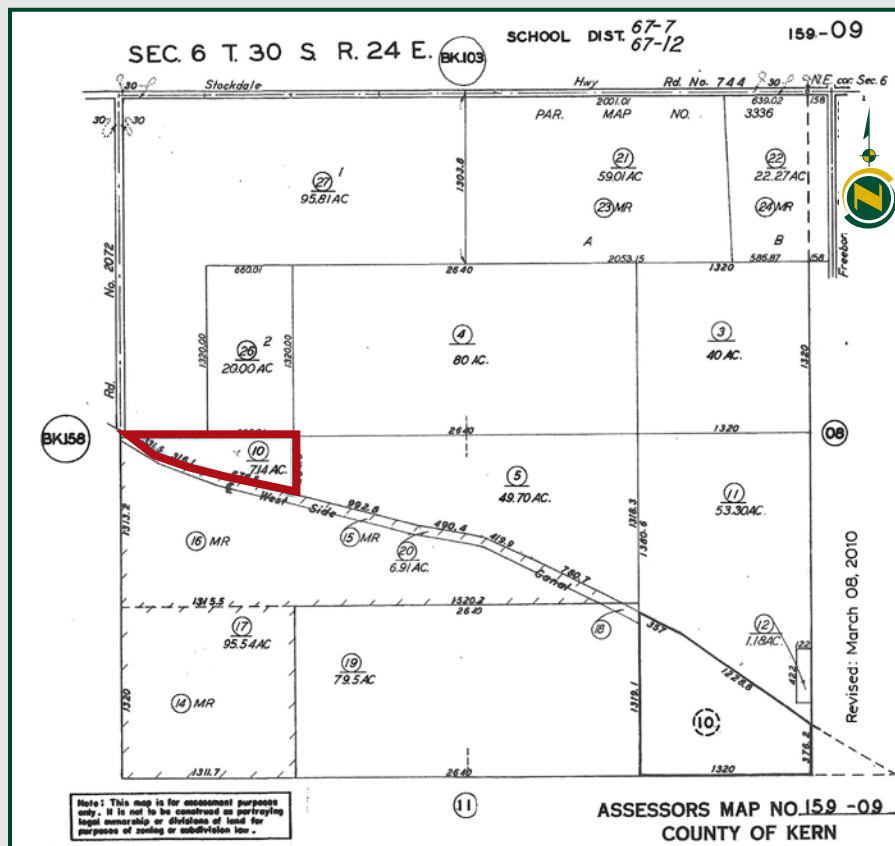
SOILS (California Revised Storie Index CA)

- 100% (187), Lokern clay, drained, Grade 3 – Fair.

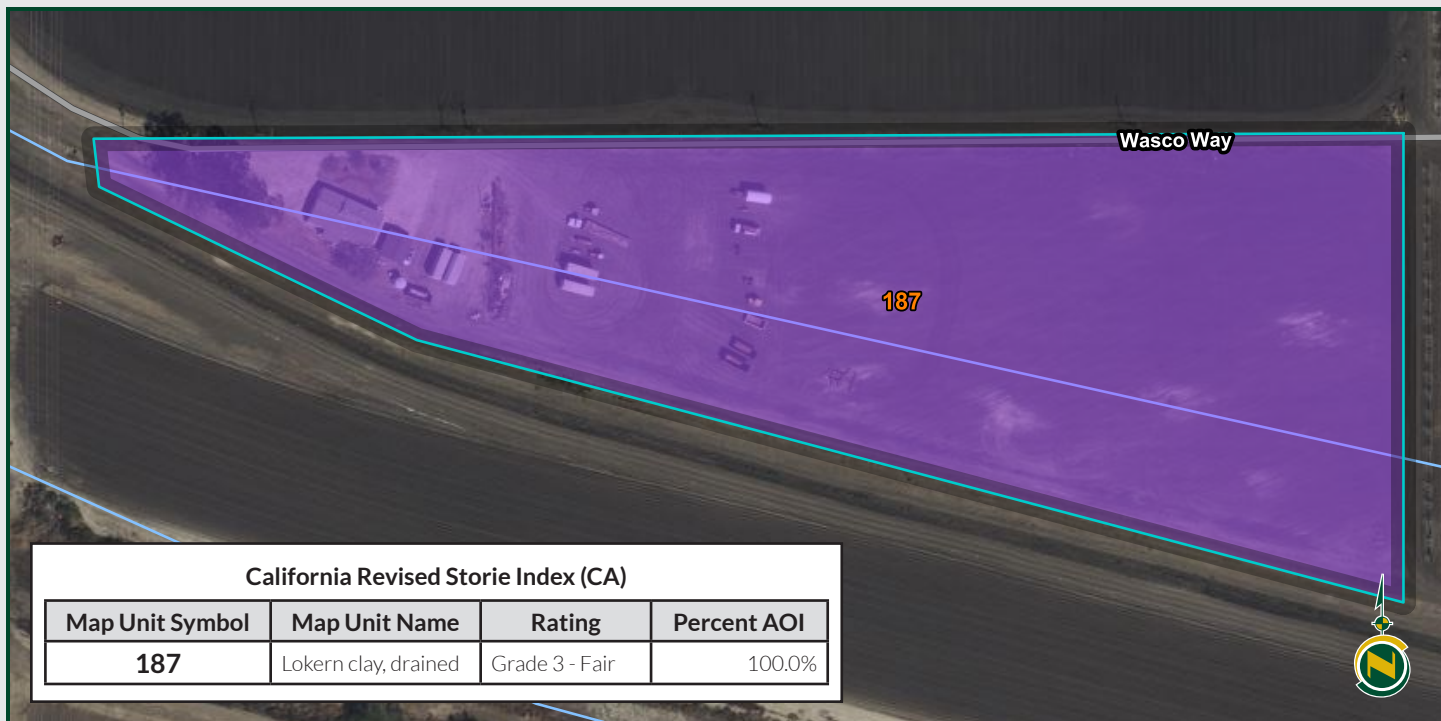
PRICE/TERMS

\$395,000 cash at close of escrow.
Mobile Home shown by appointment only.

APN MAP



SOIL MAPS



BUTTONWILLOW RANCHETTE

7.14± Acres
Kern County, CA



PROPERTY PHOTOS



BUTTONWILLOW RANCHETTE

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PROPERTY PHOTOS

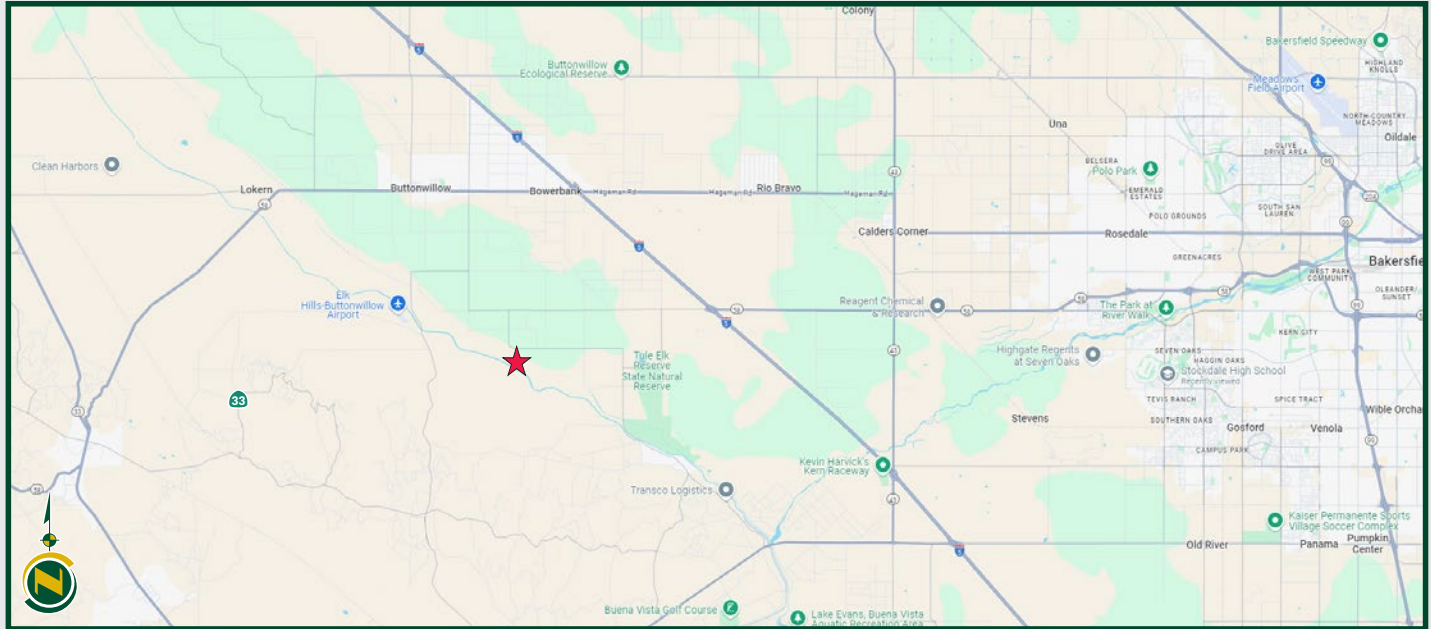


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Kern County, CA



LOCATION MAP



REGIONAL 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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