

IRRIGATED FARMLAND

Kern County, CA

151.62 Acres
AVAILABLE
FOR SALE



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

IRRIGATED FARMLAND AVAILABLE FOR SALE

151.62 Acres ■ Kern County , CA

Property Profile

Location	The property is located at the northwest corner of Comanche Drive and Sunset Boulevard, 1 mile north of Arvin, CA.
Gross Acres	151.62 Acres
Kern County Assessor Parcel Numbers	189-070-68 and 189-120-19
Legal Description	A portion of the SE 1/4 of Section 14 T.31S R.29E
Zoning	"A" Exclusive Agriculture.
Plantings	Irrigated farmland historically farmed to row crops.
Soils	Hesperia Sandy Loam, 0-2% Slopes, Class II
Water	The property is located within the Arvin-Edison Water Storage District and has access to temporary water through turnout D-4 per a In Lieu Agreement with the Arvin-Edison Water District. A deep well equipped with an electric motor is also located on the 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

\$2,900,000
(\$19,126/Acre)

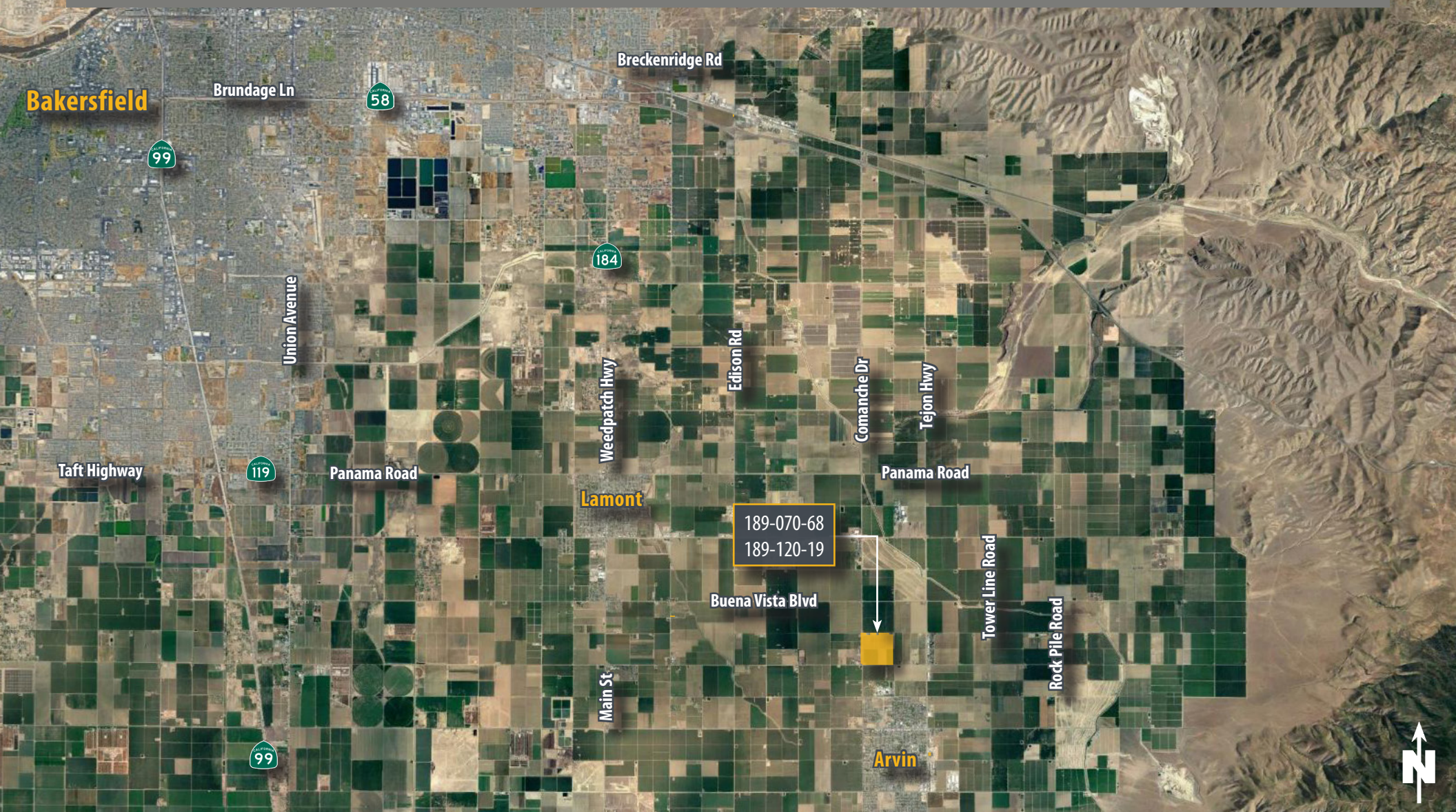


Michael T. Anchordoquy, AAC ■ Principal ■ 661 616 3577 ■ manchor@asuassociates.com ■ CA RE #01380986
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

IRRIGATED FARMLAND AVAILABLE FOR SALE

151.62 Acres ■ Kern County, CA

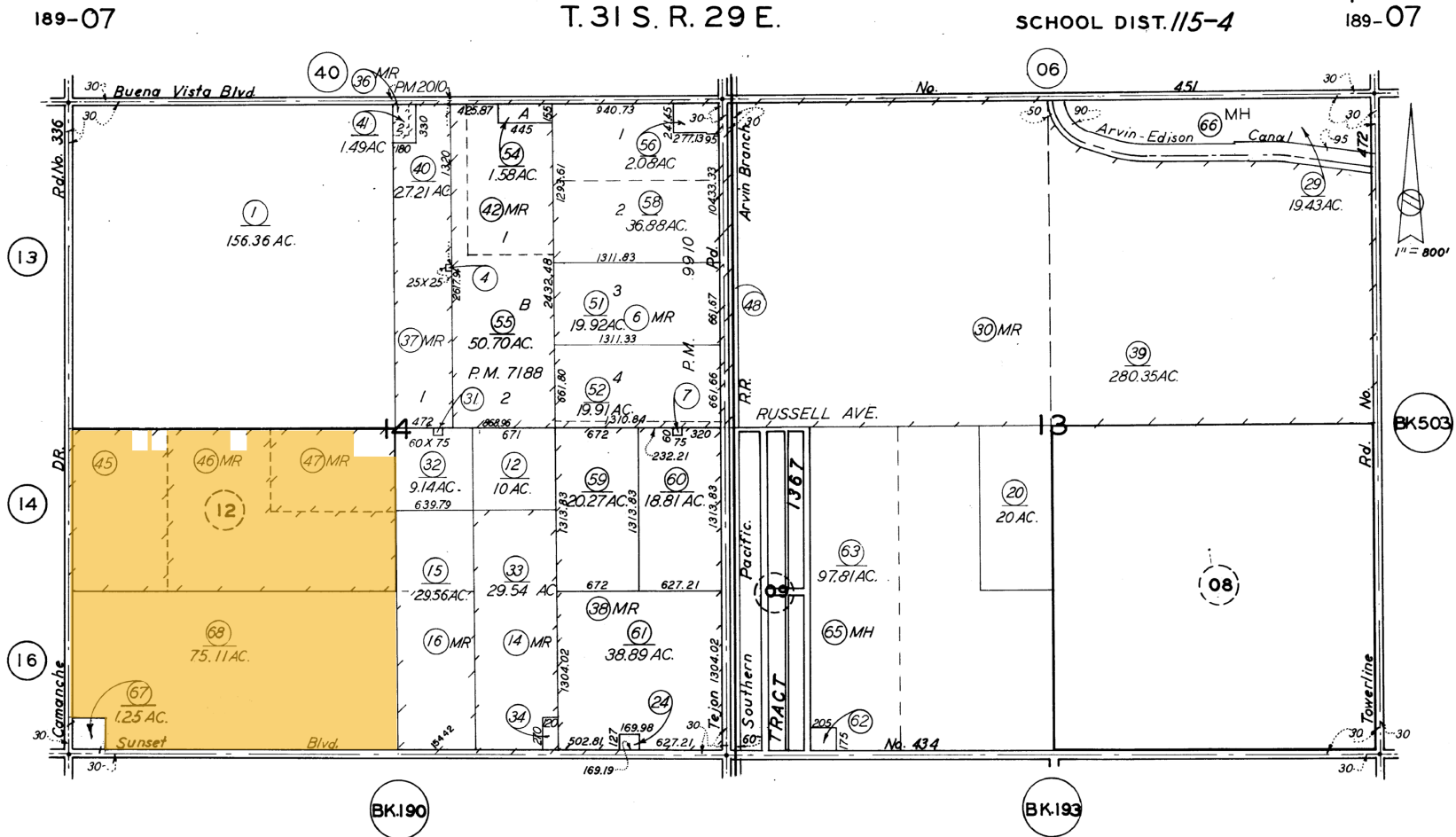
Property Location & Assessor's Parcel Numbers



IRRIGATED FARMLAND AVAILABLE FOR SALE

151.62 Acres ■ Kern County, CA

Assessor's Parcel Map



Revised: 12/02/2014

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

189-070-68
189-120-19

ASSESSORS MAP NO. 189-07
COUNTY OF KERN

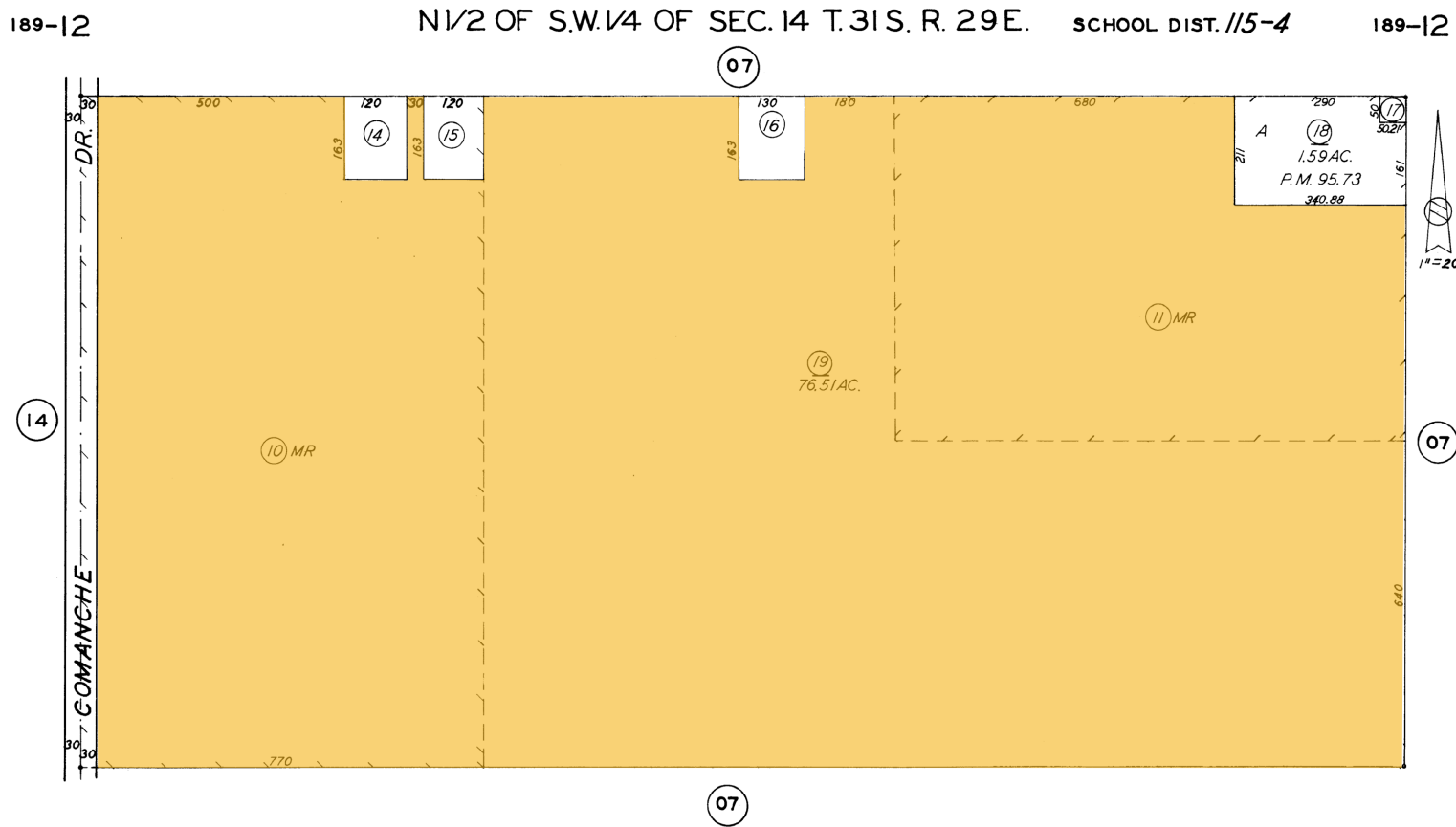


Michael T. Anchordoquy, AAC ■ Principal ■ 661 616 3577 ■ manchor@asuassociates.com ■ CA RE #01380986
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

IRRIGATED FARMLAND AVAILABLE FOR SALE

151.62 Acres ■ Kern County, CA

Assessor's Parcel Map



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

189-070-68
189-120-19

ASSESSORS MAP NO. 189-12
COUNTY OF KERN



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

IRRIGATED FARMLAND AVAILABLE FOR SALE

151.62 Acres ■ Kern County, CA

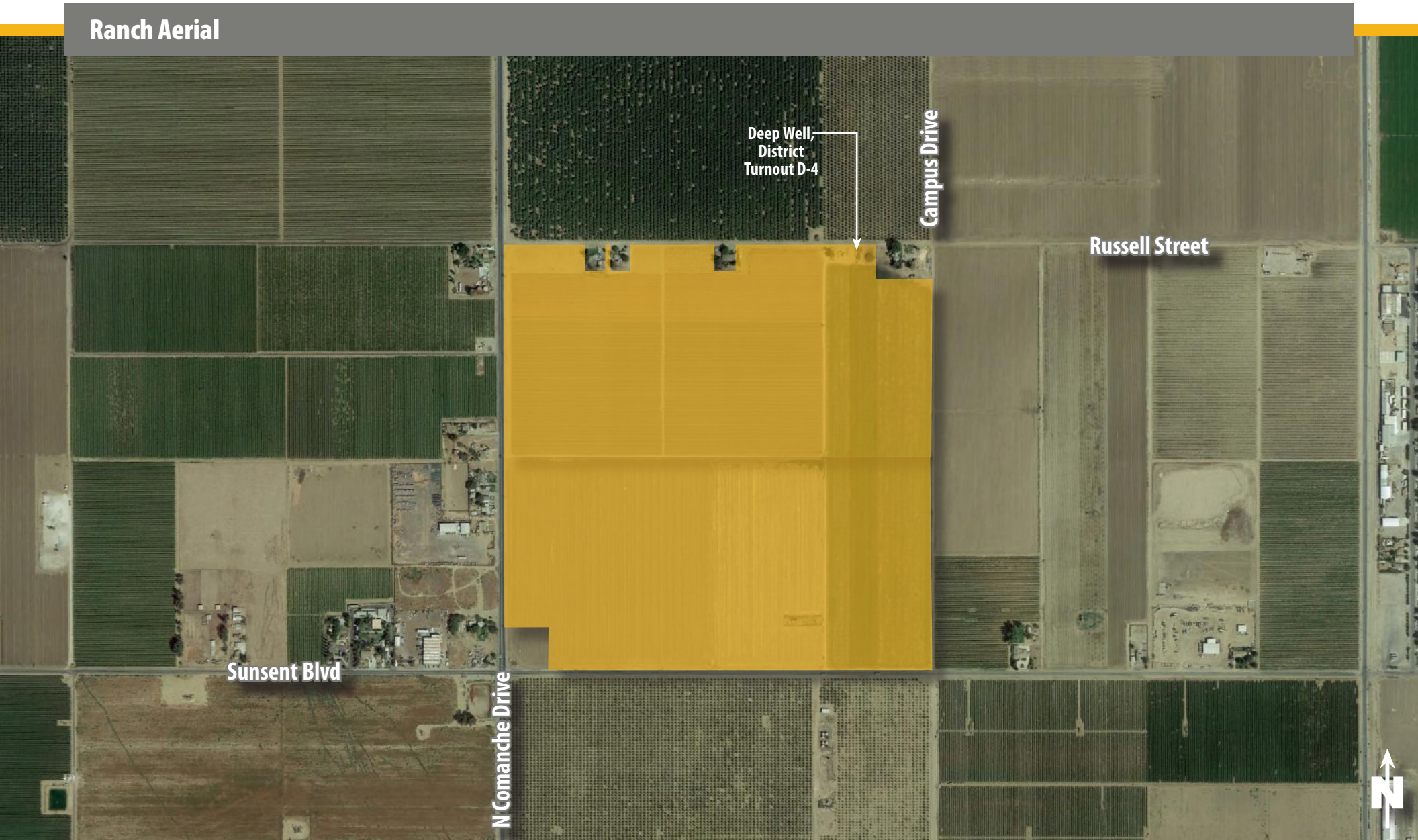
Property Photos



IRRIGATED FARMLAND AVAILABLE FOR SALE

151.62 Acres ■ Kern County, CA

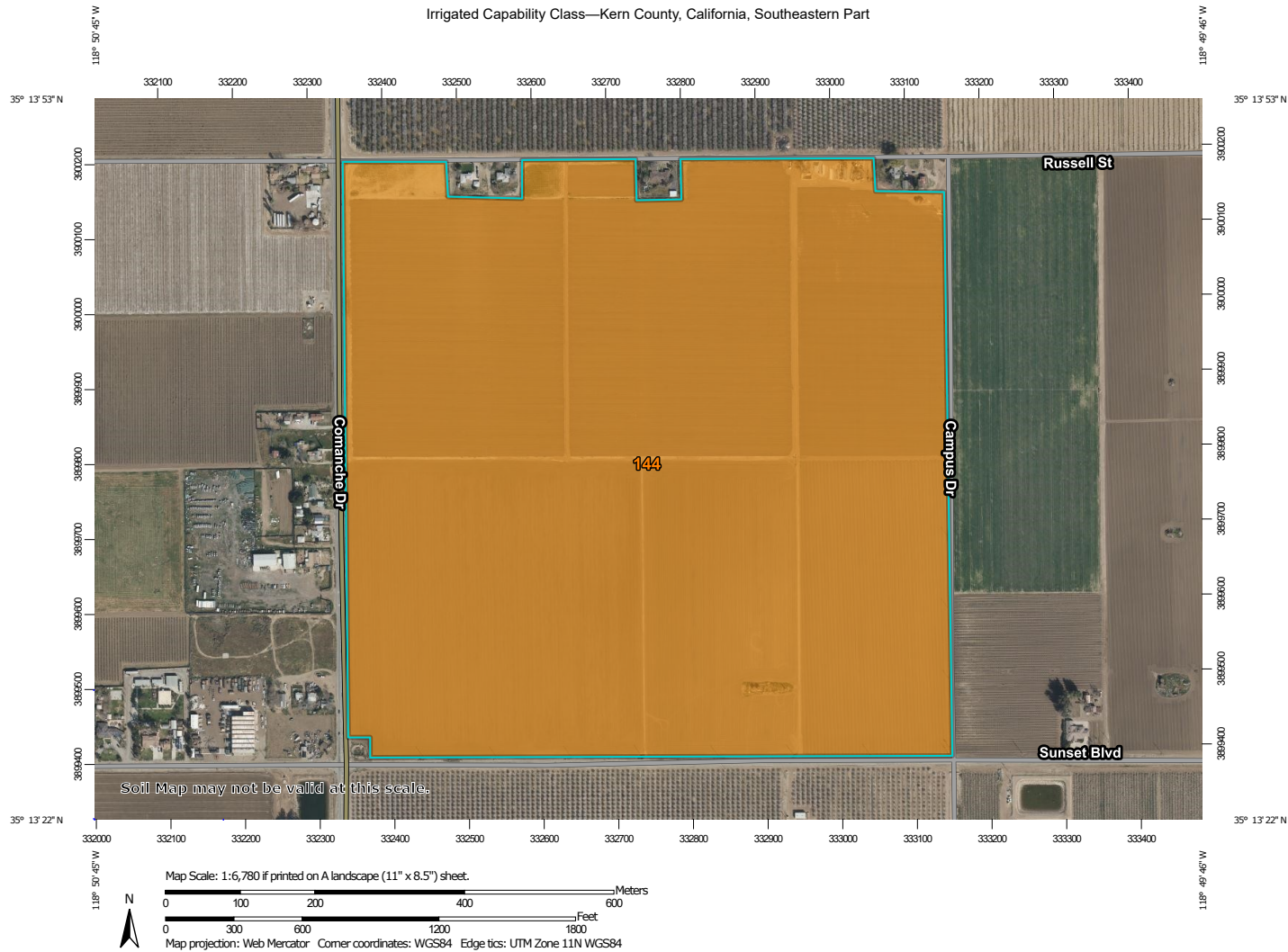
Ranch Aerial



IRRIGATED FARMLAND AVAILABLE FOR SALE

151.62 Acres ■ Kern County, CA

Soils Map



USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

6/25/2021 Page 1 of 5



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

IRRIGATED FARMLAND AVAILABLE FOR SALE

151.62 Acres ■ Kern County, CA

Location Map

