

# KERN COUNTY GRAZING LAND

Kern County, CA

**2,710.33**  
**Acres**  
**AVAILABLE**  
**FOR SALE**



**Michael T. Anchordoquy, AAC**

Principal

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CA RE #01380986

11601 Bolthouse Drive Suite 110

Bakersfield, CA 93311

661 862 5454 main • 661 862 5444 fax

# Kern County Grazing Land Available For Sale

## Property Profile

2,710.33 Acres ▪ Kern County, CA

<b>Location</b>	The property is located south of Highway 155 approximately 8 miles east of Highway 65 in northern Kern County. The City of Bakersfield is located approximately 25 miles to the south and the City of Delano is approximately 20 miles to the west.
<b>Gross Acres</b>	2,710.33 Acres
<b>Kern County Assessor Parcel Numbers</b>	051-200-05/06/15, 051-290-02/12, 061-010-16/17 and 061-100-11
<b>Legal Description</b>	Section 25, 36, and a portion of the east ½ of Section 35 T.25S R.28E Sections 30 and 31 T.25S R.29E The N ½ of the N ½ of Section 1 and the N ½ of the NE ¼ of Section 2 T.26S R.28E The N ½ of the NW ¼ of Section 6 T.26S R.29E
<b>Zoning</b>	"A", Exclusive Agriculture. The parcels are enrolled in the Williamson Act.
<b>Land Use</b>	The property has historically been used for livestock grazing. A grazing lease is in place that is set to expire in May 2025.
<b>Water</b>	Livestock water is provided by a combination of springs and a solar powered well. See ranch map for spring and well locations.
<b>Fencing</b>	The property includes both perimeter and cross fencing.
<b>Improvements</b>	A set of corrals are located on the property. A small fenced yard area on the eastern portion of the property contains two sea trains and small metal shop building on a slab foundation.

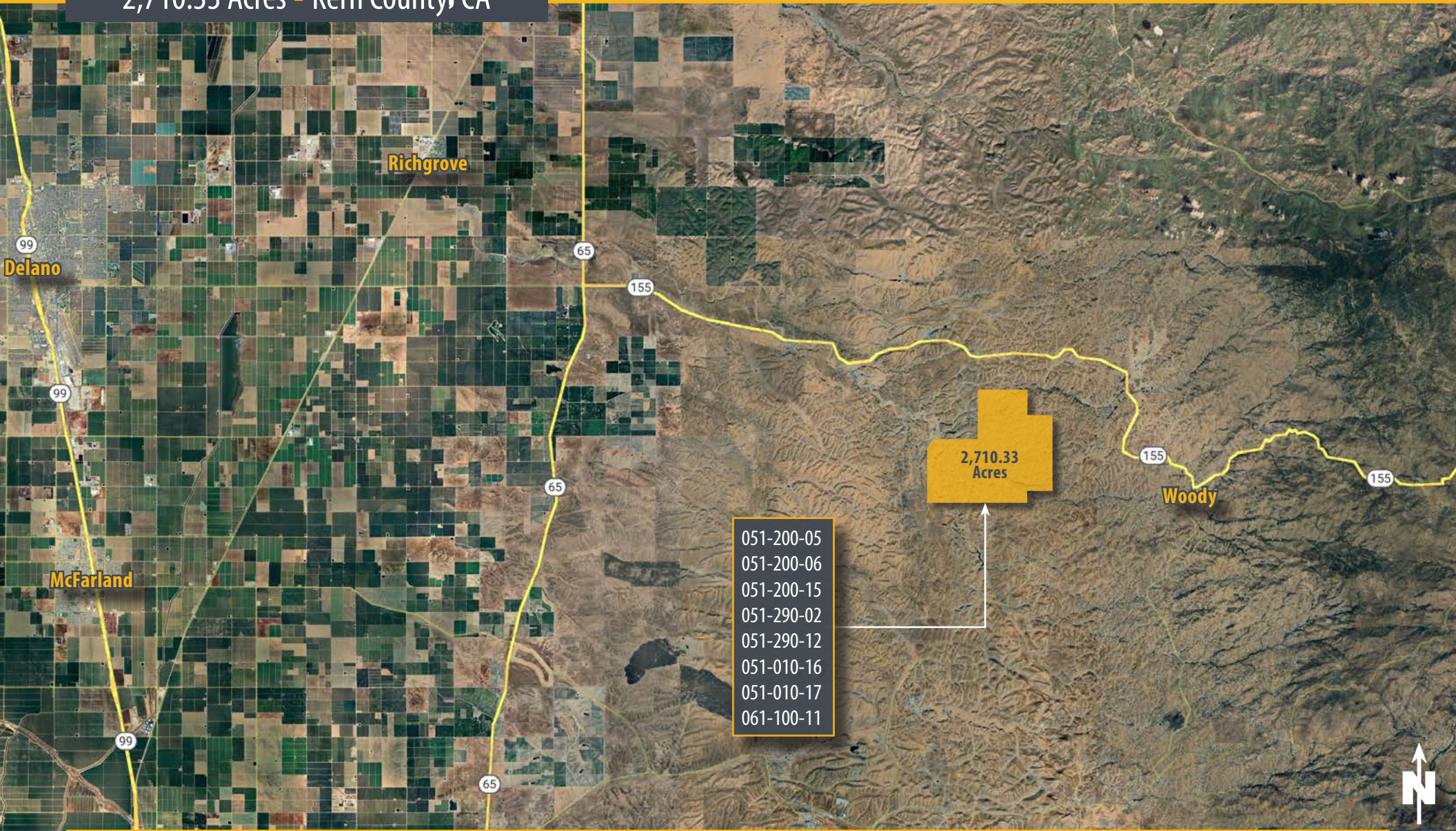
**ASKING PRICE**

**\$3,523,429**  
(\$1,300/Acre)

# Kern County Grazing Land Available For Sale

Property Location & Assessor's Parcel Numbers

2,710.33 Acres ■ Kern County, CA



2,710.33 Acres

- 051-200-05
- 051-200-06
- 051-200-15
- 051-290-02
- 051-290-12
- 051-010-16
- 051-010-17
- 061-100-11

# Kern County Grazing Land Available For Sale

Assessor's Parcel Maps

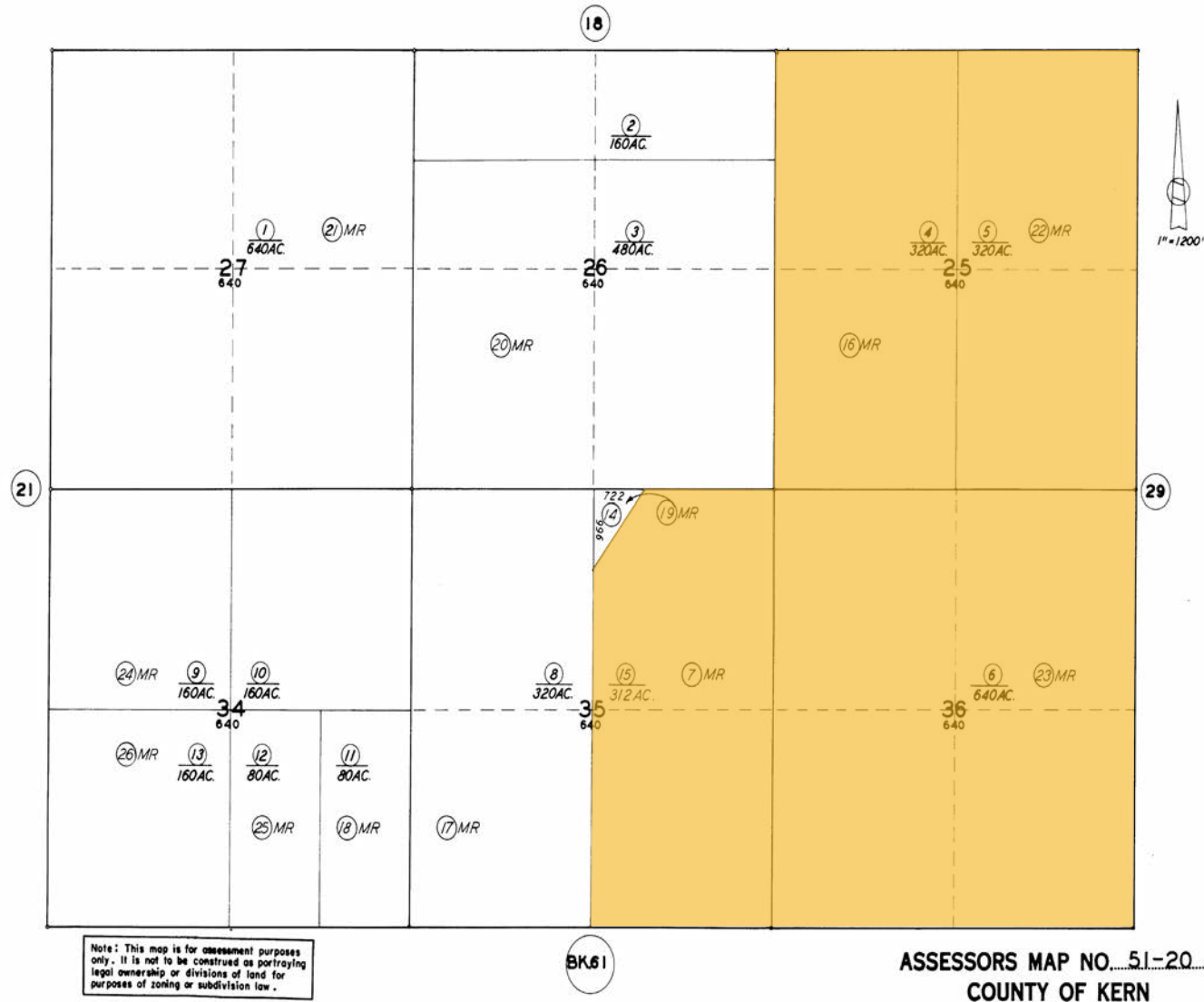
2,710.33 Acres ■ Kern County, CA

51-20

T.25S. R.28E.

SCHOOL DIST 65-7

51-20



051-200-05  
051-200-06  
051-200-15



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Assessor's Parcel Maps

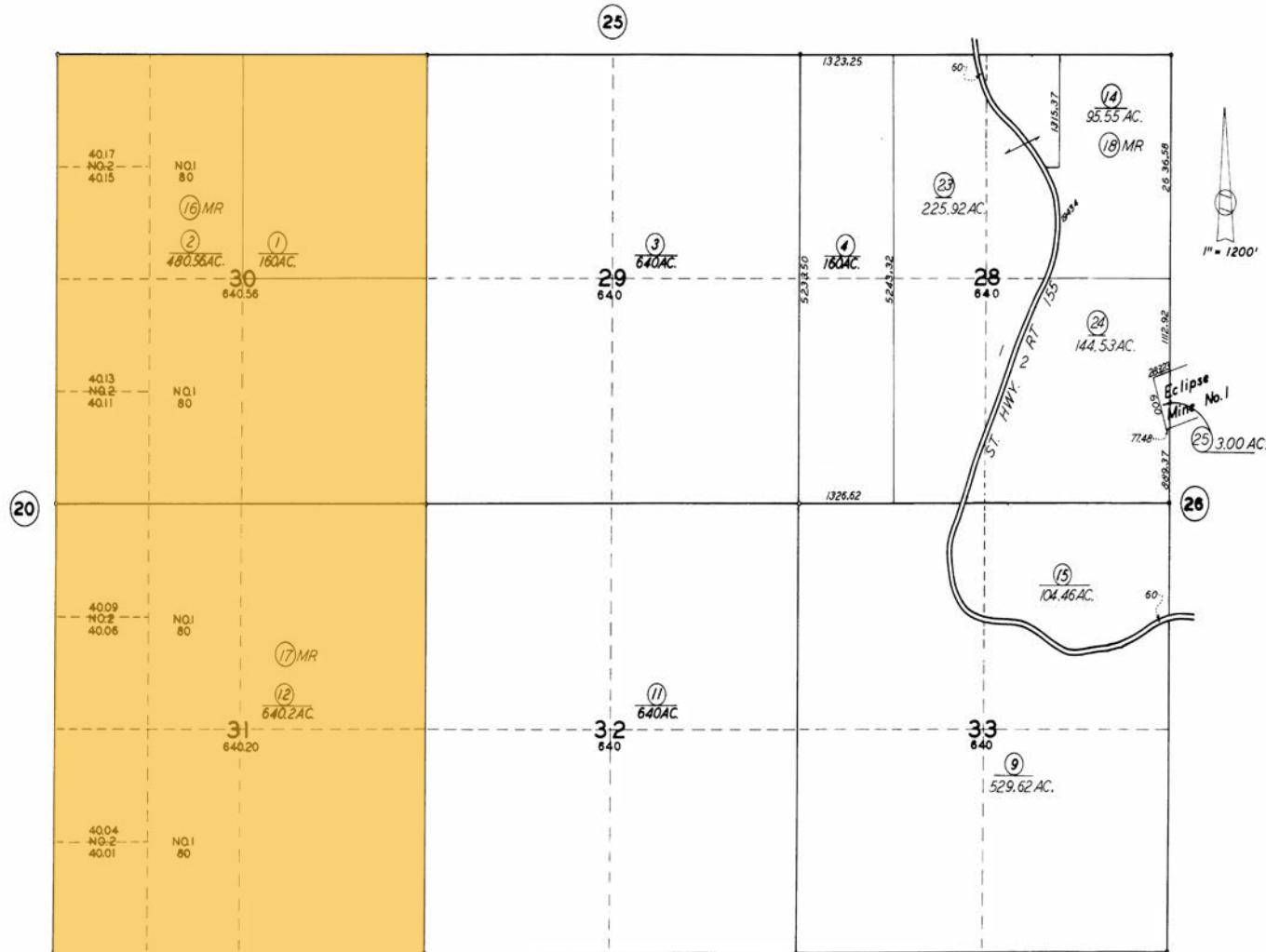
2,710.33 Acres ■ Kern County, CA

51-29

T.25S. R.29 E.

SCHOOL DIST. 59-0

51-29



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.

BK.61

ASSESSORS MAP NO. 51-29  
COUNTY OF KERN

051-290-02  
051-290-12



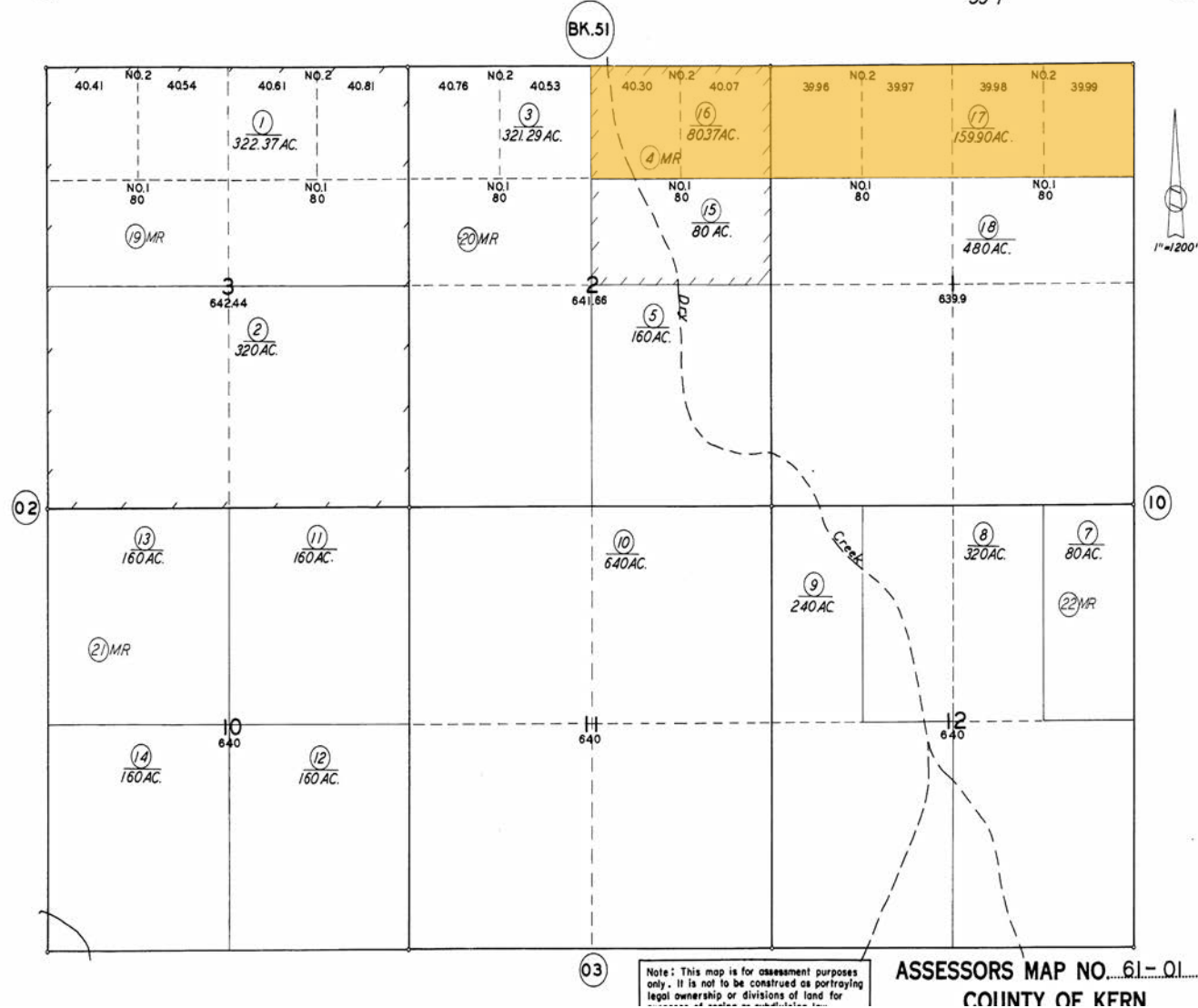
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# Kern County Grazing Land Available For Sale

Assessor's Parcel Maps

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61-01 T. 26 S. R. 28 E. SCHOOL DIST. 59-0 59-1 61-01



051-010-16  
051-010-17



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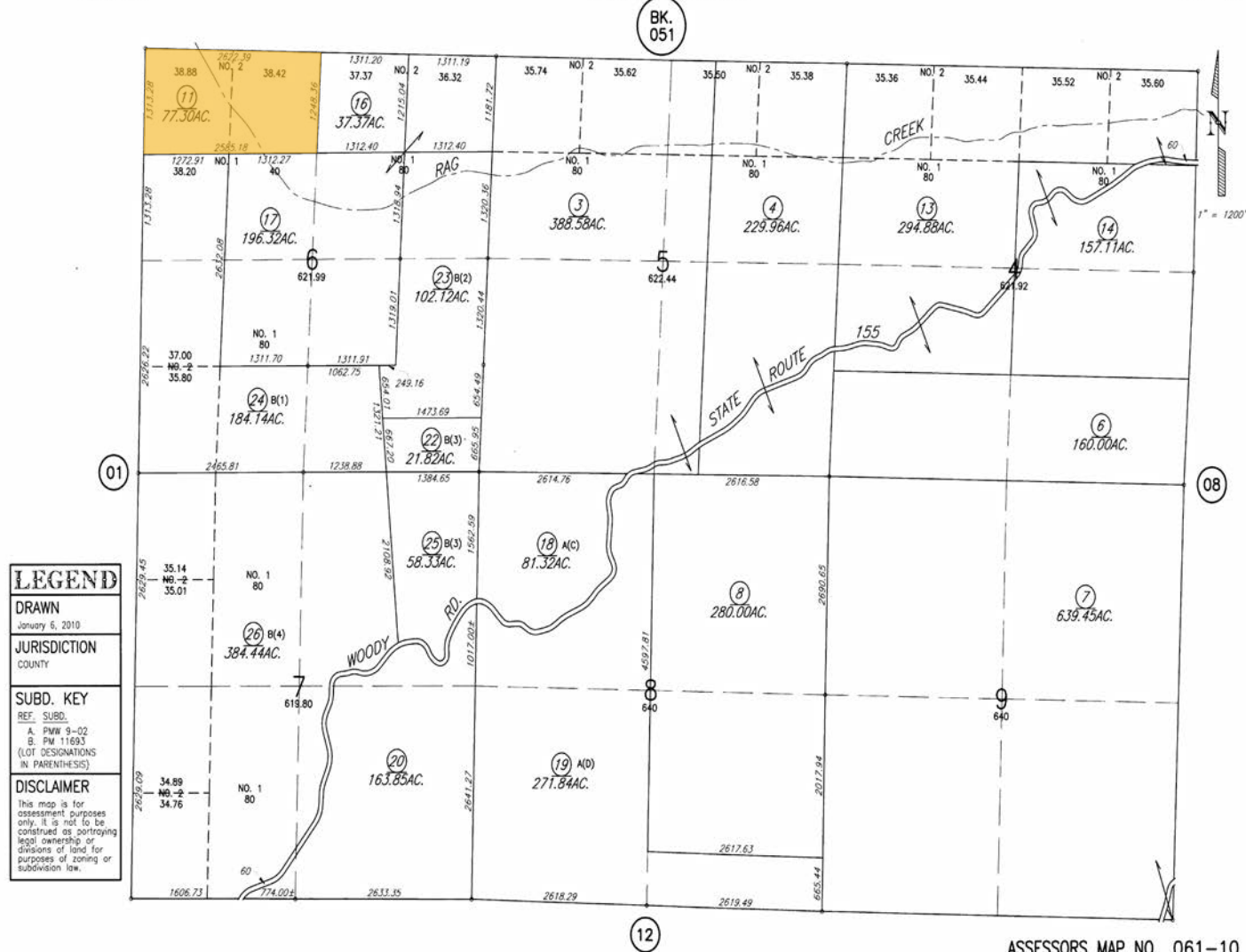
## Assessor's Parcel Maps

2,710.33 Acres ■ Kern County, CA

061-10

T.26S., R.29E.

061-10



061-100-11

ASSESSORS MAP NO. 061-10  
COUNTY OF KERN

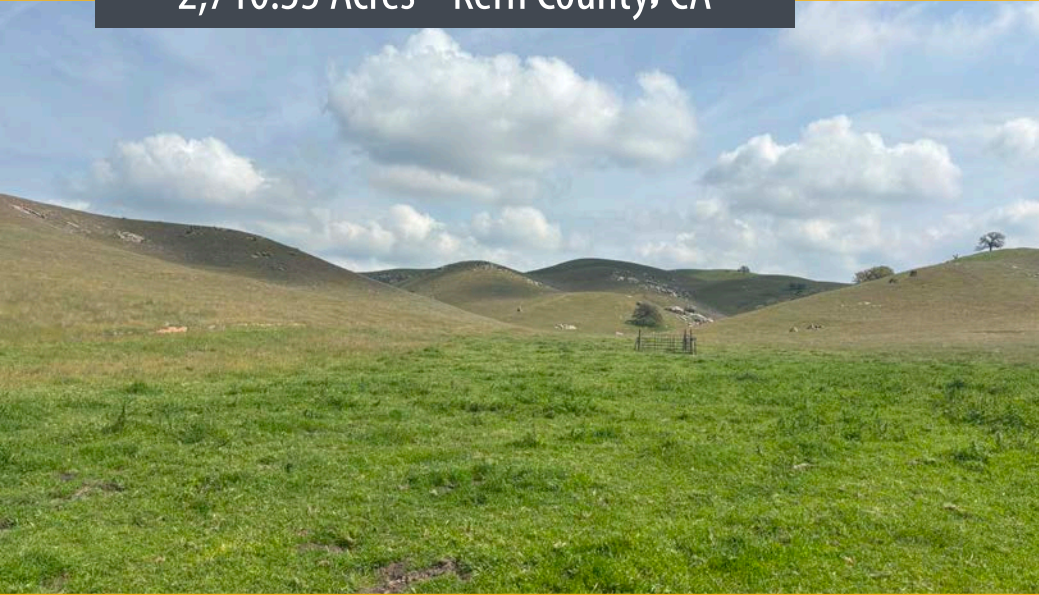


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# Kern County Grazing Land Available For Sale

## Property Photos

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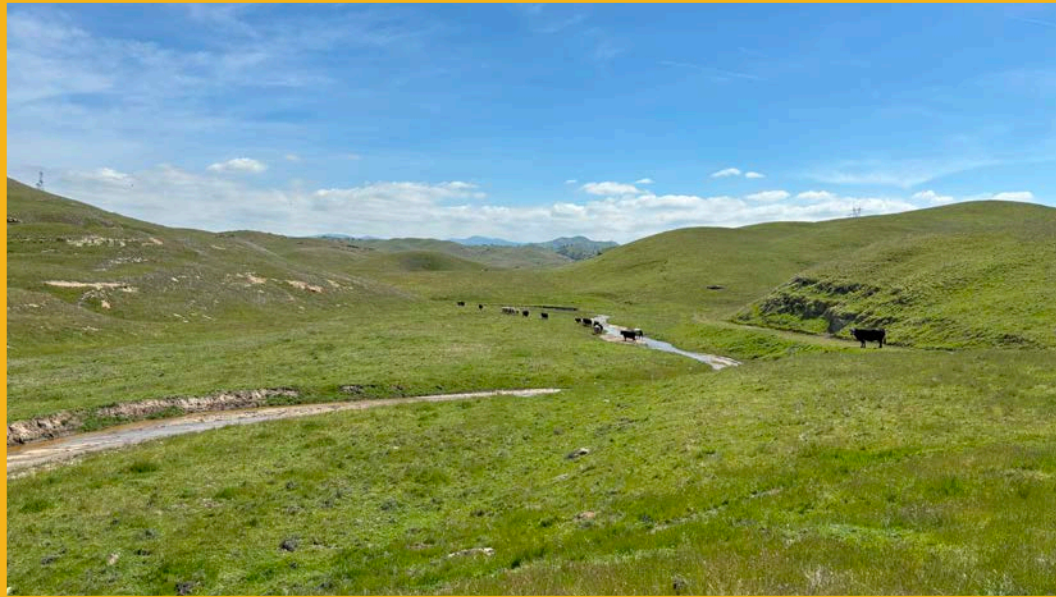




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## Property Photos

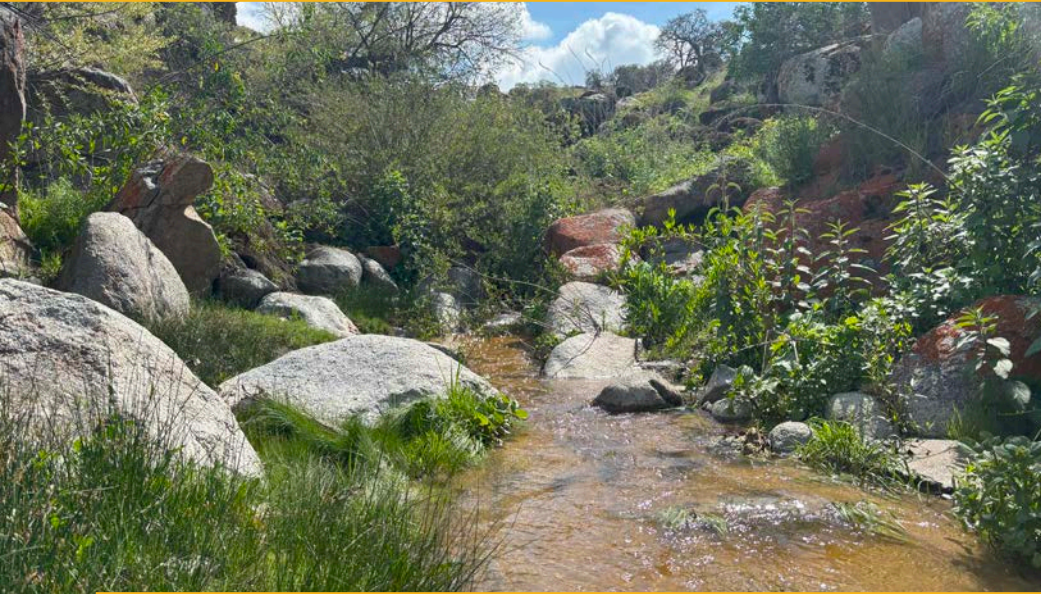
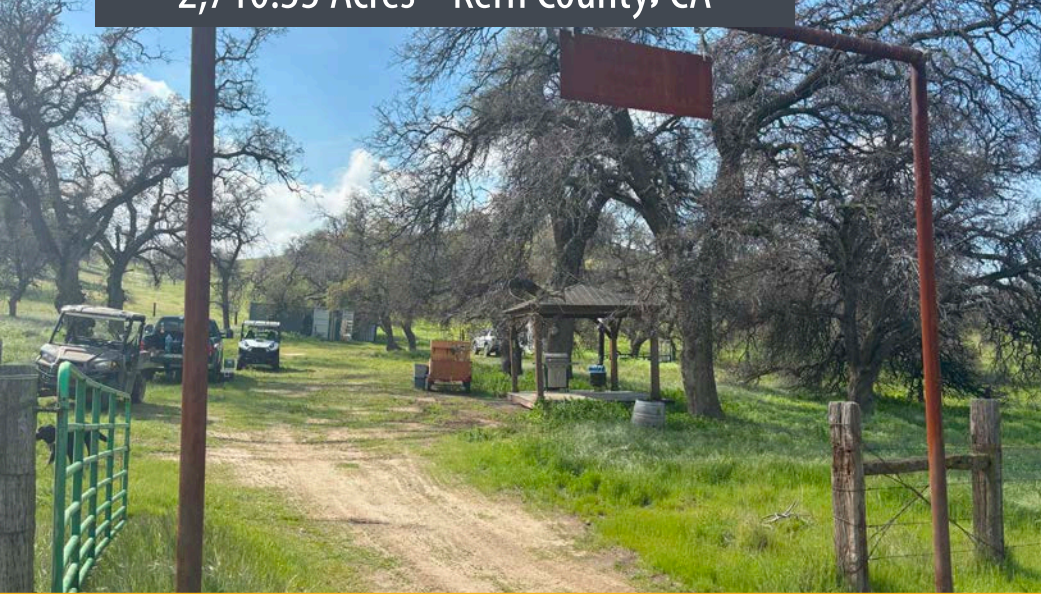
2,710.33 Acres ▪ Kern County, CA



# Kern County Grazing Land Available For Sale

## Property Photos

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# Kern County Grazing Land Available For Sale

Ranch Aerial

2,710.33 Acres ■ Kern County, CA



# Kern County Grazing Land Available For Sale

Fence Lines

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# Kern County Grazing Land Available For Sale

## Roads Map

2,710.33 Acres ■ Kern County, CA



# Kern County Grazing Land Available For Sale

## Location Map

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