

# KERN COUNTY RANCH

161.40± ACRES | KERN COUNTY, CALIFORNIA

**\$318,000**

(\$1,970/ACRE)



## PROPERTY HIGHLIGHTS

- GOOD SOILS
- LOCATED IN BERENDA MESA WATER DISTRICT



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CA DRE #00020875

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



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## PROPERTY INFORMATION

### DESCRIPTION

Dry farm - field crops. Property was previously planted to carrots, watermelons, winter wheat and barley.

### LOCATION

161.40± acres in Kern County approximately one mile directly south of the Barker/Twisselman Road Interchange.

### LEGAL

Kern County APN: 043-370-32. Located in the NW 1/4 of Section 31, T25S, R19E, M.D.B.&M.

### ZONING

AL-40. Property is in the Ag Preserve (Williamson Act).

### PLANTINGS

Historically planted to field crops.

### WATER

No water developed. Located in the Berenda Mesa Water District with no allocation.

### SOILS

Milham sandy loam, 0-2% slopes, Grade 2, good.

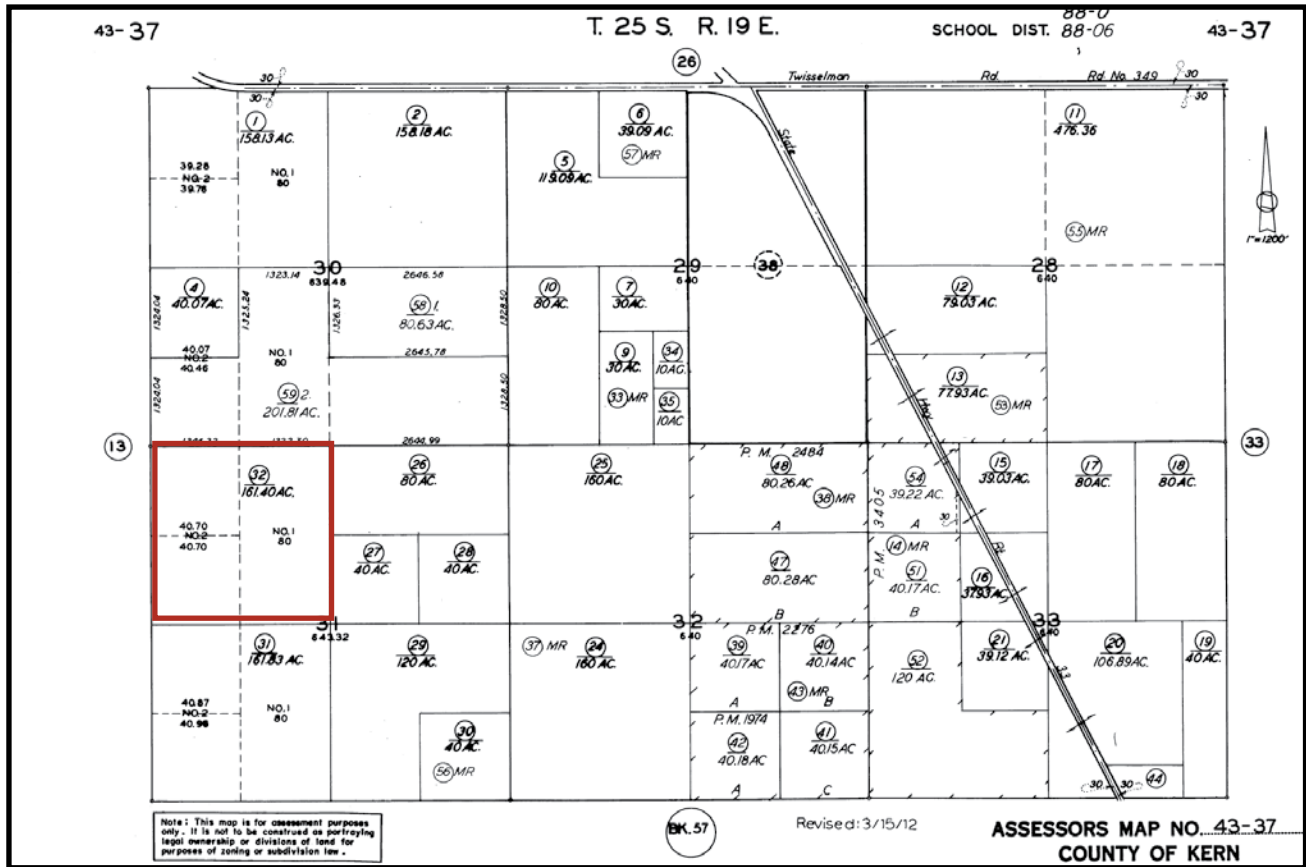
### BUILDINGS/IMPROVEMENTS

None

### PRICE/TERMS

\$318,000 all cash.

## PARCEL MAP



EXCLUSIVELY PRESENTED BY:  
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## OFFICES SERVING THE CENTRAL VALLEY

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