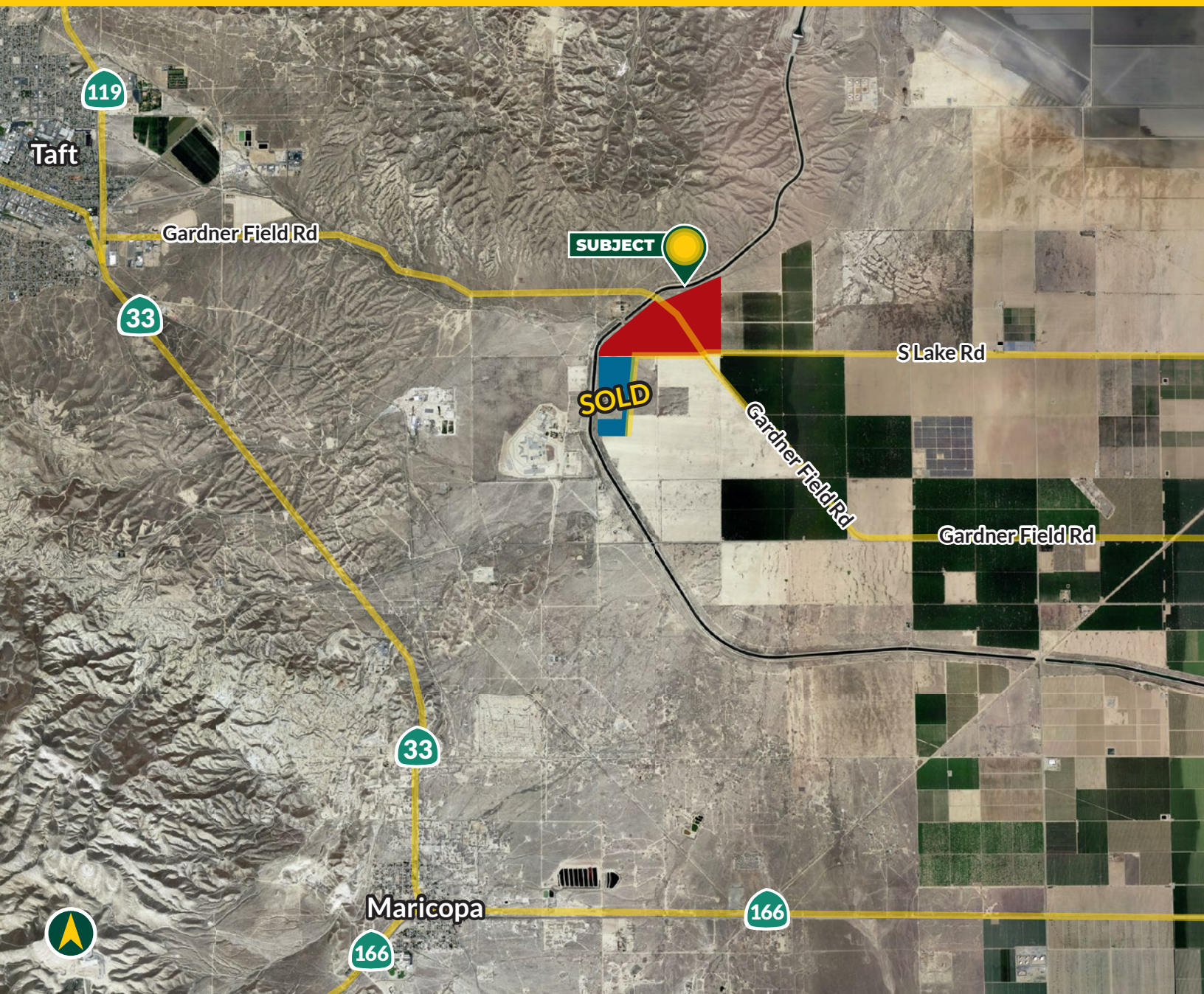


TAFT AREA LAND

231.42± ACRES | KERN COUNTY, CALIFORNIA

\$404,985

(\$1,750±/ACRE)



PROPERTY HIGHLIGHTS

- RURAL HOME AND LIFESTYLE
- RENTAL INCOME
- RECREATIONAL USES



www.pearsonrealty.com
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

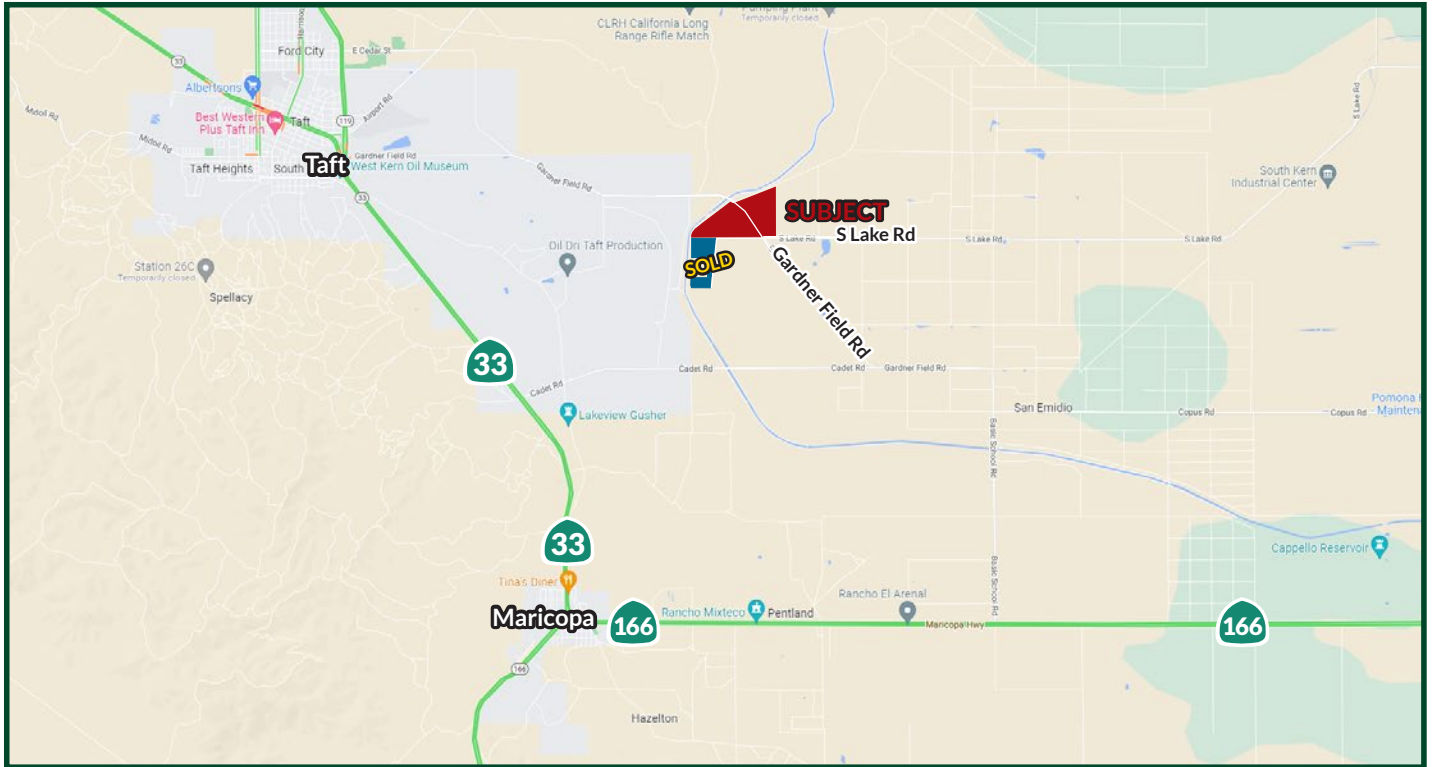
BAKERSFIELD

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



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

LOCATION MAPS



PROPERTY INFORMATION

LOCATION

The 231.42± acre land offering is located northwest and northeast corners of the intersection of South Lake Road and Gardner Field Road, just 4± miles east of Taft, CA. The land is approximately 21.5± miles southwest of Bakersfield, 81.5± miles east of Santa Maria, 111.5± miles north of Los Angeles, and 250.5± miles south of San Jose.

DESCRIPTION

This Kern County Land opportunity offers potential rural home site and lifestyle, recreational uses, and an investment in California real estate.

Surrounding agricultural uses include irrigated crops such as citrus, grapes, almonds, cherries, blue berries, vegetables and other row and field crops. Non-irrigated agricultural uses and/or other uses include dry farming, livestock grazing, bee keeping, rural home and lifestyle, and oil/gas.

LEGAL

Kern County, CA, APN: 220-030-31.
Portion of South ½ of Section 23, T32S, R24E, MDB&M.

ZONING

Zoned Exclusive Agriculture (A). The land is enrolled in the Williamson Act .

WATER

Located in the boundaries of Wheeler Ridge Maricopa Water Storage District with no contract.

SOILS

- Tupman gravelly sandy loam, 0 to 2 percent slopes
- Kimberlina fine sandy loam, saline-sodic, 0 to 2 percent slopes
- Riverwash
- Elkhills sandy loam, 5 to 15 percent slopes
- Elkhills sandy loam, 15 to 30 percent slopes

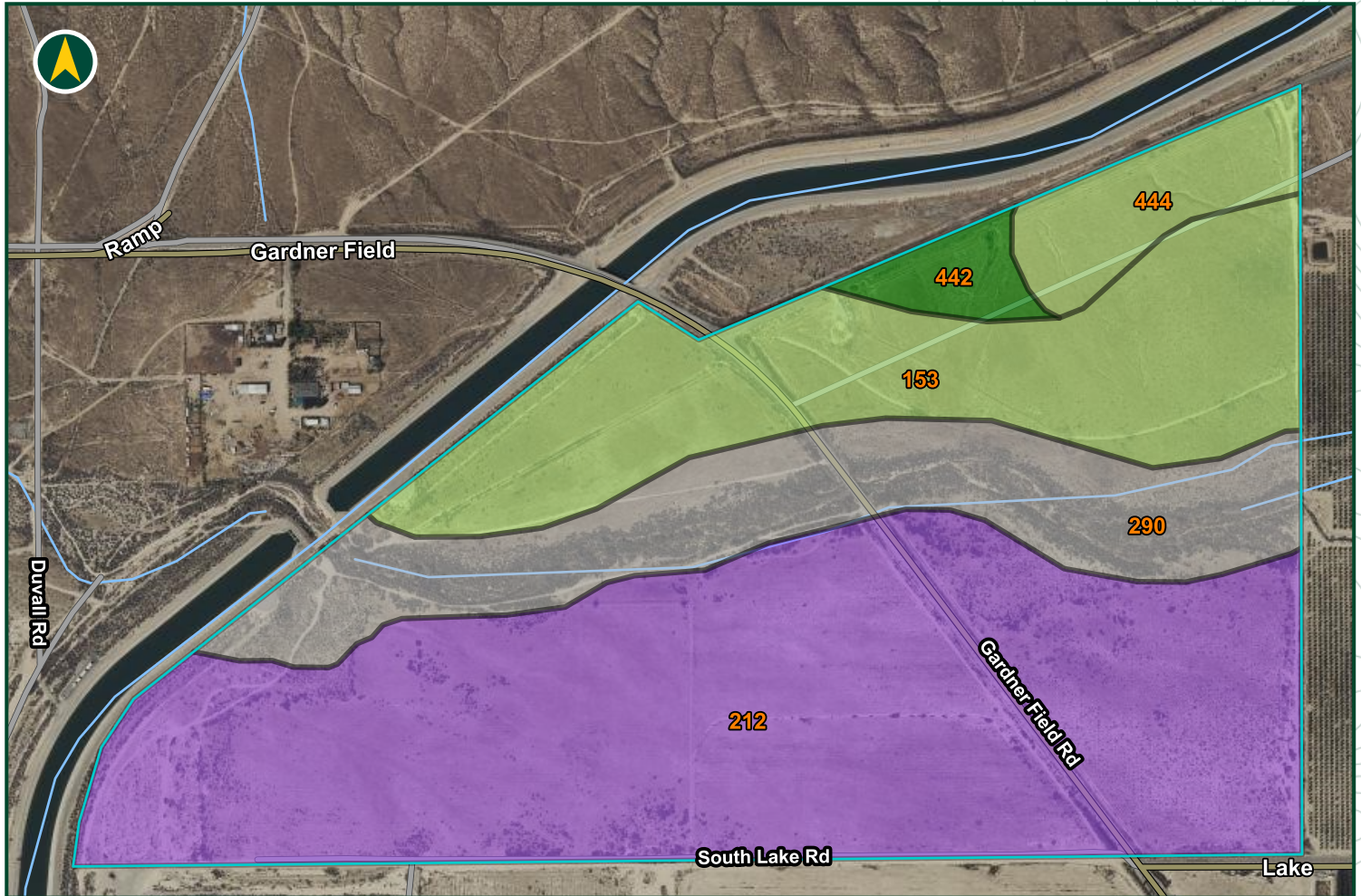
PRICE/TERMS

\$404,985 or \$1,750±/acre, sale subject to an existing annual grazing lease.

PROPERTY OVERVIEW



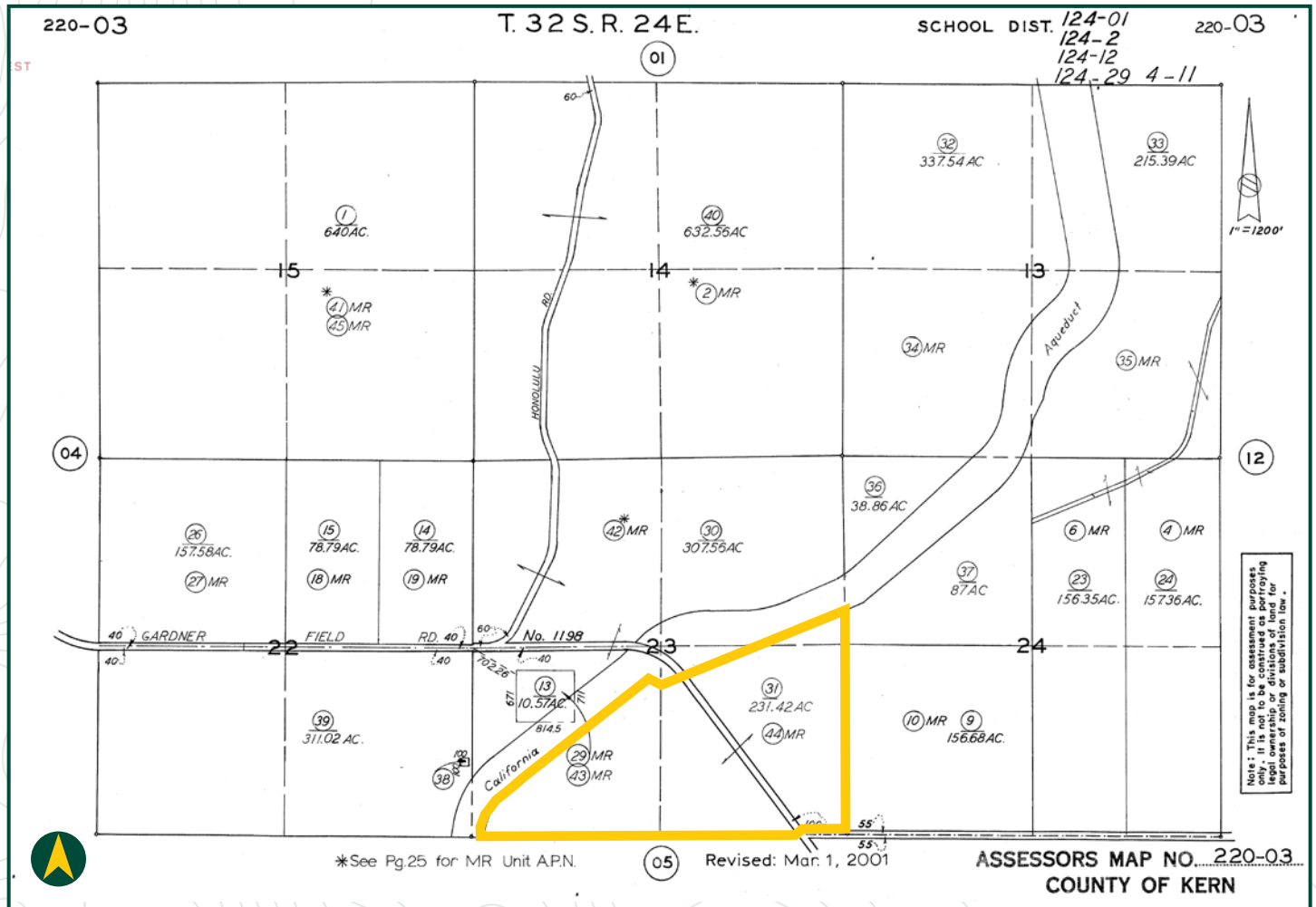
SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent of AOI
153	Tupman gravelly sandy loam, 0 to 2 percent slopes	Grade 2 - Good	21.9%
212	Kimberlina fine sandy loam, saline-sodic, 0 to 2 percent slopes	Grade 3 - Fair	53.3%
290	Riverwash	Not Rated	17.8%
442	Elkhills sandy loam, 5 to 15 percent slopes	Grade 1 - Excellent	2.1%
444	Elkhills sandy loam, 15 to 30 percent slopes	Grade 2 - Good	4.9%
Totals for Area of Interest			100.0%

PARCEL MAP



\$404,985
(\$1,750± / ACRE)

PROPERTY PHOTOS



EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



106
YEARS

A Tradition In Trust Since 1919

OFFICES SERVING THE CENTRAL VALLEY

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

www.pearsonrealty.com

CA DRE #00020875

