

# FOR SALE

Ranch House & 54.51 +/- Acres of Farmland in  
Rosedale-Rio Bravo Water Storage District



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## FOR SALE RANCH HOUSE & FARMLAND

### LOCATION

Property is located at the northeast corner of the intersection of Mayer Ave and Snow Road to the northwest of the City of Bakersfield in the County of Kern and State of California.

### DESCRIPTION

This 59.31 +/- gross acre offering consists of 54.51 +/- acres of open farmland, one (1) 1,720 sf dwelling, a 3,687 sf shop, yard, and a 3,232 sf single family residence with three (3) bed and three (3) bath that is in great condition and can be sold separately with it's own domestic well on a separate legal parcel.

### LEGAL

Kern County Assessor Parcel Number: 104-030-20; formerly Kern County Assessor Parcel Number: 104-030-19 now referred to as Parcel(s) 1, 2, 3, and 4 of Parcel Map No. 12202 recorded May 29th, 2018; Portion(s) of the SW 1/4 of Section 3; Township 29 South; Range 25 East; MDB&M

### PARCEL(S) 1, 2, 3, AND 4 OF PARCEL MAP NO. 12202

Parcel 1 - includes 1,720 sf dwelling, shop, and 2.31 +/- acres of open farmland  
Parcel 2 - includes 34.81 +/- acres of open farmland  
Parcel 3 - includes 8.16 +/- acres of open farmland  
Parcel 4 - includes 3,232 sf residence at 25314 Snow Road and 2.00 +/- acres of open farmland

### OPEN FARMLAND, SHOP, AND SINGLE FAMILY DWELLING

54.51 +/- acres of open farmland that is currently being farmed subject to a lease that expires on December 31st, 2019. The open farmland consists of one (1) soil type, 100% (196) Milham sandy loam, 0 to 2% MLRA 17, Class II soil, and is currently planted to alfalfa hay.

The irrigation supply for the open farmland is provided via one (1) 100HP electric well, and is located within the boundaries of Rosedale Rio-Bravo Water Storage District (RRBWS). On behalf of RRBWS, the property was subject to an annual assessment of \$52 per acre of real property for the 2018 crop year and the assessment for the 2019 crop year will be \$75 per acre of real property as of July 2019 that is billed by the District via the Kern County Assessor's office property tax roll.

For a prospective Buyer, the 54.51 open farmland, 3,687 sf shop, yard space, and 1,720 sf dwelling at 7804 Mayer Road with it's own domestic well, is best suited as an combined offering due to the integrated use of the agricultural well, flood irrigation system, and land configuration.

### 25314 SNOW ROAD BAKERSFIELD, CA 93314

3,232 square foot single family residence with three (3) bedrooms and three (3) bathrooms, master bedroom walk-in closet, two (2) well maintained HVAC units, plenty of hallway storage, office, fireplace, fenced yard w/ patio, three (3) car garage, and domestic well on two (2) acres of land!

### ZONING

Property is zoned A – Exclusive Agriculture, and is not enrolled in Williamson Act

### LEASES

Open farmland and shop sold subject to a lease that expires on December 31st, 2019

25314 Snow Road, Bakersfield CA 93314 sold subject to a lease that expires on December 31st, 2018

7804 Mayer Road, Bakersfield CA 93314 sold subject to a lease that expires on December 31st, 2018

*(Leasehold rental rates and terms can be provided to qualified Buyers upon request)*

### ASKING PRICE

\$1,847,915.00 (APN: 104-030-20; Parcels 1-4)

\$452,480.00 (Parcel 4 - can be sold separately)

*(All cash to be paid at the close of escrow with the Seller retaining any oil, gas, and mineral rights interest with the real property)*

### CONTACT

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## SITE PHOTOS



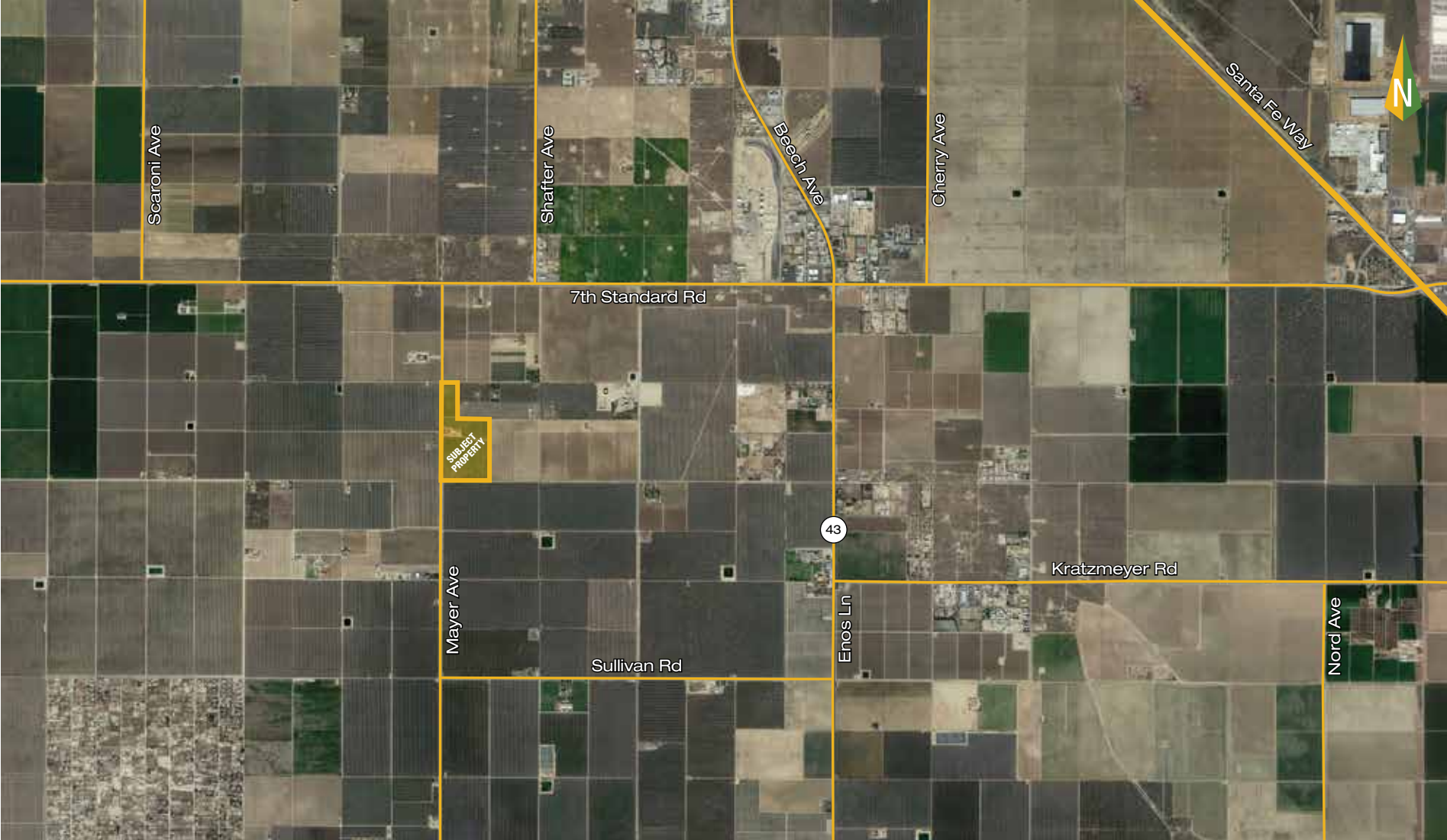
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## LOCATION MAP



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## AERIAL MAP



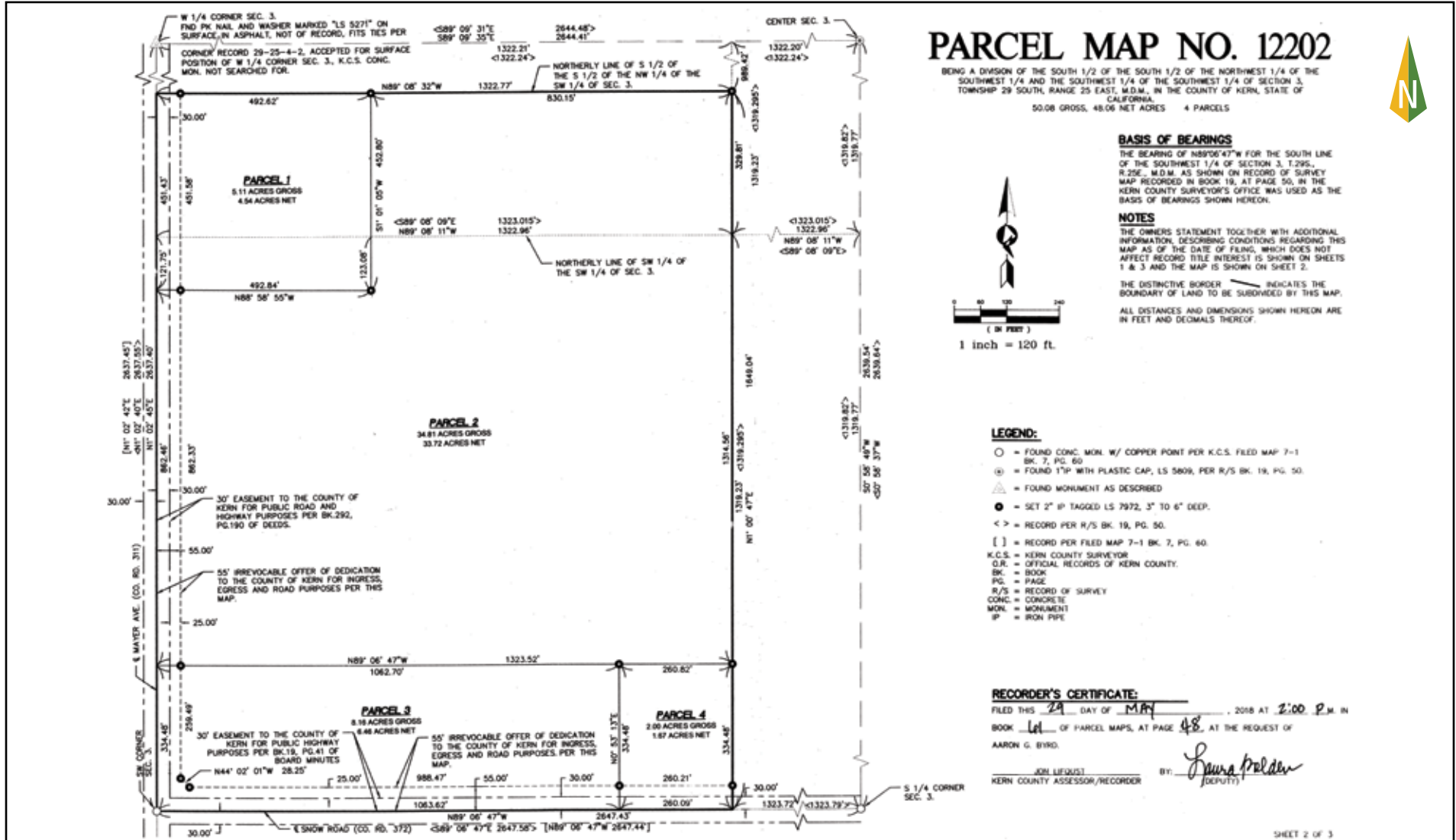
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## PARCEL MAP



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# FOR EVERYTHING UNDER THE SUN

- Row Crops
- Orchards
- Vineyards
- Ranches
- Developed or Vacant Land

Call **Morgan Houchin 661-477-3669**

## TECH AG FINANCIAL GROUP, INC.

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

Contact us and take advantage of our services today!