



FOR SALE

**160.00 +/- Gross Acres of Eastside Water Management Area
Open Farmland and Redevelopment (Hwy 65 & Dove Rd.)**



LOCATION

Property is located less than one-half (0.5) Mile to the southeast of Highway 65 and Dove Rd. and less than five (5) miles to the North of Highway 65 and 7th Standard Rd./Merle Haggard Dr. to the City of Bakersfield in the County of Kern and State of California.

DESCRIPTION

160.00 +/- gross acres of redevelopment opportunity previously planted to citrus, avocado, olives, and open farmland.

LEGAL/ZONING

Kern County Assessor Parcel Numbers: 481-030-14; Section 4; Township 28; Range 27; MDB&M. The property is not currently enrolled in the agricultural preserve under the terms of the Williamson Act.

IRRIGATION

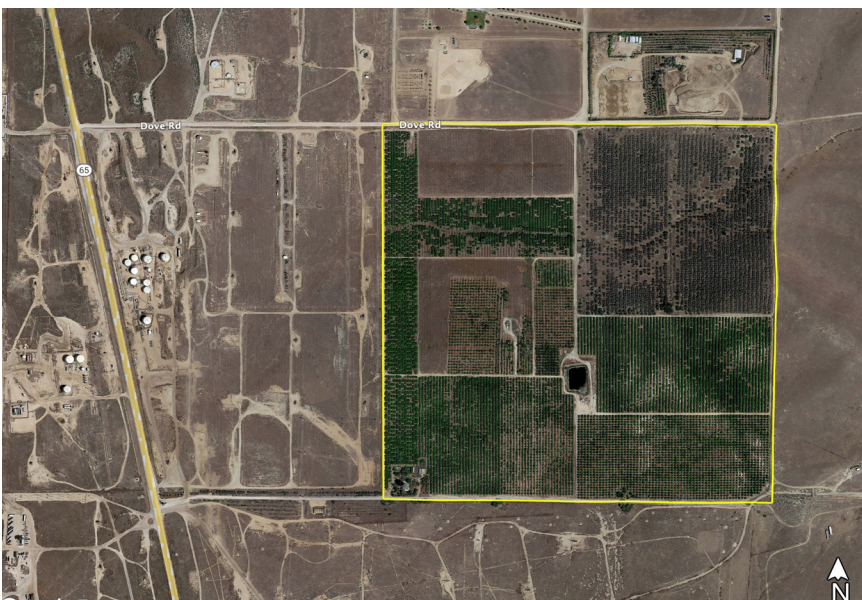
The primary source of water for the property is a 1410' deep well with a 200 HP electric motor drilled in 2019 by S.A. Camp Pump & Drilling Company. Property has received produced water supply from a production oil facility located to the east of the subject property. Buyer would need to establish a permit with SWRCB in order to continue to receive produced water.

SOILS

According to the USDA Soil Storie Index, the property has Class II soil(s) with primarily 9-15% slopes.

PRICE/TERMS

\$499,000.00 (\$3,118.75 per gross acre) (All cash to be paid at the close of escrow)



CONTACT

John C. Moore III
Tech Ag Financial Group, Inc.
661-303-6536 (mobile)
JMoore@techag.com
www.TechAgFinancial.com