FOR SALE

120.00 +/- Acres of Open Farmland in Lost Hills Water District

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DESCRIPTION

This offering consists of 120.00 +/- acres of open farmland situated in a prime nut growing region of Lost Hill Water District (LHWD). The property has 100% Grade 1 - Excellent Soils with 225.60 acre feet of water allocation delivered via the LHWD service area SA1.

LOCATION

Property is located approximately six (6) miles north of the intersection of Hwy 46 and Hwy 33, and one (1) mile south of the intersection of Twisselman and Holloway Rd. approximately twelve (12) miles to the northwest of the unincorporated City of Lost Hills in the County of Kern.

ABBREVIATED LEGAL

Kern County Assessor Parcel Number(s): 044-080-13, 14; Section 31; Township 25; Range 20, Quarter; MDB&M.

LAND & SOIL

The property benefits from a flat topography and 100%, Grade 1 – Excellent Soils:

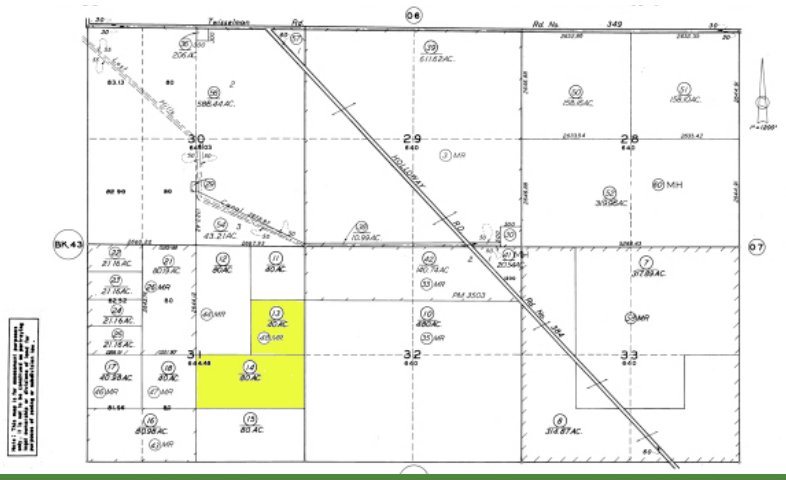
- 4.9 +/- acres; 62.6% (211) Panoche clay loam; Grade 1 – Excellent
- 44.7 +/- acres; 37.4% (253) Yribarren clay loam; Grade 1 – Excellent

WATER

The property is in the boundaries of the Lost Hills Water District, which is in the Westside Water Authority. Irrigation water is supplied by the State Water Project. The total water allotment is 225.60 acre feet of district entitlement or 1.88 acre foot per acre at 100% allocation. The parcels are in the SA1 service area with a 2023 water charge of $315.25 per acre foot and distributed through turnout 1-CTO-16-1.

PRICE/TERMS

$900,000.00 ($7,500.00 per acre)



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