

FOR SALE

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

Tech Ag Financial Group, Inc.

CA Broker DRE No. 01865336

3430 Unicorn Rd.
Bakersfield, Ca 93308

Office(661)695-6500
Mobile(661)477-3669



DESCRIPTION

29.57 +/- acres of open farmland with good access and 55.59 +/- acre feet of surface water allocation from Lost Hills Water District. Proposed uses for the property range from agricultural production, fallow for long term accumulation of water supply, and solar in consideration of an existing solar development near the property.

LOCATION

Property is located less than one (1) mile from the intersection of Interstate 5 and Twisselman Road on the south side of Twisselman Road approximately eight (8) miles to the north of the City of Lost Hills in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Number: 044-200-34; Portion(s) of Section 28; Township 25 South; Range 21 East; MDB&KM

IRRIGATION

Property is located within the boundaries of Lost Hills Water District, which receives its water via the California State Water Project and is managed by the Westside Water Authority. The water allotment for the property is 55.59 +/- acre feet or 1.88 +/- acre feet per acre at 100% allocation. The fixed water cost is \$10,798.36 or \$194.25 per acre foot for the 2024 crop year. Water is supplied to the property via turnout no. 6-W-3, which is in the 6A service area of Lost Hills Water District.

SOILS

100% (238) Twisselman clay, saline-alkali, moderately wet, 0 to 2% slope, Class IV

PRICE

\$286,829.00 (\$9,700.00 per acre) with all cash to be paid at the close of escrow. The purchase price does not include the Seller's banked water inventory in Lost Hills Water District, which can be purchased separately from the property.

