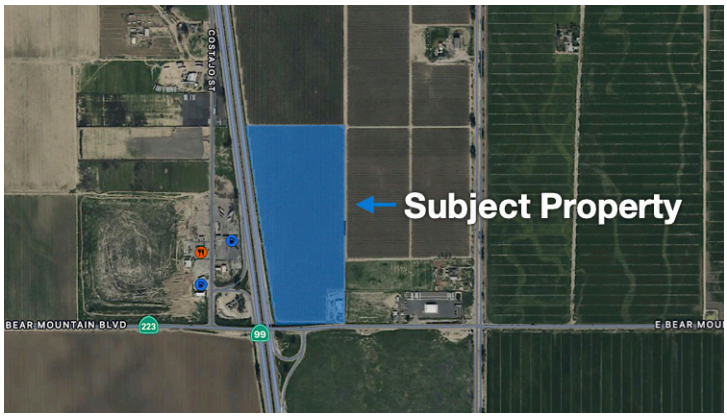
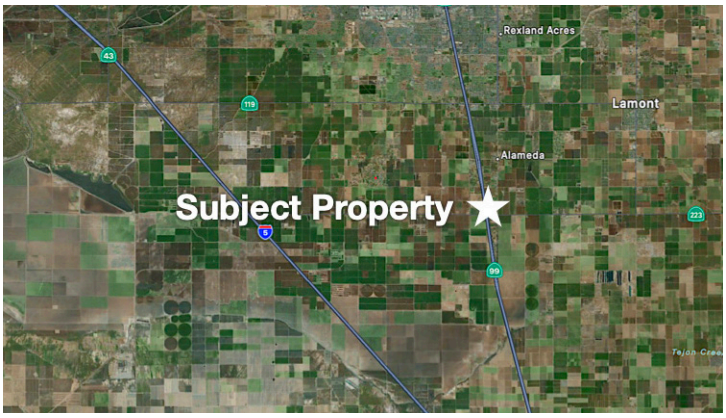
HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE $2,900,000

506 Bear Mountain Boulevard 37.77 Acres





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AGRICULTURAL REAL ESTATE PROFESSIONALS

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LOCATION

The subject property is located at 506 Bear Mountain Blvd. Bakersfield, CA 93307 on the Northeast corner of Bear Mountain Blvd and Highway 99.

DESCRIPTION

This opportunity is 37.77 +/- acres on one parcel with surface water deliveries from Kern Delta Water District in the Kern Island service area. This ranch offers great water and soils with high producing almonds in a great location for future development. The property has a 1360 SF single family residence and a 2500 SF metal shop building.

PARCEL #'S

Kern County APNs 185-322-15

ZONING

A - Exclusive Agriculture with approximately 11.5 acres designated as HC (Highway Commercial) in the General Plan.

CROPS

Approximately, 34 acres planted to almonds (NP/Monterey) in 2018, spaced at 22'x17' on drip irrigation.

SOIL

According to USDA California Revised Storie Index, Class 1, 2 & 4 soils; see attached soils map for description.

WATER & IRRIGATION

This entire ranch lies within the boundaries of and receives contract water from the Kern Island branch of Kern Delta Water District. In addition to the District Water there is a shared well (50/50) with the neighbor that is used for irrigation.

SGMA

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped.
For more information go to https://water.ca.gov/Programs/Goundwater-Management/SGMA-Groundwater-Management

PRICE/TERMS

$2,900,000 ($76,780/acre) cash at close of escrow.

The information contained herein has been obtained from reliable sources, however, the accuracy cannot be guaranteed. We assume no responsibility for errors, omissions, or misrepresentations. This offer is subject to change, withdrawal, or prior sale at any time without notice. Contact your legal and tax consultants for further instruction.

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SOILS MAP

CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
101	Bakersfield fine sandy loam, drained, 0 to 1 percent slopes	Grade 1 - Excellent	Bakersfield, drained (80%)	0.9	2.4%
102	Bakersfield sandy loam, partially drained, 0 to 1 percent slopes	Grade 4 - Poor	Bakersfield, partially drained (85%)	17.4	46.6%
123	Granoso sandy loam, 0 to 2 percent slopes, overwash	Grade 1 - Excellent	Granoso (85%)	16.9	45.3%
310	Vineland loamy sand, drained, 0 to 1 percent slopes	Grade 2 - Good	Vineland, drained (85%)	2.1	5.6%
Totals for Area of Interest				**37.2**	**100.0%**

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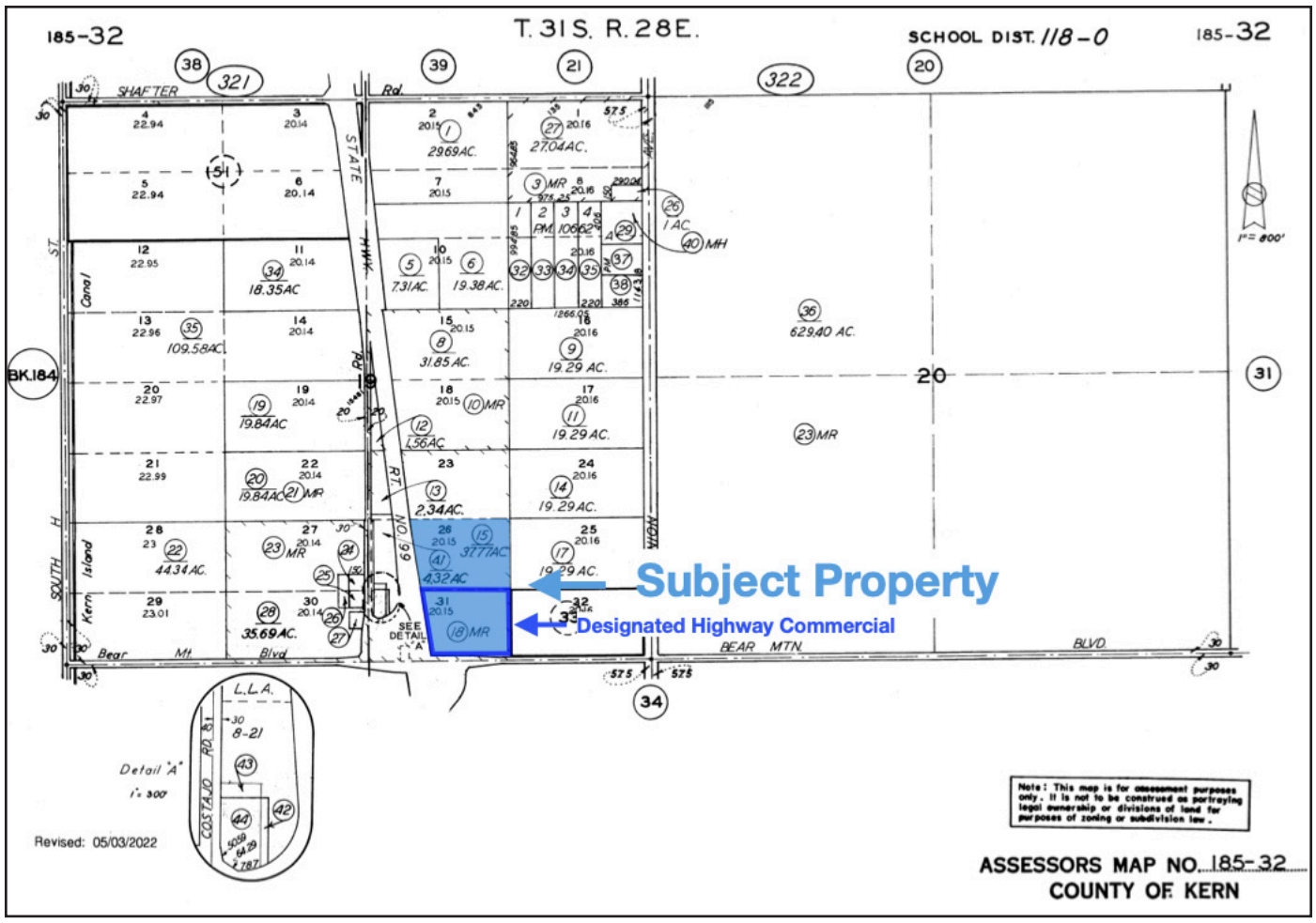
ASSESSORS MAP