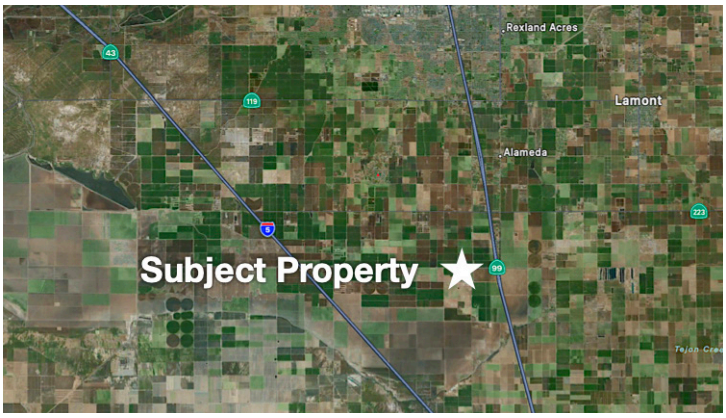
HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE $1,553,000

Millux Road 73 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land

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Millux Road 73 Acres

LOCATION

The subject property is located on the south side of Millux Rd ½ mile east of Wible Rd. Approximate address is 24065 Millux Rd, Bakersfield, CA 93313.

DESCRIPTION

This opportunity is 73.0 +/- 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 good soils suitable for many permanent crops or row crops.

PARCEL #'S

Kern County APNs 295-250-13
(pending new parcel map)

ZONING

A - Exclusive Agriculture

CROPS

Approximately, 73 acres planted to alfalfa in October 2024 that is leveled and flood irrigated.

SOIL

According to USDA California Revised Storie Index, Grade 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. There is a tailwater pond and a booster pump to return tailwater to the head ditch and flood irrigation valves.

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

$1,553,000 ($21,000/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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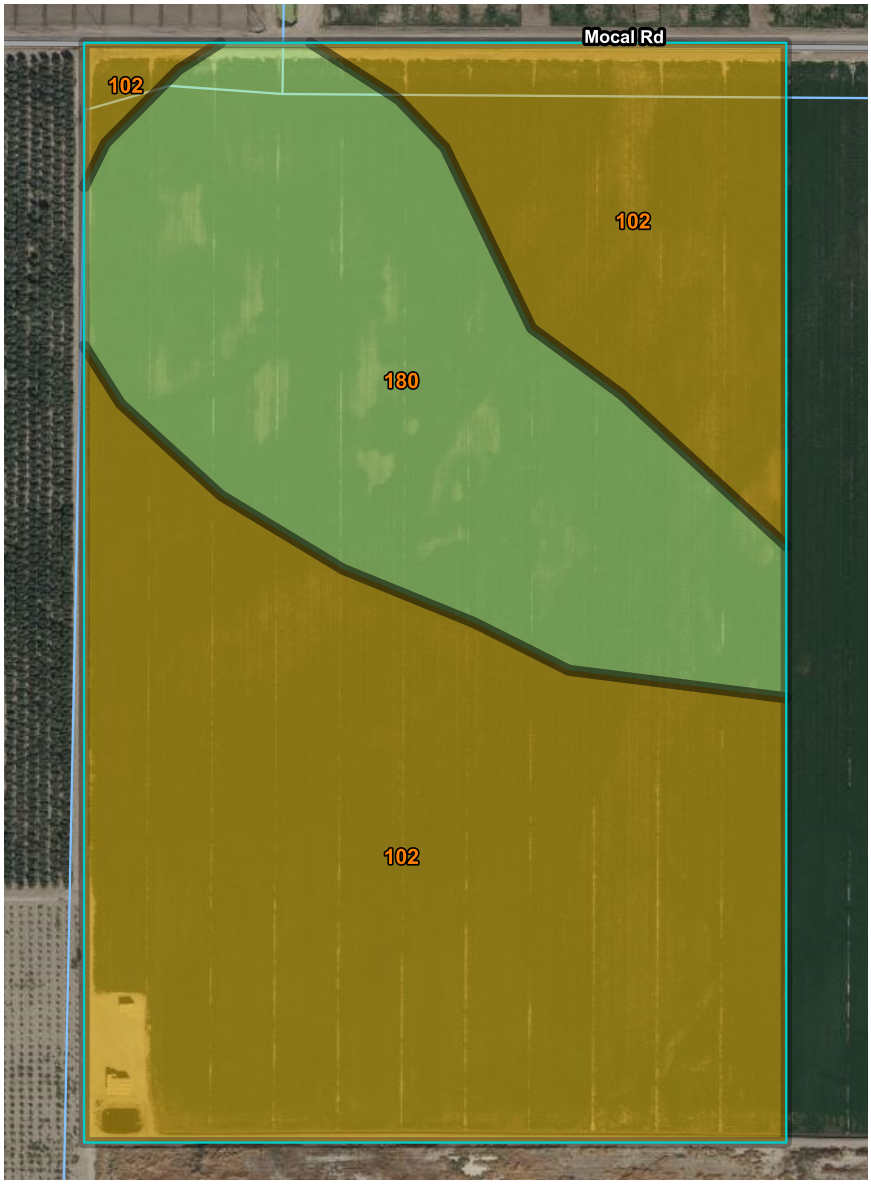
SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
102	Bakersfield sandy loam, partially drained, 0 to 1 percent slopes	Grade 4 - Poor	Bakersfield, partially drained (85%)	51.0	67.4%
180	Garces loam, 0 to 1 percent slopes	Grade 2 - Good	Garces (85%)	24.7	32.6%
Totals for Area of Interest				**75.7**	**100.0%**

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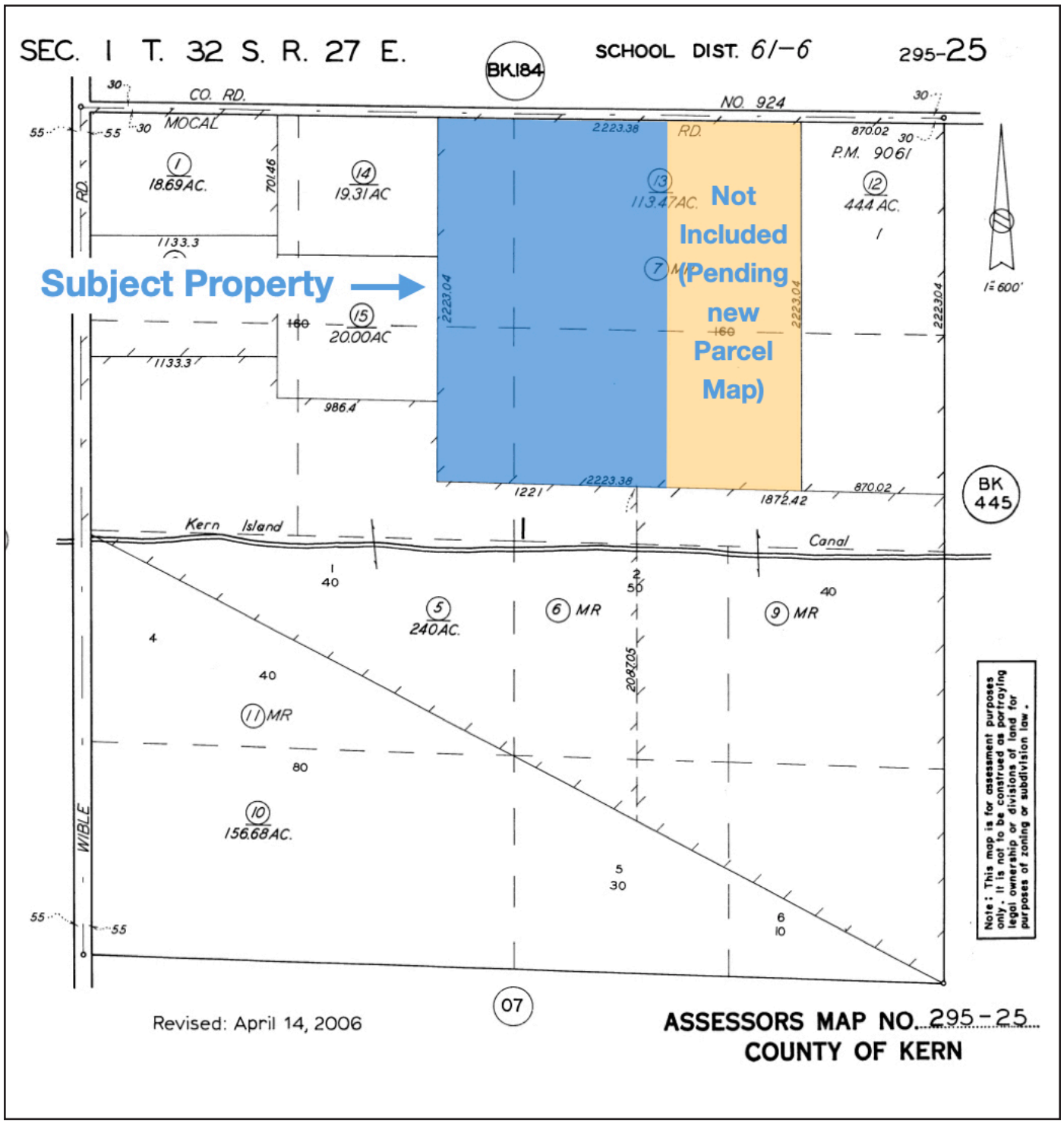
ASSESSORS MAP