ARVIN-EDISON FARMLAND

Kern County, CA

117.81 Acres AVAILABLE FOR SALE

ASU COMMERCIAL

Michael T. Anchordoquy, AAC
Principal
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CA RE #01380986

11601 Bolthouse Drive Suite 110
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Arvin-Edison Farmland
Available For Sale

Property Profile

117.81 Acres ▪ Kern County, CA

Location	The property is located south of David Road and north of Valpredo Road between Interstate 5 and Highway 99 in southern Kern County, California.
Gross Acres	117.81 Acres
Kern County Assessor Parcel Numbers	445-080-14
Legal Description	A portion of the NE ¼ of Section 34 T.12N R.20W
Zoning	"A", Exclusive Agriculture
Plantings	The property is currently fallow and was previously planted to almonds that were removed.
Soils	Cerini loam, 0-2% Slopes, Class II Excelsior Sandy Loam, 0-2% Slopes, MLRA 17, Class I Excelsior loam, 0-2% Slopes, Class II
Water	The property is located within the Arvin – Edison Water Storage District and receives water from a turnout located at the southeast corner of the property (M-23). A filter station is located adjacent to the turnout.
Improvements	There are no improvements located on the property.
Sustainable Ground Water Management Act (SGMA)	SGMA was passed in 2014 and requires groundwater basins to be sustainable by 2040. Buyers are encouraged to consult with a professional regarding the impacts of SGMA and the possible limitations of the amount of groundwater that may be pumped. More information can be found a the California Department of Water Resources Sustainable Groundwater Management Act Portal – https://sgma.water.ca.gov/portal.

ASKING PRICE **$2,061,675**
($17,500/Acre). All cash to the Seller.

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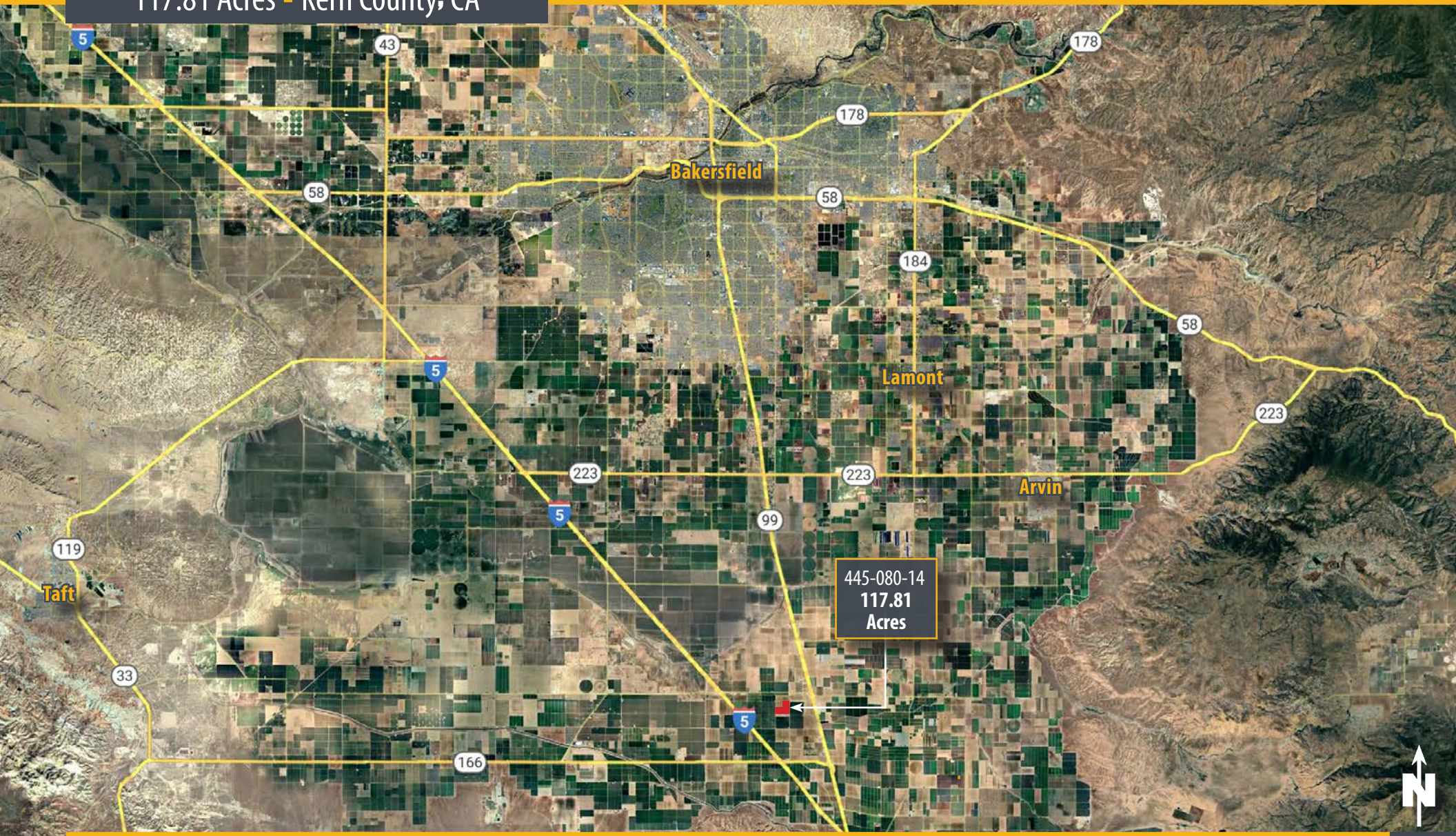
Property Location & Assessor's Parcel Numbers
117.81 Acres ▪ Kern County, CA



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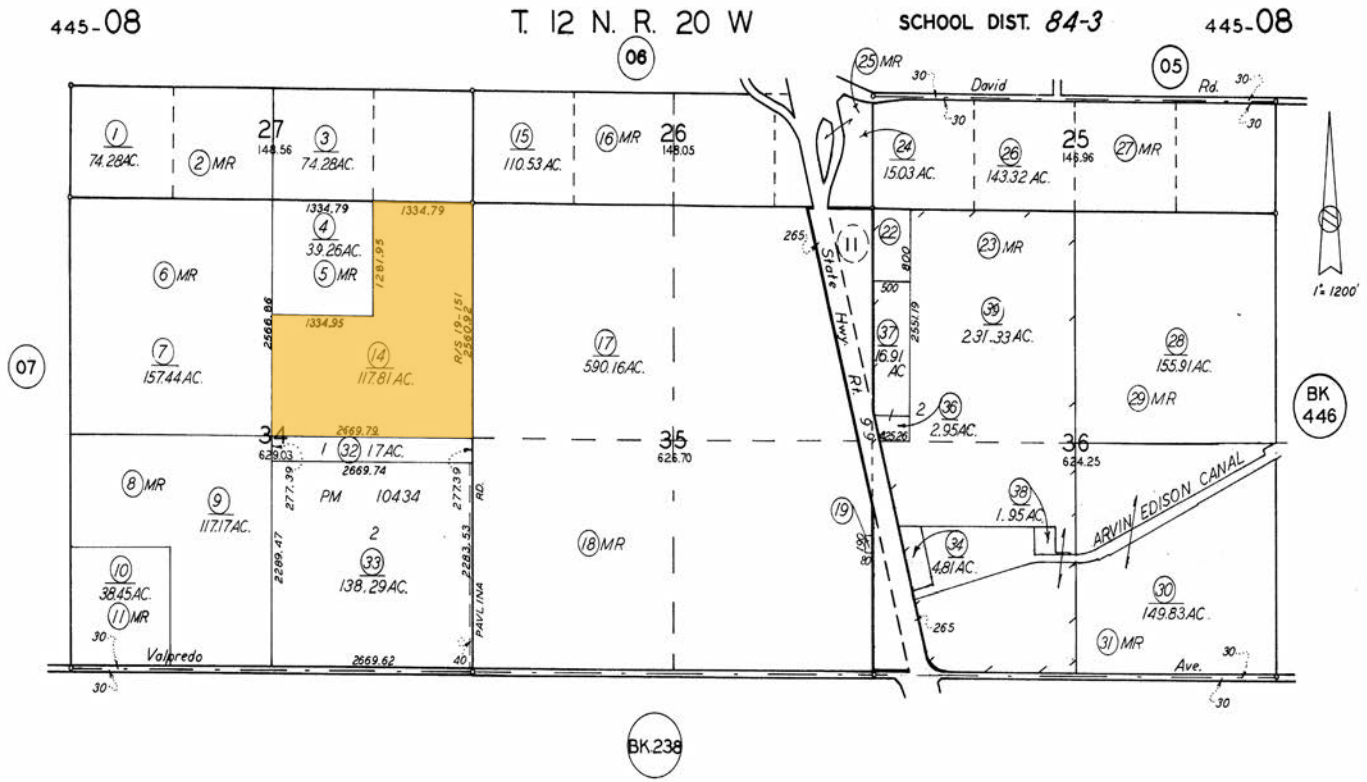
Assessor's Parcel Map

117.81 Acres ▪ Kern County, CA



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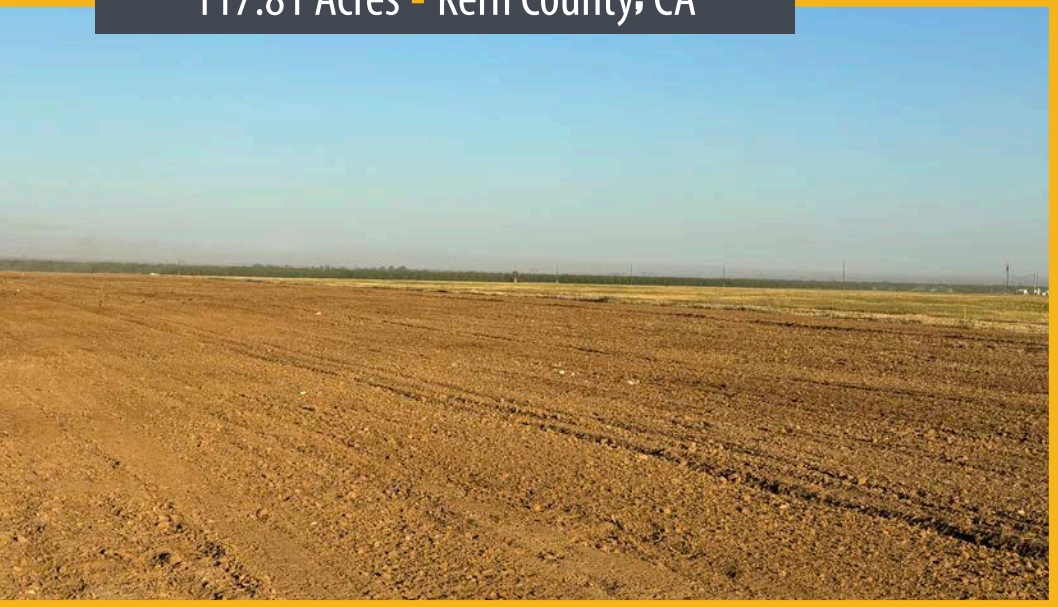

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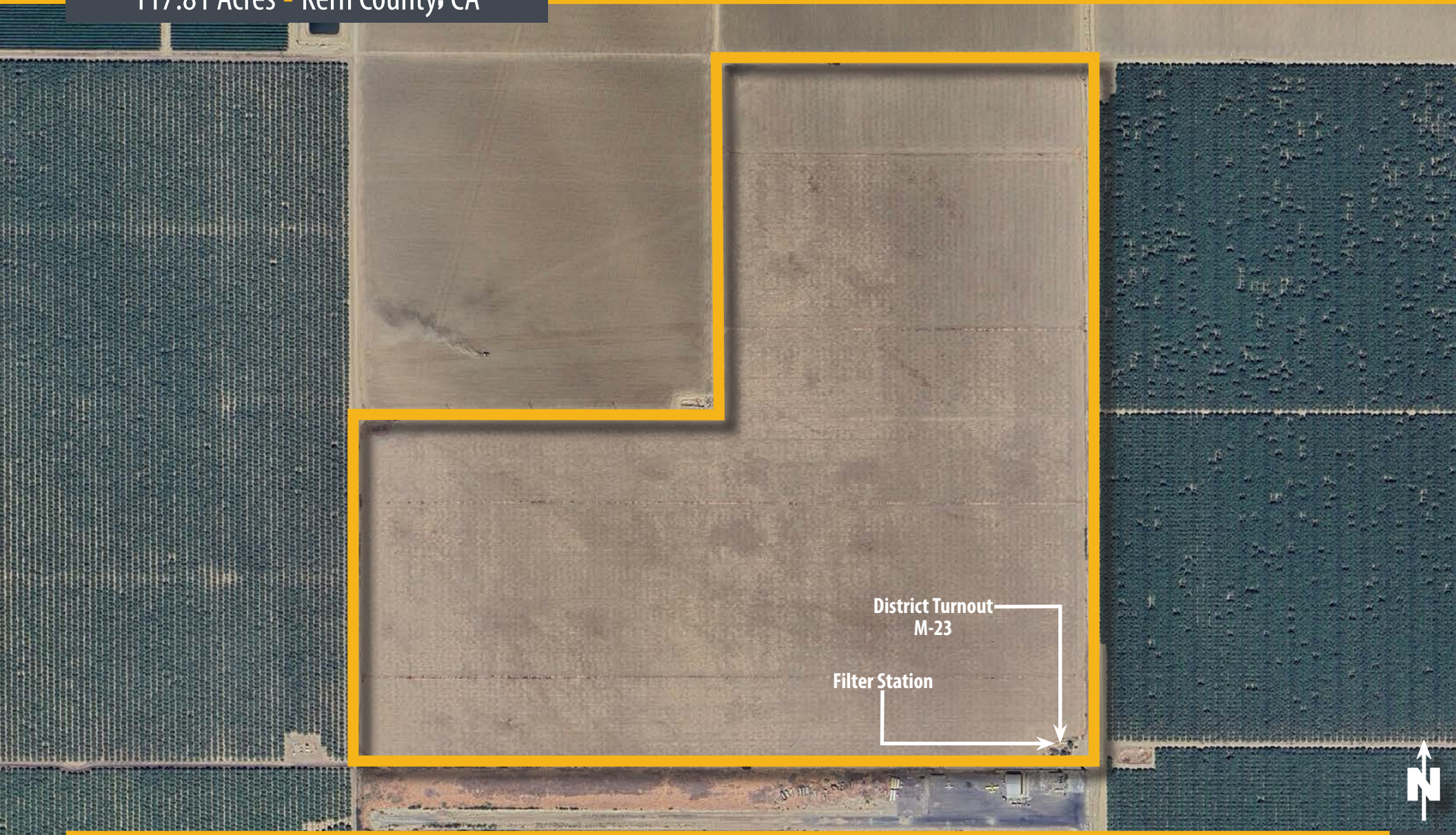
Ranch Aerial

117.81 Acres ▪ Kern County, CA



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Soils Map
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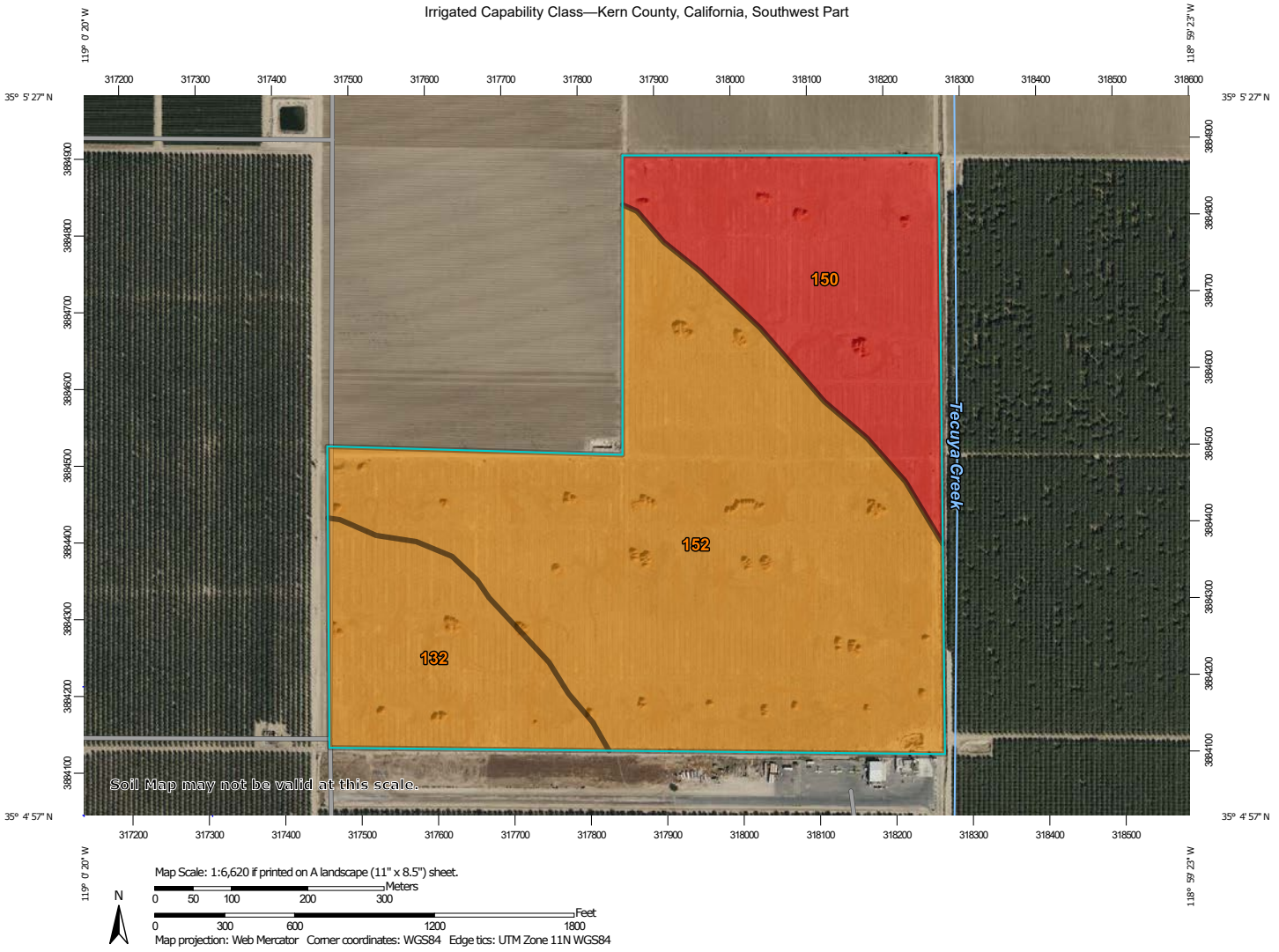

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Location Map

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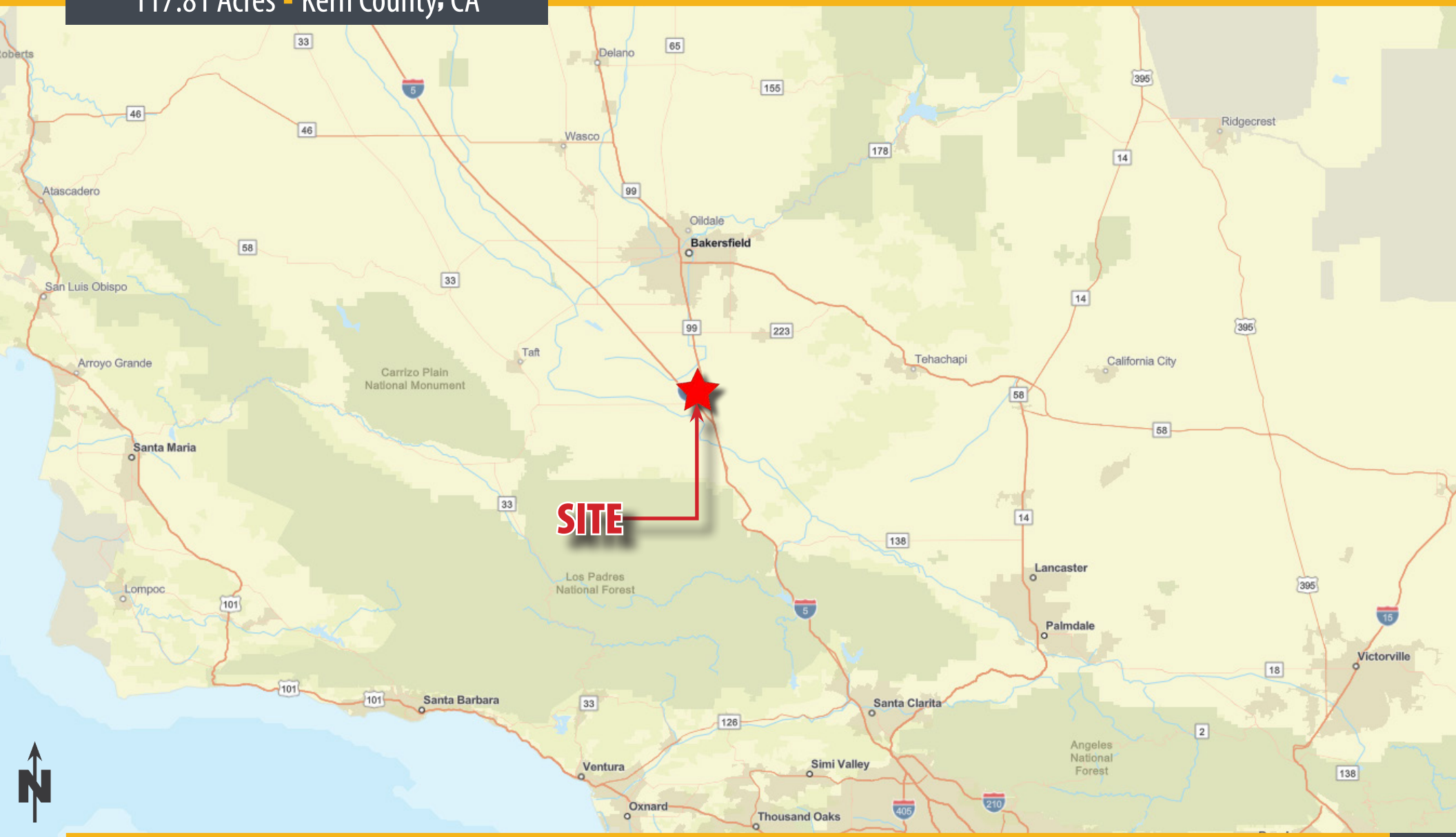

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