

FOR SALE

Pampa Ranch



**PEARSON
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AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919



**5,130.51± Acres
Kern County, California**

**Exclusively Presented By:
Pearson Realty**

- Perimeter Fenced and Cross Fenced into 12 Pastures
- 2 Solar Powered Livestock Wells
- 36 Water Troughs and 24 Water Tanks with 98,000± Gallon Storage
- 16 APN Numbers



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Pampa Ranch

5,130.51± Acres

\$5,643,000
($\$1,100\pm$ / acre)

LOCATION:

This substantial land opportunity is located east of Bakersfield, Ca in-between Breckenridge and Road Highway 58. Approximately 5± miles east of the Bakersfield, 120± miles north of Los Angeles, and 285± miles south of San Francisco. The Pampa Ranch is accessed from Edison Highway which turns into Bena Road as you go east, 4.5± miles east of the intersection of Bena Road and Tower Line Road go north (left) at a tank labeled Bena Corrals, proceed over rail road tracks follow the road to the left for 1¼± miles to the large metal gate.

DESCRIPTION:

The well-appointed Pampa Ranch consists of 5,130.51± acres of contiguous gentle grazing land conveniently located just east of Bakersfield. The Owner has historically run yearlings with as many as 1,100± head of 4 weight cattle or 900± 5 weights, or it has supported 250± mother cows. The ranch is perimeter fenced and cross fenced into 12 pastures to maximize its use. Livestock water is provided from 2 solar powered wells and supplemented by a couple of springs. In the wet years the Pampa Ranch has stock ponds and access to Cottonwood Creek and Walker Basin Creek for cattle use. This sprawling cattle ranch boasts spectacular views of the surrounding mountains and valley. Surrounding land uses include but are not limited to; agricultural, rural home sites & life style, oil & gas, mining, recreation, mitigation, and open space.

LEGAL:

The land is zoned A (Exclusive Agricultural) and only APN's 397-030-17-02 and 397-050-16 are not enrolled in the Williamson Act. The ranch includes portions and/or all of Sections 23, 24, 25, 26, 27, 34, 35 & 36, Township 29S, Range 30E, MDB&M and Sections 1, 2 & 3, Township 30S, Range 30E, MDB&M Kern County, California. The Ranch consists of 16 APN's: 179-010-01, 02, 03 & 04, 397-030-17-02 (7/8th fractional interest) & 18, and 397-050-01, 02, 03, 04, 05, 06, 09, 13, 16 & 17.

SOILS:

(Ca. Rev. Storie Index): See attached Soil map.

IMPROVEMENTS:

The owners have added corrals capable of handling any size group of cattle run through the ranch. They are permanent pipe and steel fencing except for less than 100 feet that still has Powder River Panels. The handling facility is improved with a complete Silencer Turret and lead up system with remote control gates and no backs. The Silencer chute is a complete scale. Additionally the ranch has a Powell electronic 15,000 lb scale.

WATER:

The Livestock water is provided from two solar powered wells and supplemented by a couple of springs. The water is delivered through 36 water troughs supplied by 24 water tanks with a one-time capacity of 98,000± gallons. Whenever possible the owner tried to put two separate sources of water to each pasture. In the wet years the Pampa Ranch has stock ponds and access to Cottonwood Creek and Walker Basin Creek for cattle use to supplement its developed wells and springs.

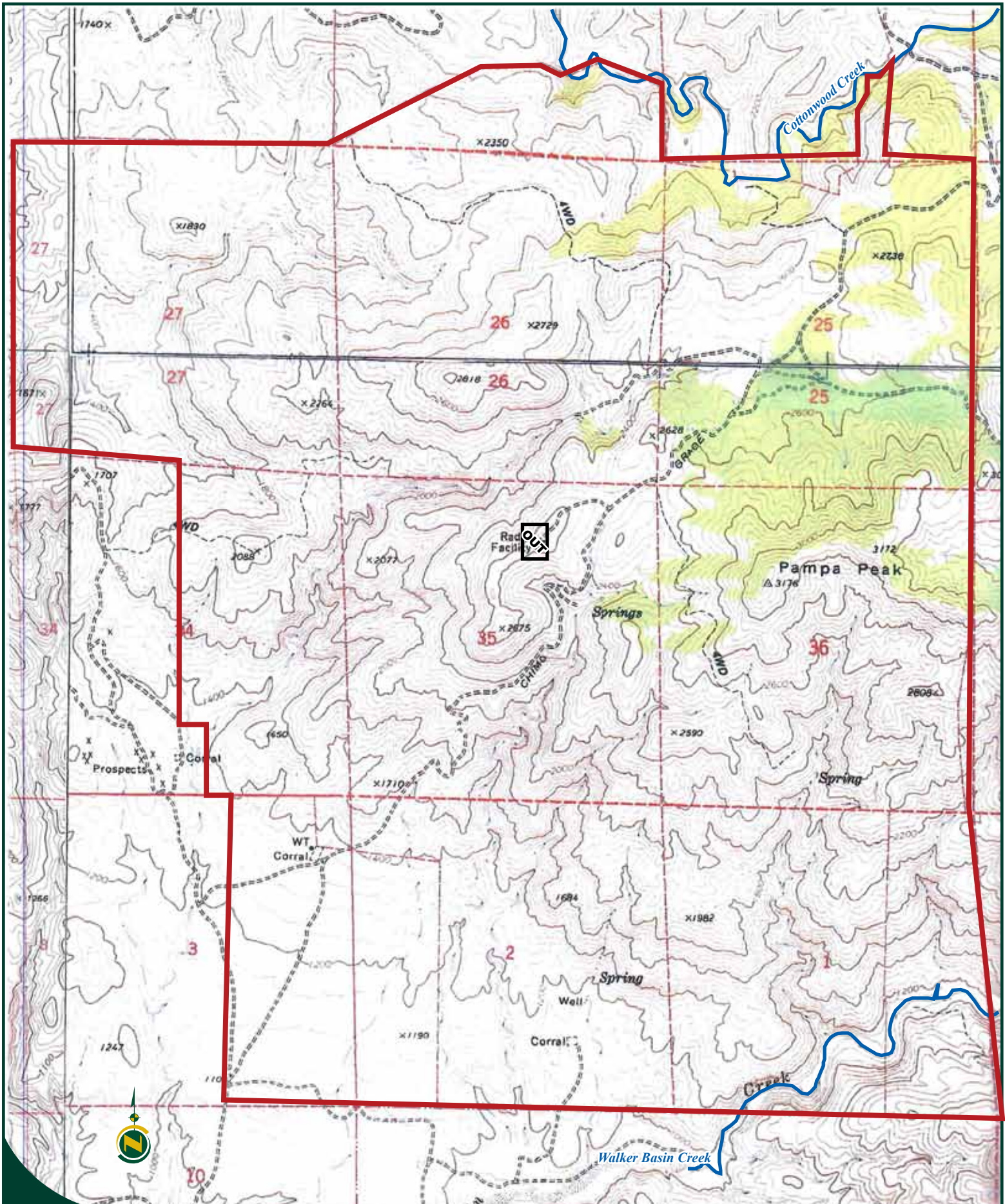
PRICE/TERMS:

\$5,643,000 ($\$1,100\pm$ /acre) all cash to Seller at close of escrow. Seller will retain any remaining mineral rights and 50% of mining rights.

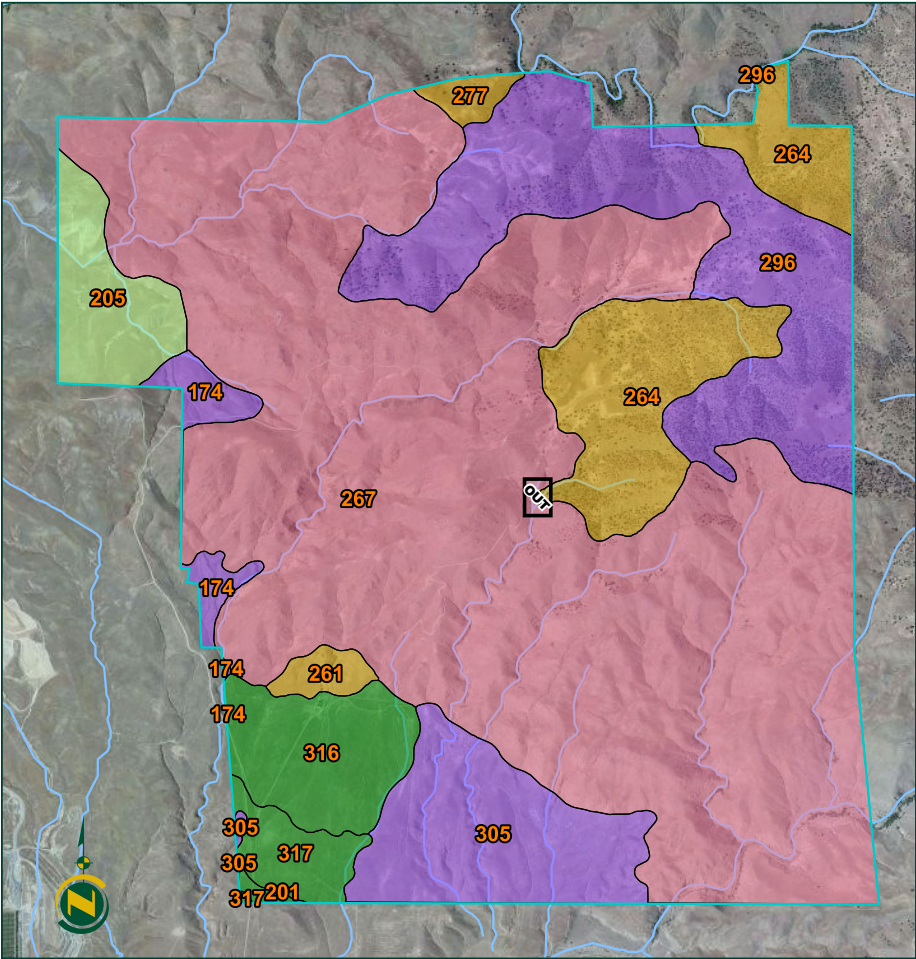
PHOTOS



TOPOGRAPHY MAP

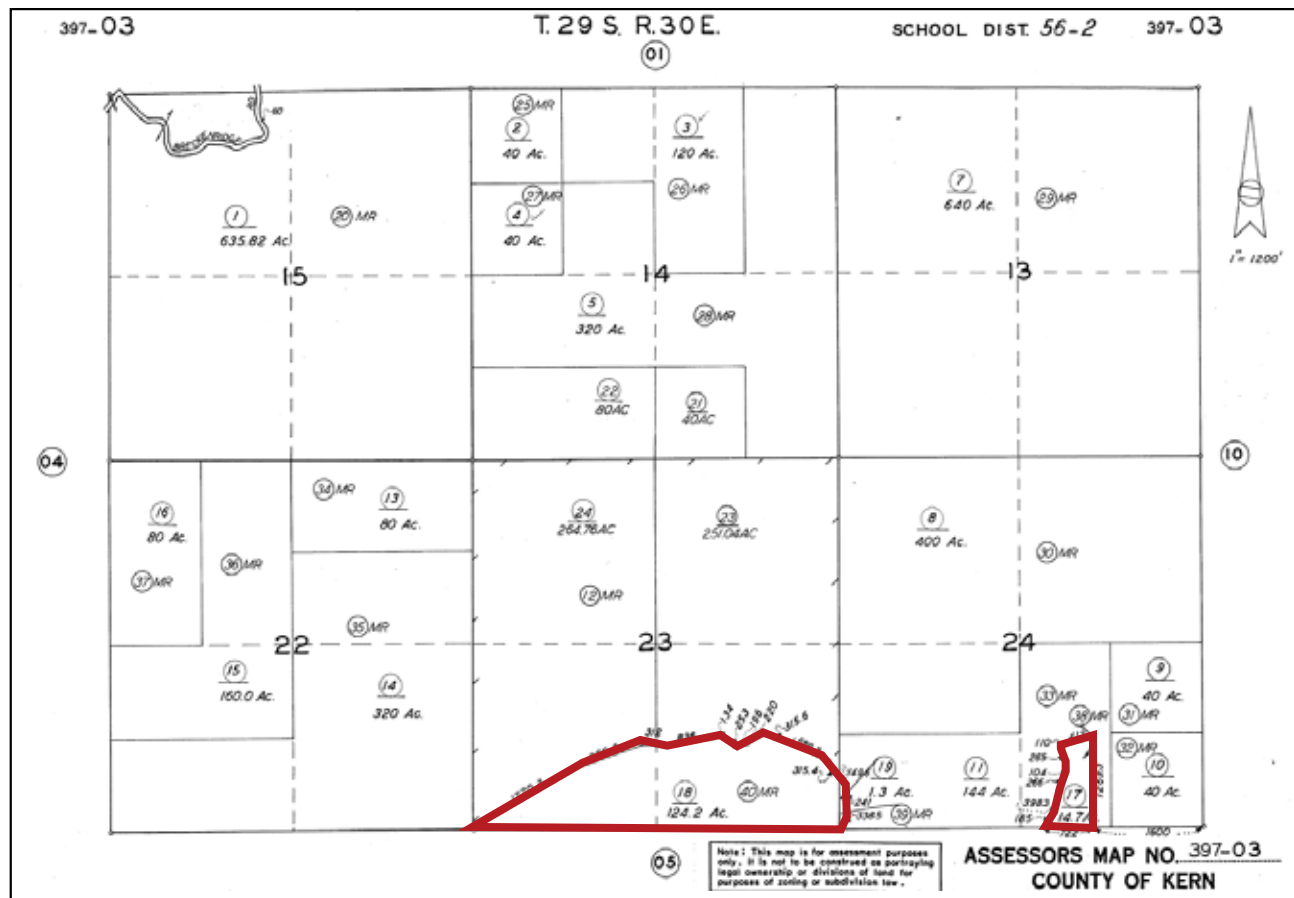
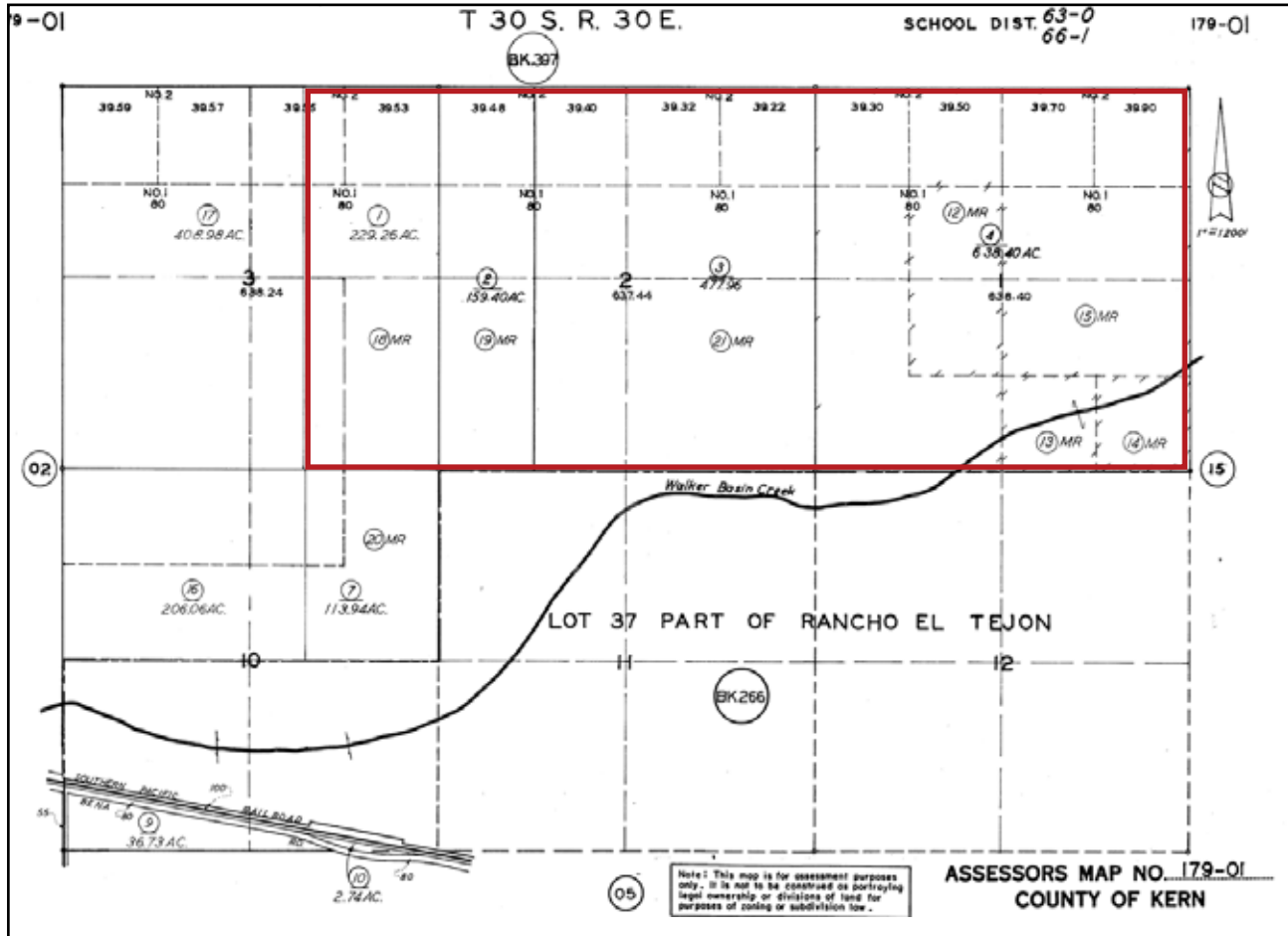


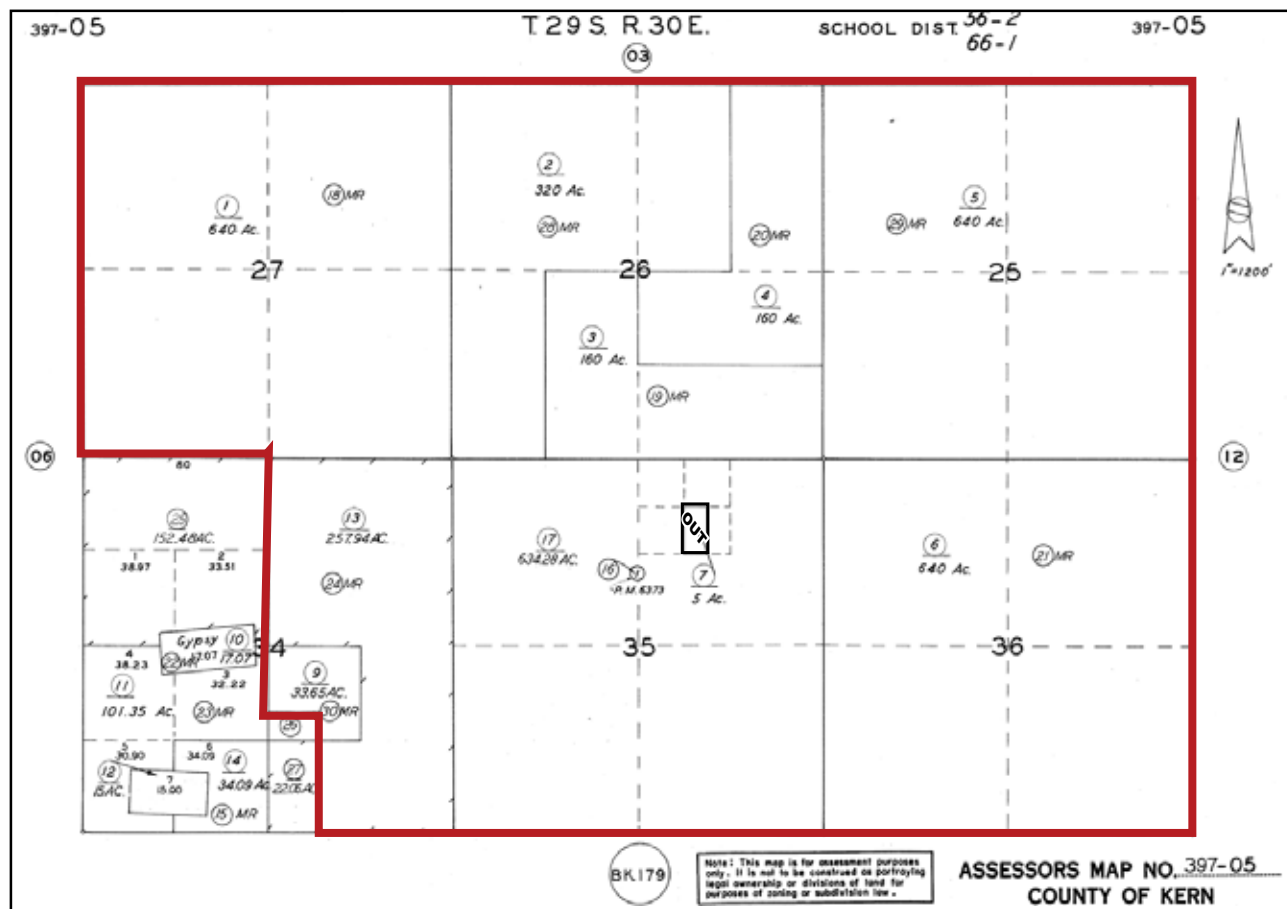
SOIL MAP



California Revised Soil Index (CA)— Summary by Map Unit — Kern County, Northeastern Part, and Southeastern Part of Tulare County, California (CA668)				
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
174	Xeric Torriorthents-Calciic Haploxerepts association, 15 to 60 percent slopes	Grade 3 - Fair	Xeric Torriorthents, silty (45%) Calciic Haploxerepts (40%)	1.4%
201	Pleito-Chanac-Raggulch complex, 5 to 30 percent slopes	Grade 1 - Excellent	Chanac (30%)	0.2%
205	Pleito-Trigo-Chanac complex, 15 to 50 percent slopes	Grade 2 - Good	Pleito (40%) Chanac (20%)	3.3%
261	Blasingame-Arujo-Cieneba association, 15 to 45 percent slopes	Grade 4 - Poor	Blasingame (30%) Cieneba (25%)	0.7%
264	Arujo-Walong-Tunis association, 9 to 30 percent slopes	Grade 4 - Poor	Walong (25%) Tunis (20%)	8.1%
267	Cieneba-Vista-Rock outcrop complex, 30 to 60 percent slopes	Grade 5 - Very Poor	Cieneba (40%)	60.1%
277	Feethill-Vista-Walong association, 15 to 60 percent slopes	Grade 4 - Poor	Feethill (30%) Vista (25%) Walong (20%)	0.6%
296	Arujo-Walong-Tunis association, 30 to 75 percent slopes	Grade 3 - Fair	Arujo (40%)	13.4%
305	Chanac-Pleito-Premier association, 20 to 60 percent slopes	Grade 3 - Fair	Chanac (45%) Pleito (20%)	6.6%
316	Premier coarse sandy loam, 5 to 9 percent slopes	Grade 1 - Excellent	Premier (85%)	4.1%
317	Premier coarse sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	Premier (85%)	1.6%
Totals for Area of Interest				100.0%



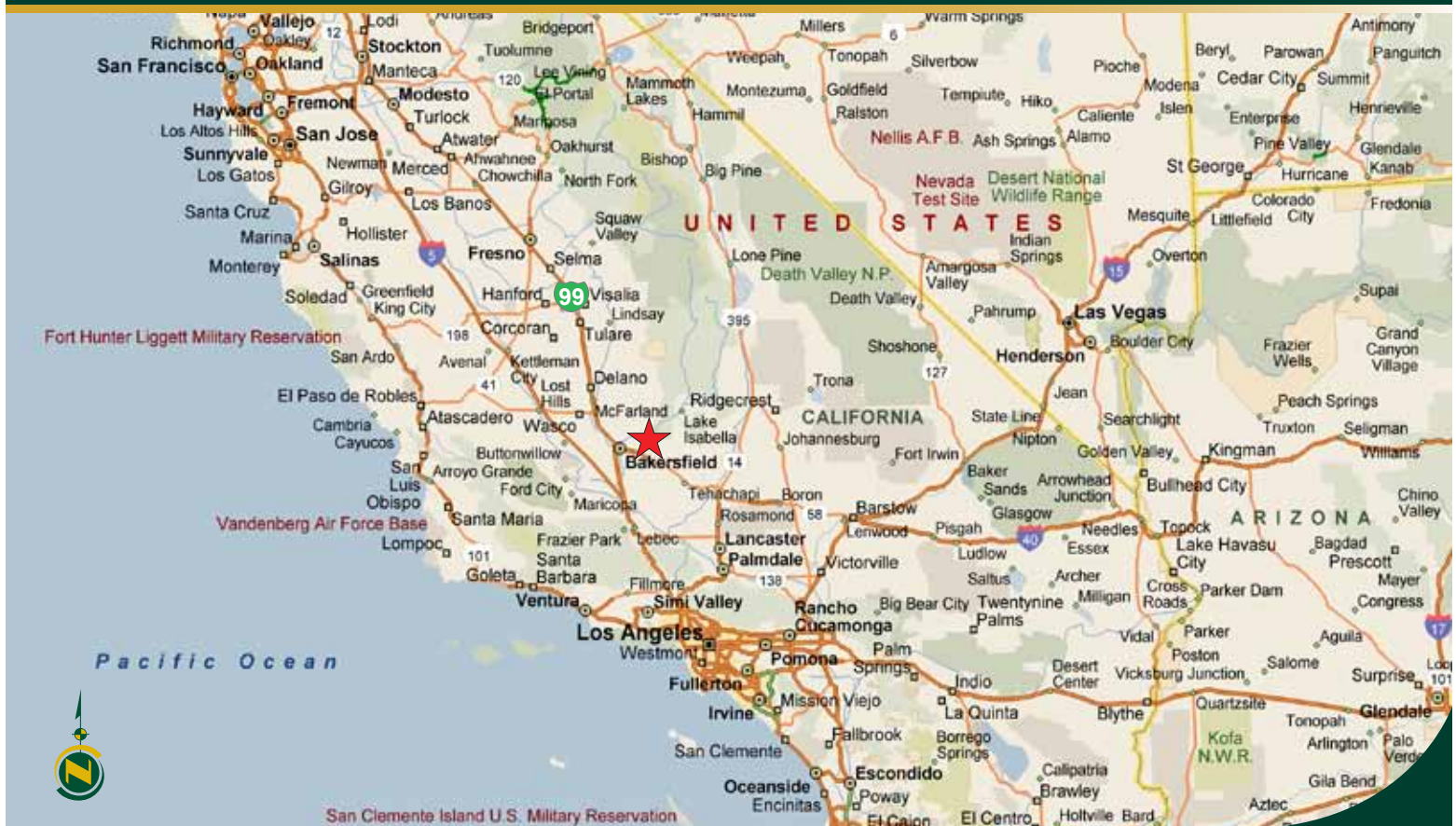




LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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