



Farmland Available
FOR SALE

309.04± Acres ■ Kern County, CA



Michael T. Anchordoquy, AAC ■ Principal ■ 661 616 3577 ■ manchor@asuassociates.com ■ CA RE #01380986
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Property Profile

Location	The property is located at the southeast corner of Gun Club Road and Peterson Road in a north-west portion of Kern County, CA. Highway 46 is located approximately 6 1/2 miles to the south which connects with Interstate 5 to the west and Highway 99 to the east.
Kern County Assessor's Parcel Number	059-050-11 & 059-050-33
Gross Acres	309.04
Present Use	Farmed to alfalfa hay
Soils	Garces Silt Loam, Class III Lethent Silt Loam, Class III Nahrub, drained-Lethent Complex, III
Water	The property is located within the Semitropic Water Storage District and has two deep wells. The west well is equipped with a 100 hp electric motor and the east well is equipped with a 200 hp electric motor. Flow meters on the wells show approximately 1,400 GPM for the east well and 700 GPM for the west well as of February 24, 2021. The property has the ability to receive non-contract water from Semitropic Water Storage District when available through turnout Z145. Additionally, the 200 hp well can also pump back into the district through turnout number Z145GW allowing water to be moved to other properties within the district if desired. The district also plans to install a second turnout on the property.
Improvements	There is an older shop and single family dwelling located in the southeast corner of the property. A cell tower is located on the northern boundary of the property, where the owner receives rental income, but does not own. Details can be provided upon request.
Surrounding Land Use	Neighboring properties are farmed to newly planted and mature pistachios in addition to row crops.
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 at the California Department of Water Resources Sustainable Groundwater Management Act Portal – https://sgma.water.ca.gov/portal .
Asking Price	\$3,863,000 (\$12,500 Per Acre)

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Property Photos



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Property Photos



200 HP Well & Semitropic Water District Turnout Z145



100 HP Well

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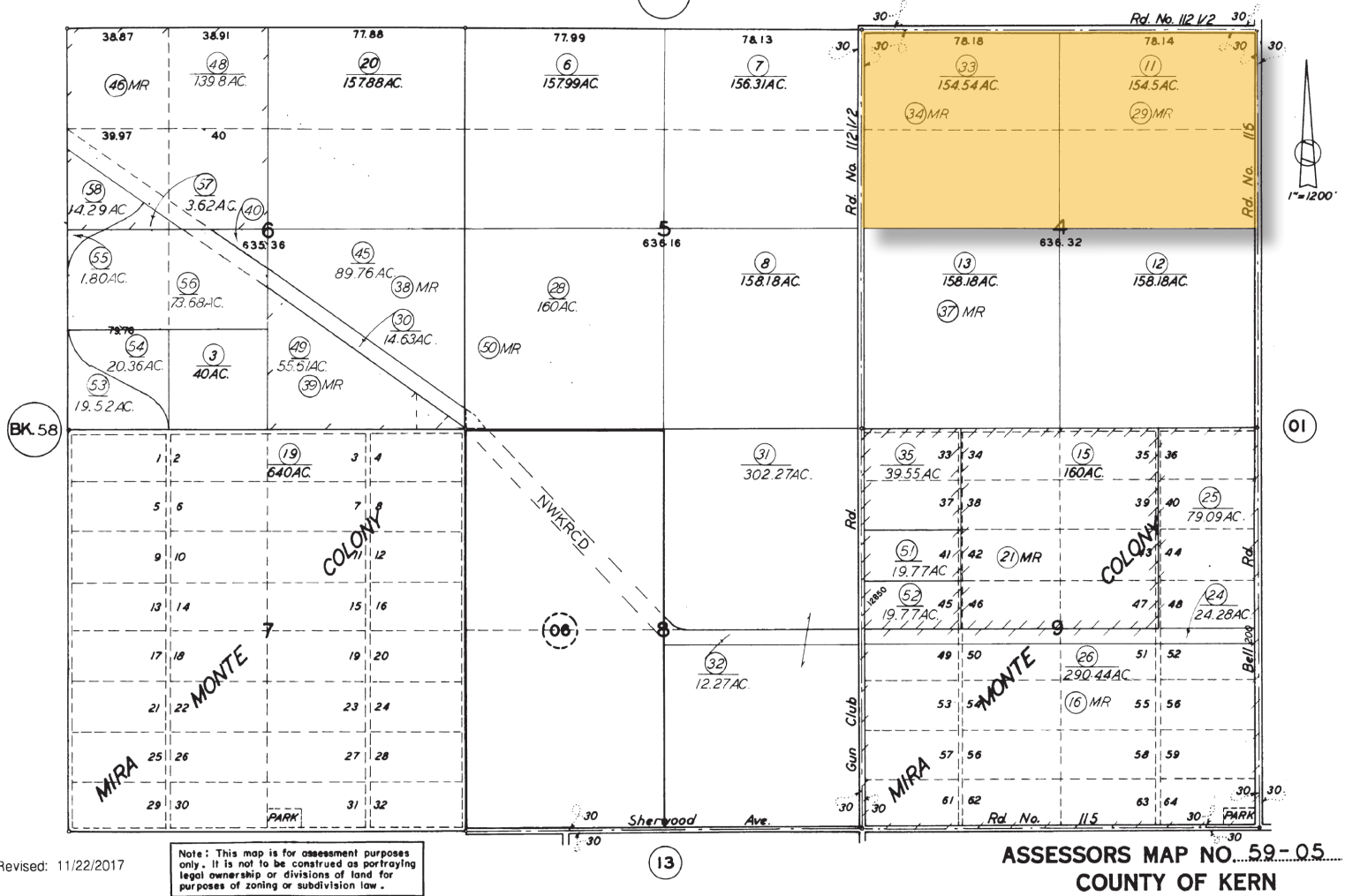
Assessor's Parcel Numbers: 059-050-11 & 33

59-05

T. 26 S. R. 23 E.

SCHOOL DIST. 117-3
117-10

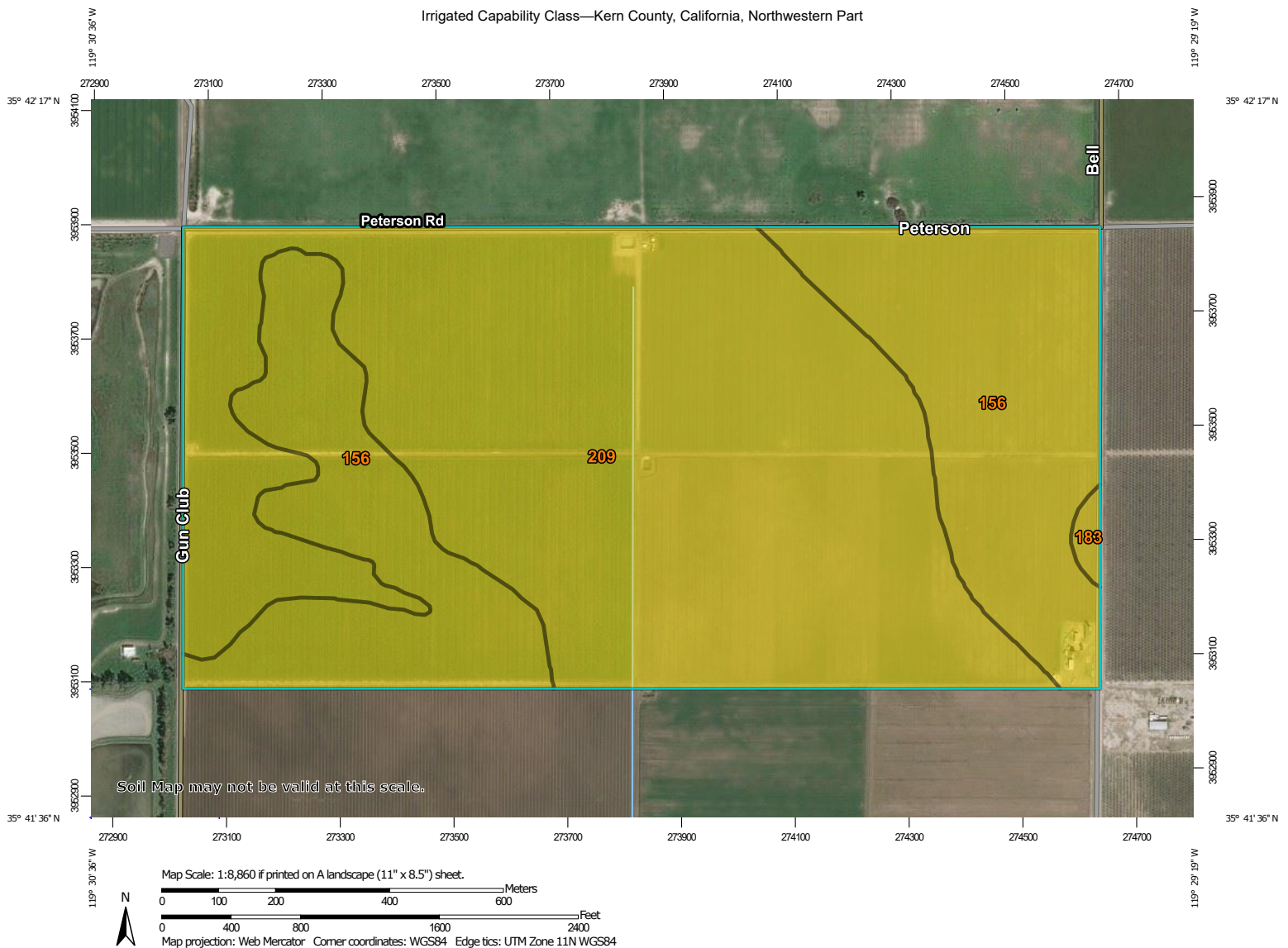
59-05



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Soils Map



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/25/2021
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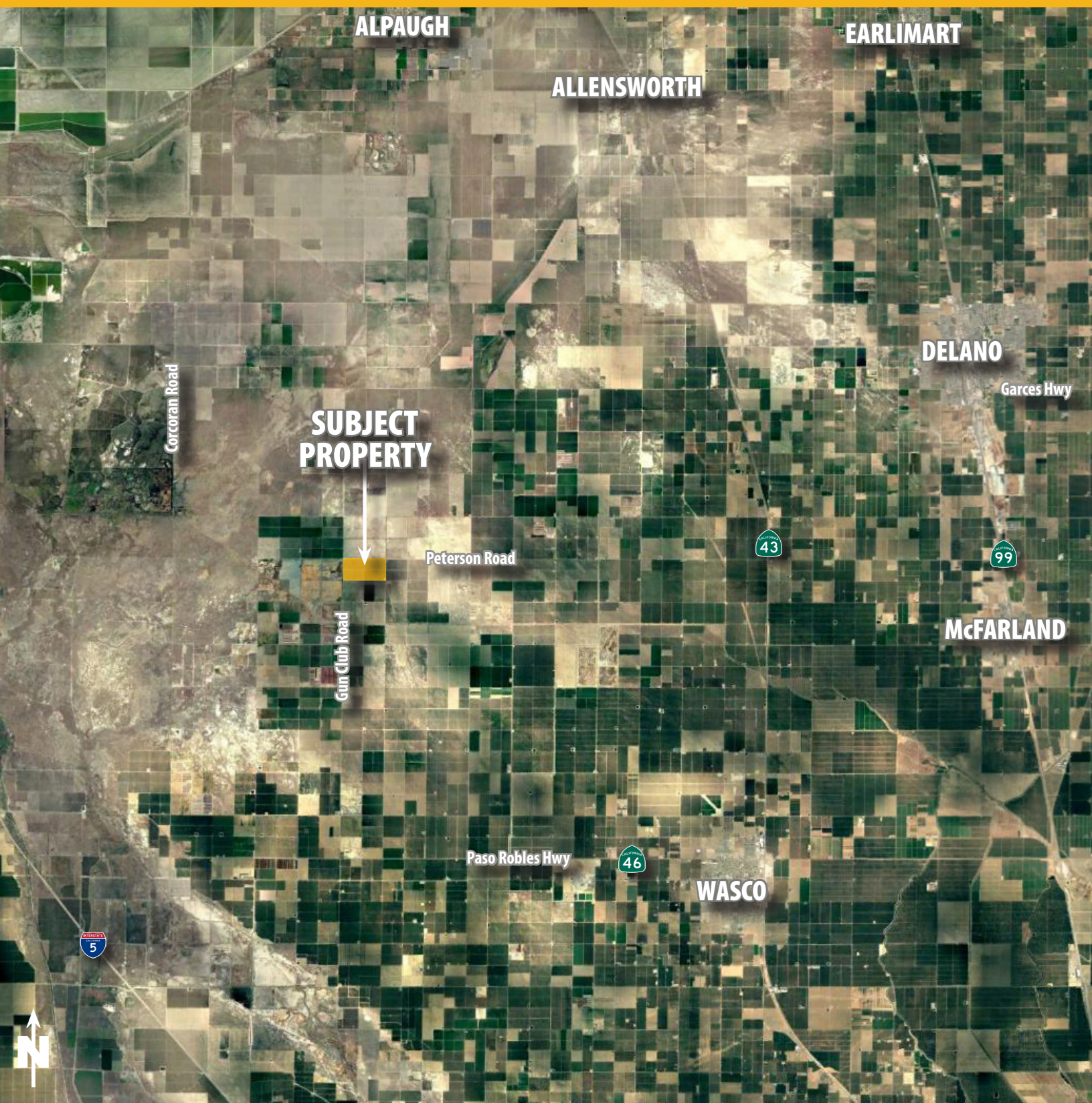
Ranch Map



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Aerial Map



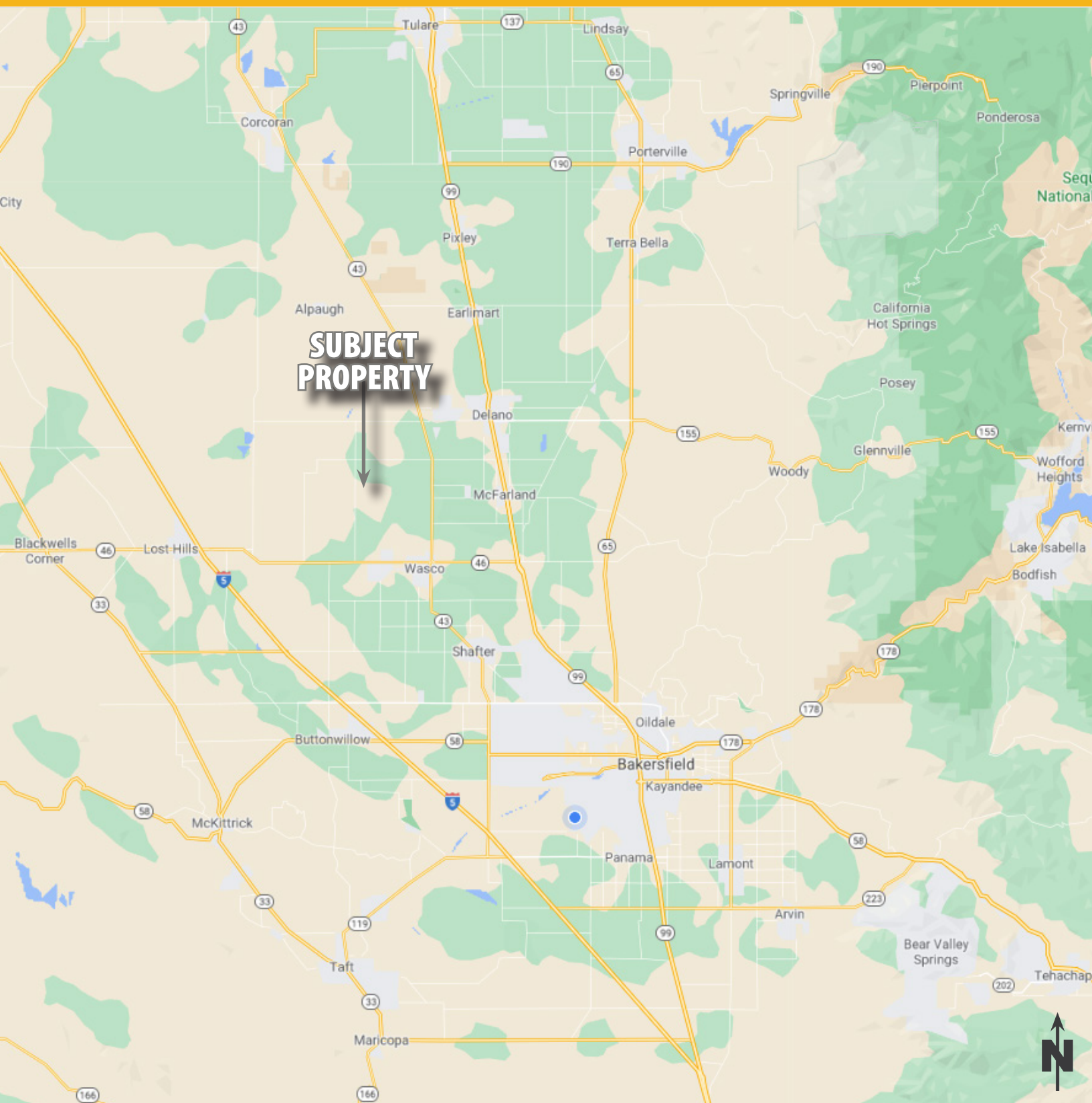
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