



**SCHUIL & ASSOCIATES**  
REAL ESTATE

**+/-160 Acres – Open Land – Kern County, CA**

CA-65 & Mc Farland Woody Rd, California,  
USA • 160 Acres

**Schuil & Associates**

CalBRE: 00845607

559-734-1700 • [www.schuil.com](http://www.schuil.com)

**LOCATION:**

Property is located ¼ mile west of HWY 65 and ½ mile north of Sherwood Ave, McFarland, CA. 9 miles east of McFarland CA, and 29 miles south of Porterville, CA.

**SIZE:**

+/-160 Assessed Acres

**LEGAL:**

Kern County APN: 060-322-02-00-1

Property is in the Williamson Act.

**PLANTINGS:**

Open Land

**WATER:**

Property is located in Cawelo Water District but the property does not receive water deliveries. No wells on the property. The average well depth in the area is 1,434 feet.

**SOIL:**

Property has Excellent – Grade 1 and Good – Grade 2 soils.

+/-51.8% Grade 2 – Good soils – Chanac clay loam, 15 to 30 percent slopes.

+/-48.2% Grade 1 – Excellent soils – Chanac clay loam, 9 to 15 percent slopes.

**REMARKS:**

Great opportunity to purchase open ground in Kern County, CA. Property has Excellent/Good soils and is in the Williamson Act. Citrus is planted on three (3) sides of the property.

Fence is not included in the sale.

**PRICE:**

**\$499,999**

**CONTACT:**

Stephen Schuil  
559-859-6731 (m)  
stephen@schuil.com  
CalBRE #01713755

Michael Schuil  
559-859-0034 (m)  
mike@schuil.com  
CalBRE #00798035











