

GRAHAM | & ASSOCIATES

An aerial photograph of a rural landscape, likely agricultural land. The terrain is brown and dry, with some green patches. A large, rectangular area in the center is highlighted in a solid green color, indicating the property for sale. This area is outlined with a thick black border. To the left of the highlighted area, there is a road with a yellow center line and a white circular marker with the number '83'. The background shows a grid of green lines, possibly representing property boundaries or survey lines.

Property For Sale:
160 Acres – Open Land | Lost Hills, CA

1005 N Demaree Street
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

Landon Fernandes
#02015859
(559) 471-6262
www.mdgre.com

Collin Kapigian
#02261865
(559) 967-5565
www.mdgre.com

PROPERTY DETAILS

Address: Approximately 1.0 mile north of the intersection of Hwy 33 and Twissleman Road – Lost Hills, CA 93249

APN: 043-26-004

Acreage: 160.0 Gross Acres

Zoning: A – Dry Farmland

Use: The property is currently vacant and not planted.

Surface Water: The property is not located in an irrigation district.

Ground Water: The property is located within the Kern Groundwater Authority Groundwater Sustainability Agency. The property does not have any wells.

Groundwater Disclosure: Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit: www.sgma.water.ca.gov/portal.

Remarks: All mineral rights are included in the sale.

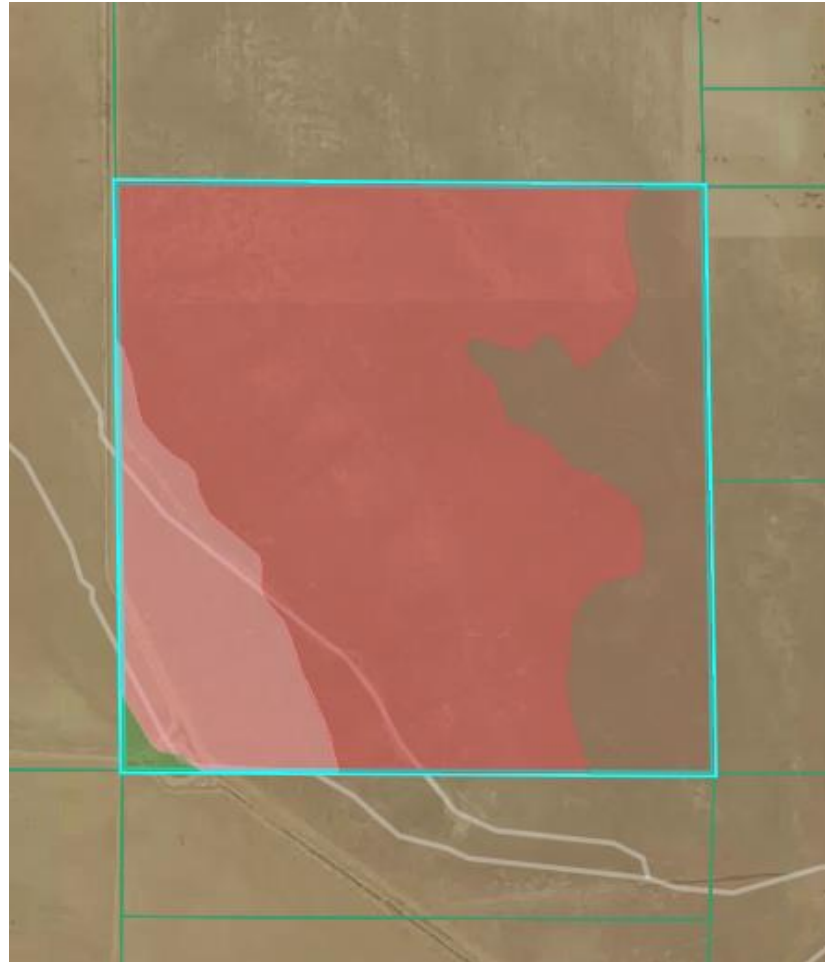
Purchase Price: \$480,000 (\$3,000/Acre)

SOIL MAP

Average Soil Score

 **59.5** / 100NCCPI **Storie**

	Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
●	115	Bitterwater sandy loam, 9 to 15...	65.1	54.4	7e
●	166	Kecksroad silty clay loam, 5 to 1...	13.7	38.5	7e
●	174	Kimberlina fine sandy loam, 0 to 2...	13.7	92.7	7e
●	175	Kimberlina sandy loam, 2 to 5...	6.9	84.5	7e
●	235	Twisselman clay, 0 to 2 percent...	0.6	40.0	7s



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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ELEVATION MAP

Elevation ⓘ

473.8 ft

533.7 ft



Opacity

0% 100%

Contour Interval (feet):

10

Range

59.9 ft

Min 473.8 ft

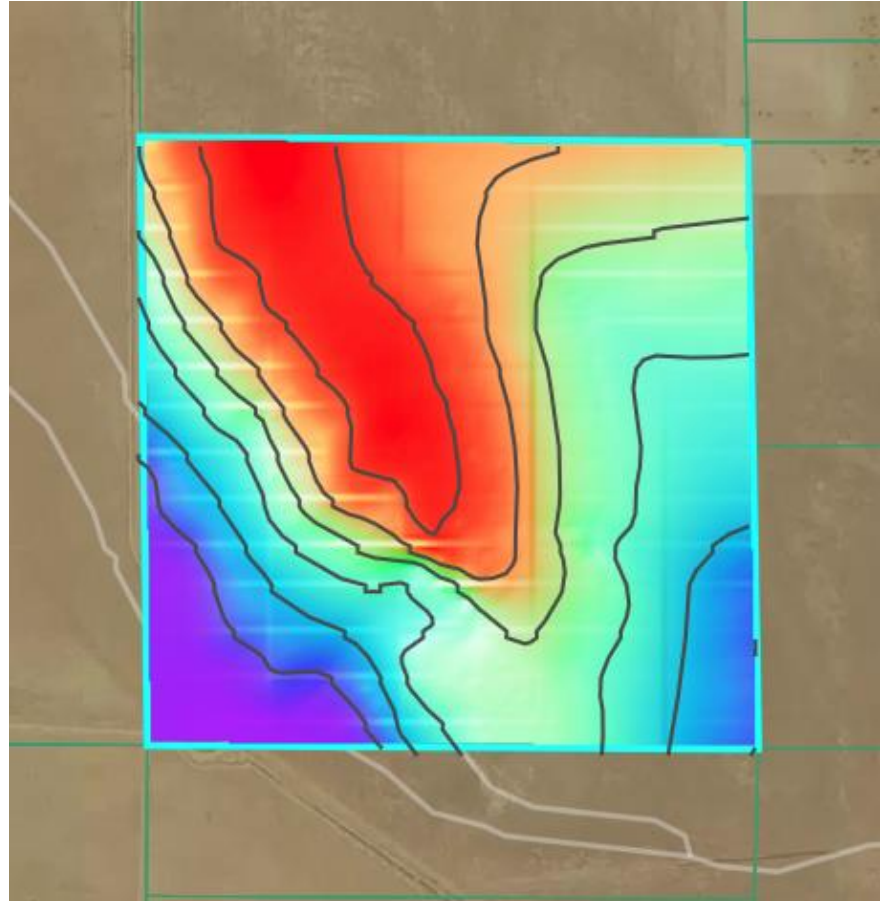
Max 533.7 ft

Slope

2.9 %

Min 0.0 %

Max 23.9 %



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LOCATION MAP



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