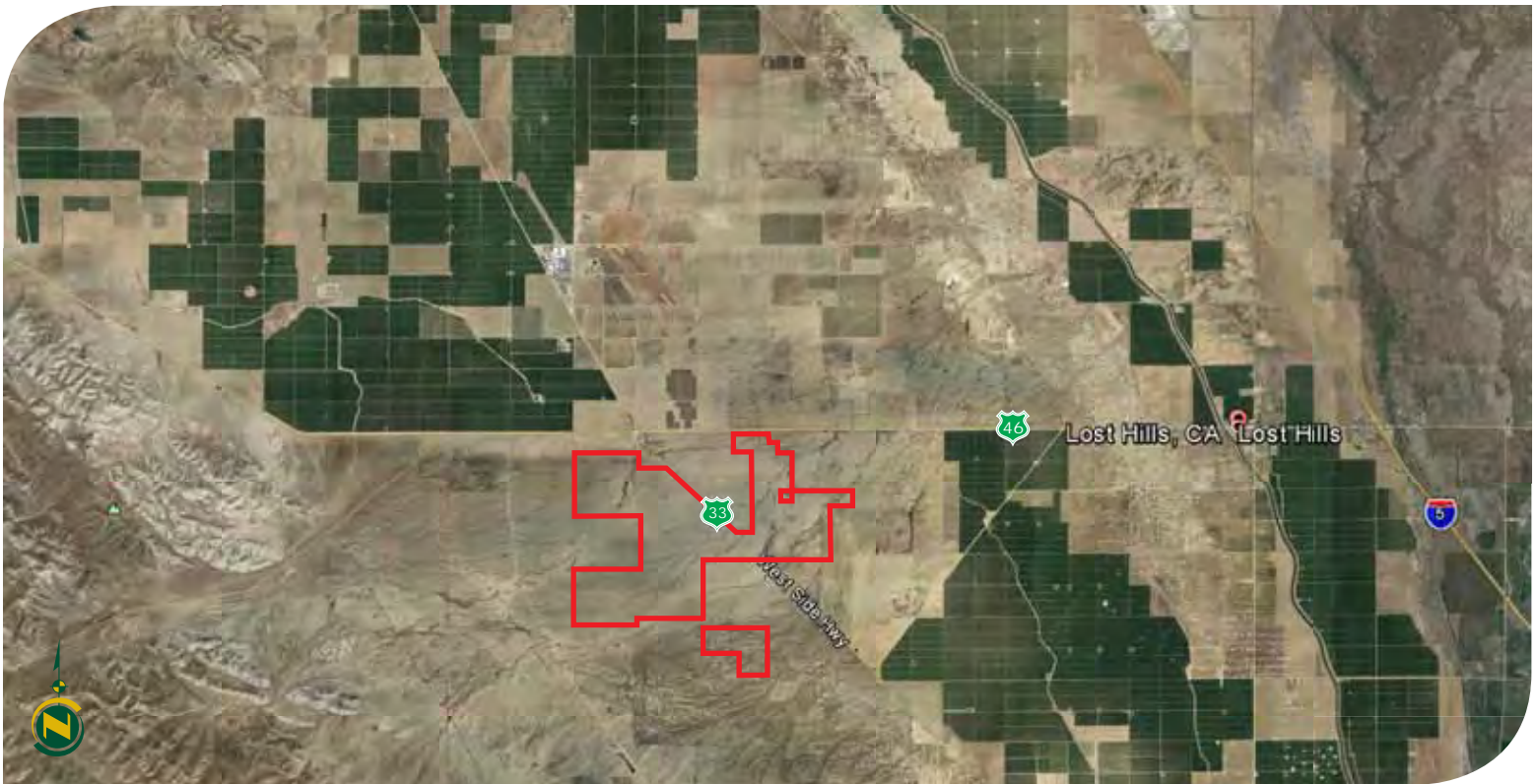




**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# **FOR SALE**

## **Westside Grazing Land**



**4,662.76± Acres**  
**Kern County, California**

- **Grazing Land**
- **Mitigation Land**
- **Open Space**

**Exclusively Presented By:**  
**Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA BRE #00020875



# Westside Grazing Land

**4,662.76± Acres**

**\$4,663,000**  
**(\$1,000±/acre)**

**LOCATION:**

The offering is just south of the intersection of Highway 46 and Highway 33. Approximately 10± miles west of Lost Hills, 31± miles west of Wasco, 52± miles East of Paso Robles, and 60± miles Northwest of Bakersfield.

**DESCRIPTION:**

4,662.76± acres of grazing land west of Lost Hills, Ca. Surrounding land uses include but are not limited to agricultural, oil and gas, recreation, mitigation, and open space.

**LEGAL:**

The land is zoned A (Exclusive Agricultural) and only APN's 068-080-83, 068-100-10 and 24, 068-171-04, 068-191-22, 068-192-04 and 10, 068-193-08, 11 and 12, and 068-210-01, 13, 36, and 37 are enrolled in the Williamson Act according to the Kern county website. Portions of Section 1, 12 and 13, Township 27S, Range 19E, and Portions of Section 4, 5, 6, 7, 8, 9, 10, and 18, Township 27S, Range 20E MDB&M Kern County, California.

APN's west of Highway 33 (3,406.47±acres): 068-080-12, and 83, 068-100-10 and 24, 068-191-22, 068-192-14, and 068-210-01, 13, 36 and 37.

APN's east of Highway 33 (1,256.29±acres): 068-171-04, 068-192-02, 04, 10, and 16, and 068-193-02, 06, 08, 11 and 12.

**SOILS:**

(Ca. Rev. Storie Index)

19.1±% (174) Kimberlina fine sandy loam, 0 to 2% slopes, MLRA 17, Grade 1- Excellent

18.2±% (185) Lewkalb, saline alkali-Milham-Kimberlina complex, 0 to 5% slopes, Grade 1- Excellent

16.5±% (197) Milham sandy loam, 2 to 5% slopes, Grade 1- Excellent

15.9±% (175) Kimberlina sandy loam, 0 to 2% slopes, Grade 1- Excellent

10.5±% (212) Panoche clay loam, 2 to 5% slopes, Grade 1- Excellent

8.1±% (176) Kimberlina sandy loam, 5 to 9% slopes, Grade 1- Excellent

6.3±% (196) Milham sandy loam, 2 to 5% slopes, MLRA 17, Grade 2- Good

3.1±% (198) Milham sandy loam, 5 to 9% slopes, Grade 1- Excellent

1.9±% (211) Panoche clay loam, 0 to 2% slopes, MLRA 17, Grade 1- Excellent

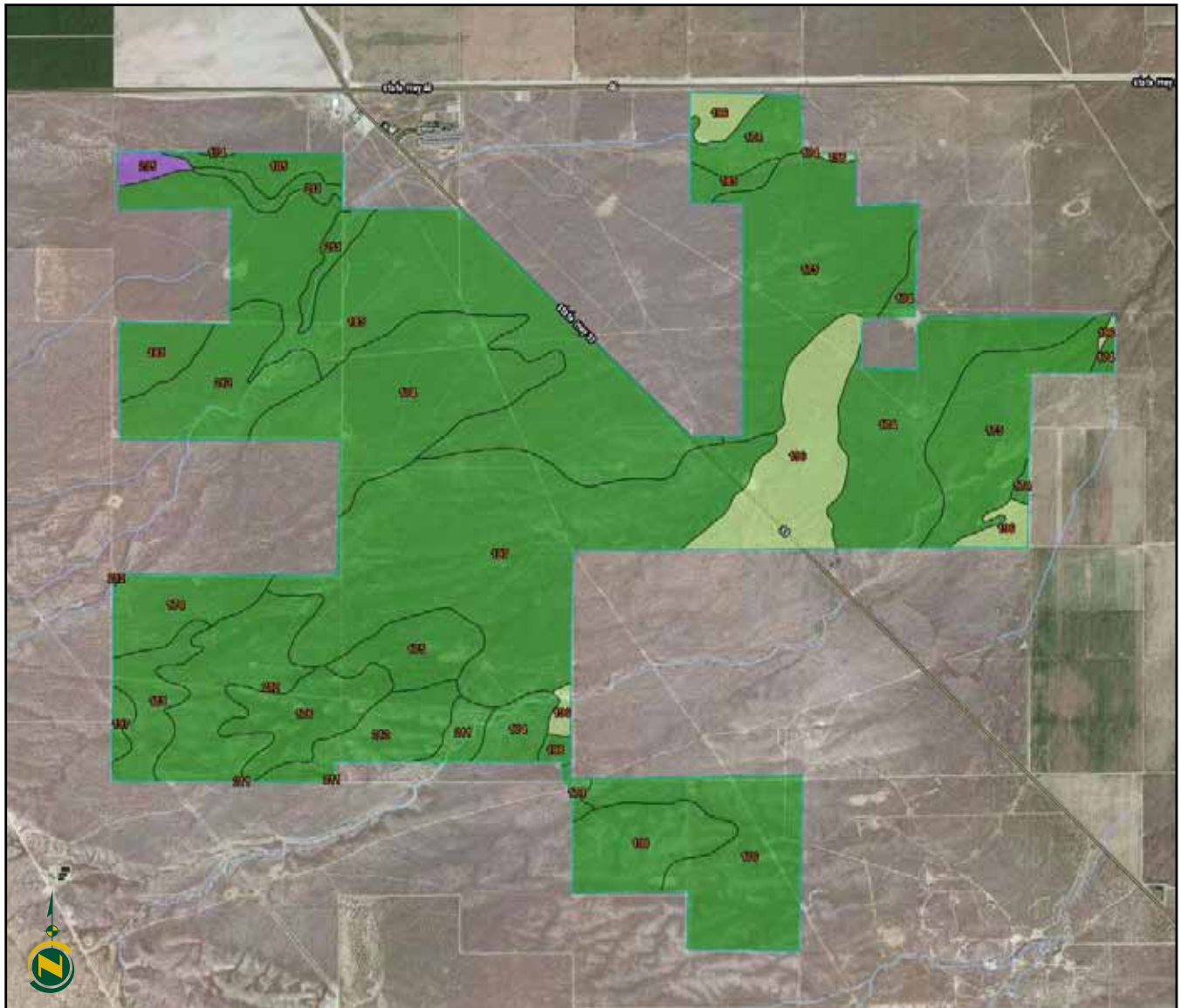
0.5±% (235) Twisselman clay, 0 to 2% slopes, Grade 3- Fair

**PRICE/TERMS:**

\$4,663,000 (\$1,000±/acre) all cash to Seller at close of escrow. Seller will retain any remaining mineral rights. Seller is willing to entertain selling the Property in two units; one is the 1,256.29± acres east of Highway 33 and the other is 3,406.47±acres west of Highway 33. Please refer to legal section of brochure for the respective APN's.



# SOIL MAP



California Revised Storie Index (CA)— Summary by Map Unit — Kern County, California, Northwestern Part (CA666)				
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	19.1%
175	Kimberlina sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	Kimberlina (85%)	15.9%
176	Kimberlina sandy loam, 5 to 9 percent slopes	Grade 1 - Excellent	Kimberlina (85%)	8.1%
185	Lewkalb, saline alkali-Milham-Kimberlina complex, 0 to 5 percent slopes	Grade 1 - Excellent	Lewkalb (40%) Milham (30%) Kimberlina (20%)	18.2%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	6.3%
197	Milham sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	Milham (80%)	16.5%
198	Milham sandy loam, 5 to 9 percent slopes	Grade 1 - Excellent	Milham (85%)	3.1%
211	Panoche clay loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Panoche, clay loam (85%)	1.9%
212	Panoche clay loam, 2 to 5 percent slopes	Grade 1 - Excellent	Panoche (85%)	10.5%
235	Twisselman clay, 0 to 2 percent slopes	Grade 3 - Fair	Twisselman (85%)	0.5%
<b>Totals for Area of Interest</b>				<b>100.0%</b>

# LOCATION MAP



# REGIONAL MAP



## Offices Serving The Central Valley

**FRESNO**  
7480 N. Palm Ave, Ste 101  
Fresno, CA 93271  
559.432.6200

**VISALIA**  
3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**  
1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

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.

