



Land Available
FOR SALE

140 Acres • Kings County, CA



Michael T. Anchordoquy, AAC • Principal • 661 616 3577 • manchor@asuassociates.com • CA RE #01380986
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

Land for Sale

140± Acres ▪ Kings County, Ca

Property Profile

Size	140 Acres
Assessor's Parcel Number	046-430-029
Legal Description	Portion of the Northwest ¼ of Section 25 T.24S R.22E
Zoning	Agriculture
Plantings	The property has historically been utilized for livestock grazing. Adjacent property has recently been developed and planted to pistachios
Soils	Lethent Fine Sandy Loam, Class III
Water	There is not a well located on the property. The property lies within the boundaries of the Deer Creek Water District, but does not receive water from this source
Mineral Rights	Any mineral rights are excluded from the purchase
Asking Price	\$280,000 (\$2,000/Acre). All cash to the Seller

Land for Sale

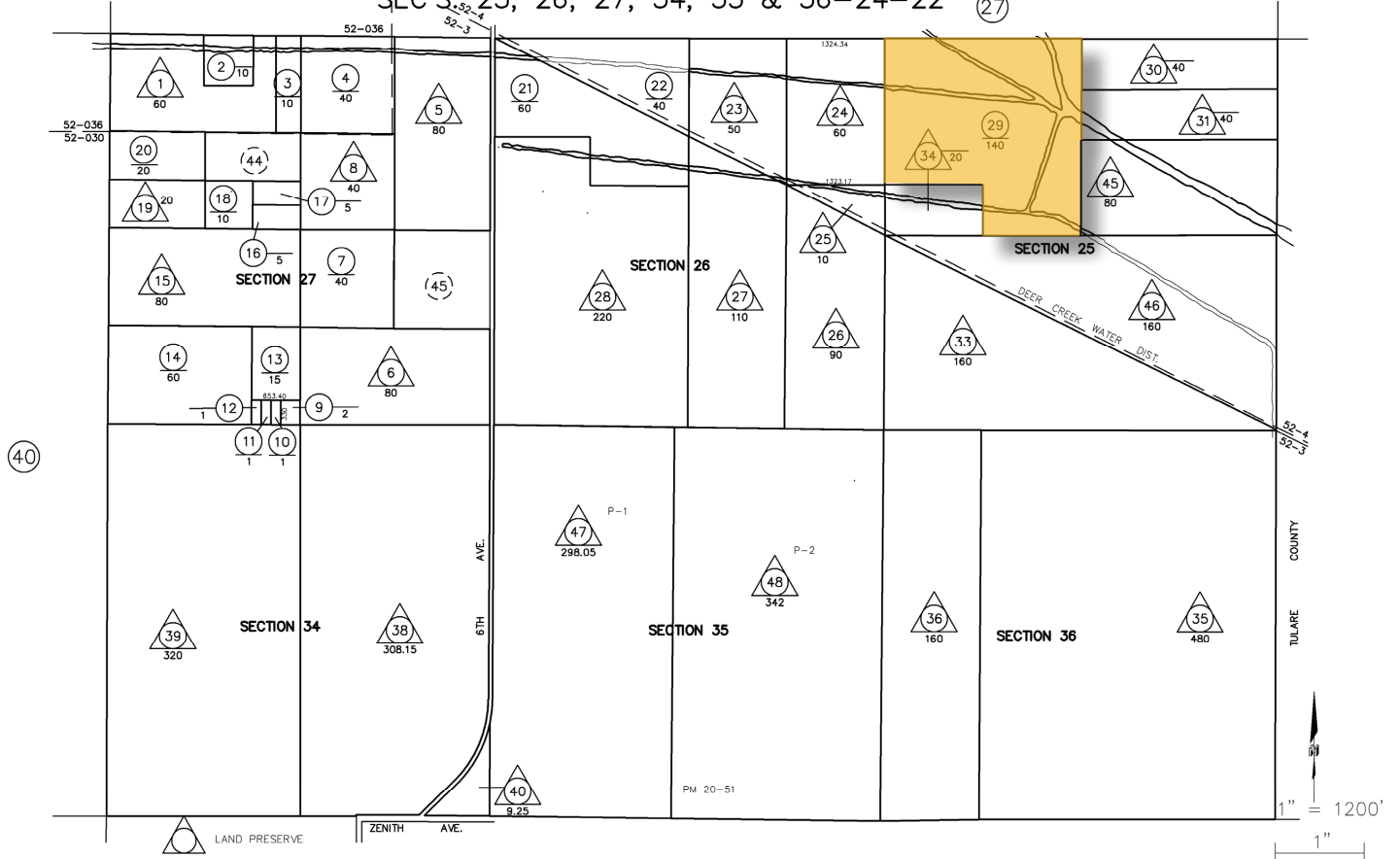
140± Acres ■ Kings County, Ca

Assessor's Parcel Map: 046-430-029

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
APRIL 2016

KINGS COUNTY ASSESSOR'S MAP SEC'S 25, 26, 27, 34, 35 & 36-24-22

46-43



Land for Sale

140± Acres ▪ Kings County, Ca

Property Photos



Land for Sale

140± Acres ▪ Kings County, Ca

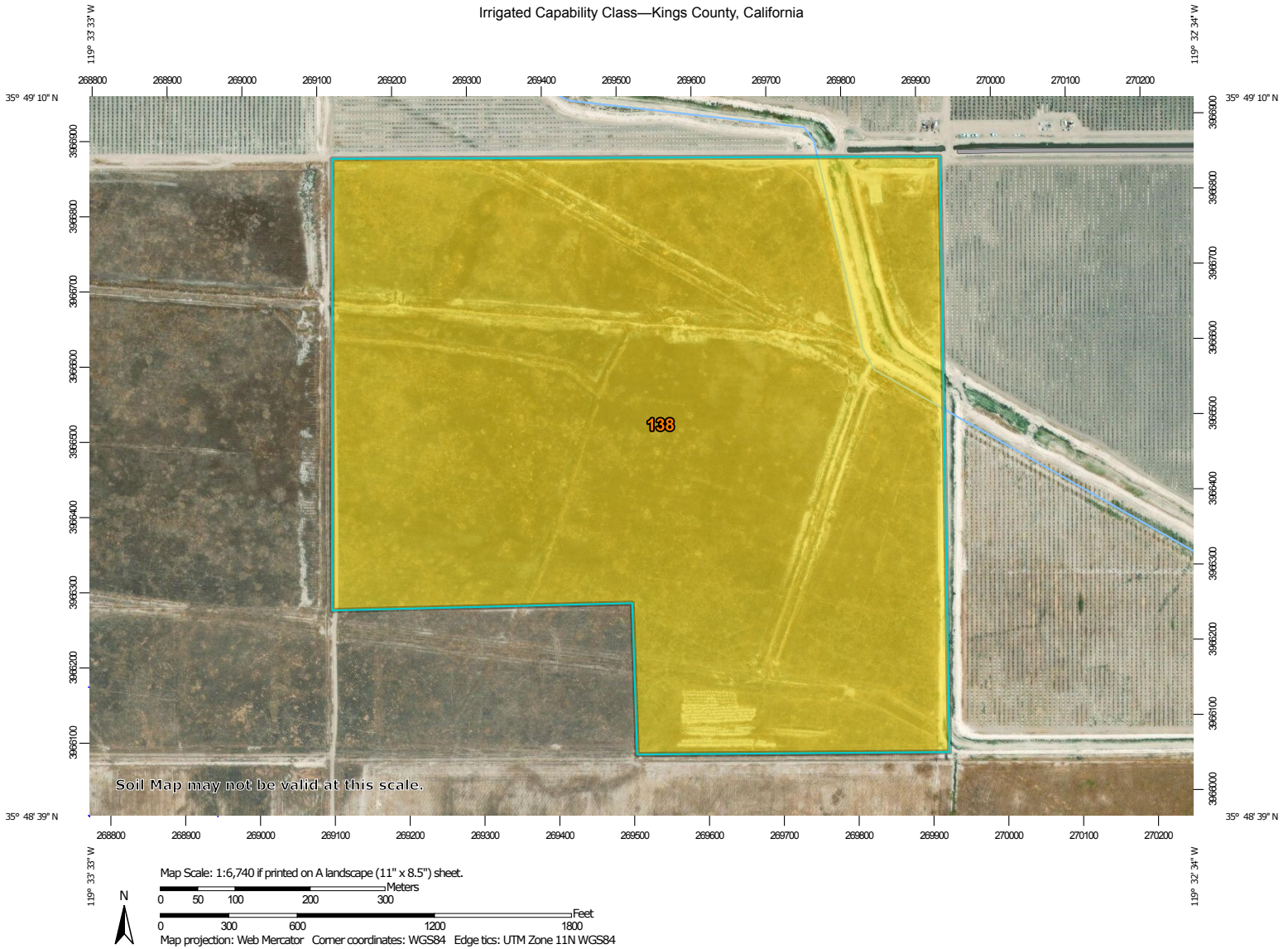
Property Photos



Land for Sale

140± Acres ■ Kings County, Ca

Soils Map



USDA
Natural Resources
Conservation Service

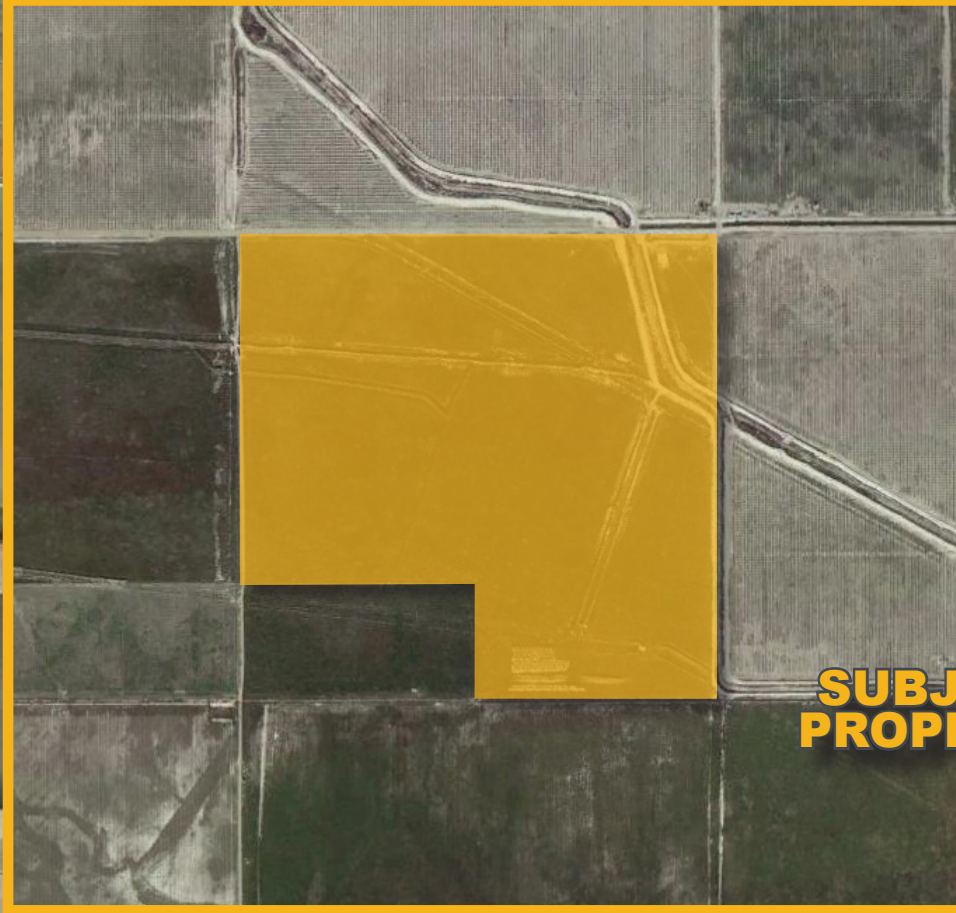
Web Soil Survey
National Cooperative Soil Survey

10/19/2018
Page 1 of 5

Land for Sale

140± Acres • Kings County, Ca

Aerial Map



**SUBJECT
PROPERTY**

6th Avenue

Road 16

Garces Highway

Corcoran Road



Land for Sale

140± Acres • Kings County, Ca

Location Map

