



# HOEKSTRA & ASSOCIATES, INC.

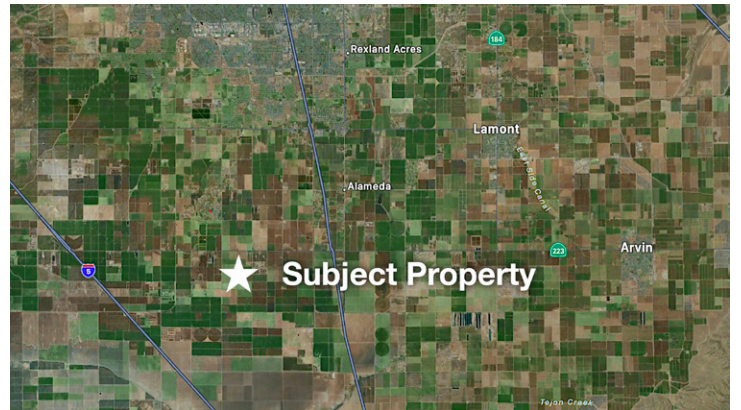
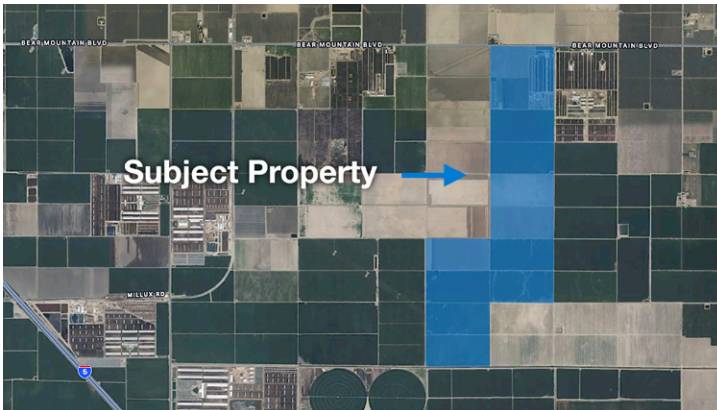
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

**\$22,000,000**

**Petrissans Dairy**

**957.41 Acres**



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**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**www.Hoekstra.land**



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**FOR SALE**

**\$22,000,000**

**Petrissans Dairy**

**957.41 Acres**

## LOCATION

The subject property is located at 5111 Bear Mountain Blvd, Bakersfield, CA 93313 on the South side of Bear Mountain, 2 ½ miles west of Highway 99.

## DESCRIPTION

This opportunity is 957.41 +/- acres on four parcels, with a 1400 cow dry lot dairy built in 1992. The property has 2 sources of water; well water from 7 ag wells, 2 domestic wells and District Water from Kern Delta Water District (Farmers & State). The milk barn is a double 20 parrabone with rapid exit and a crowd gate, automatic take offs and 2) 8,000 gallon milk silos. There is a large silage pad and 6 bay commodity barn, truck scales and wastewater ponds at the south end of the dairy. The property has 3 homes, various shops, storage buildings and pole barns.

## PARCEL #'S

Kern County APNs 184-450-59, 184-450-60, 184-450-61, and 295-070-25

## ZONING

AE - Exclusive Agriculture

## CROPS

Approximately, 900 acres of farm ground planted to field crops that are flood or furrow irrigated. The dairy, yards, homes and leased solar sit on approximately 57 acres. 10 acres of the farmland is planted to pumpkins and subject to a short term lease that expires November 15, 2024.

## SOIL

According to USDA California Revised Storie Index, mostly Grade 1 and 2 soils with less than 10% being grade 4 soils; see attached soils map for description.

## WATER & IRRIGATION

This ranch has 7 irrigation wells (1 -200 HP electric, 5 -150 HP electric and 1 - Diesel Caterpillar C7) and 1 lift pump in the Kern Delta 20 ft Canal that efficiently irrigate the field crops. The ranch receives surface water from Kern Delta WD and is located in the Farmers Service Area and the State Service Area. APNs 184-450-60 and 184-450-61 are in the Farmers Service Area (641.95 acres, gate 34-0-125) and APNs 184-450-59 and 295-070-25 are in the State Service Area (315.46 acres, gate 3-0-125S).

## SGMA

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped.

For more information go to <https://water.ca.gov/Programs/Goundwater-Management/SGMA-Groundwater-Management>

## PRICE/TERMS

\$22,000,000 (\$22,978/acre) cash at close of escrow. Holstein cows and 5055.98 pounds of California Pool Quota SNF - market price





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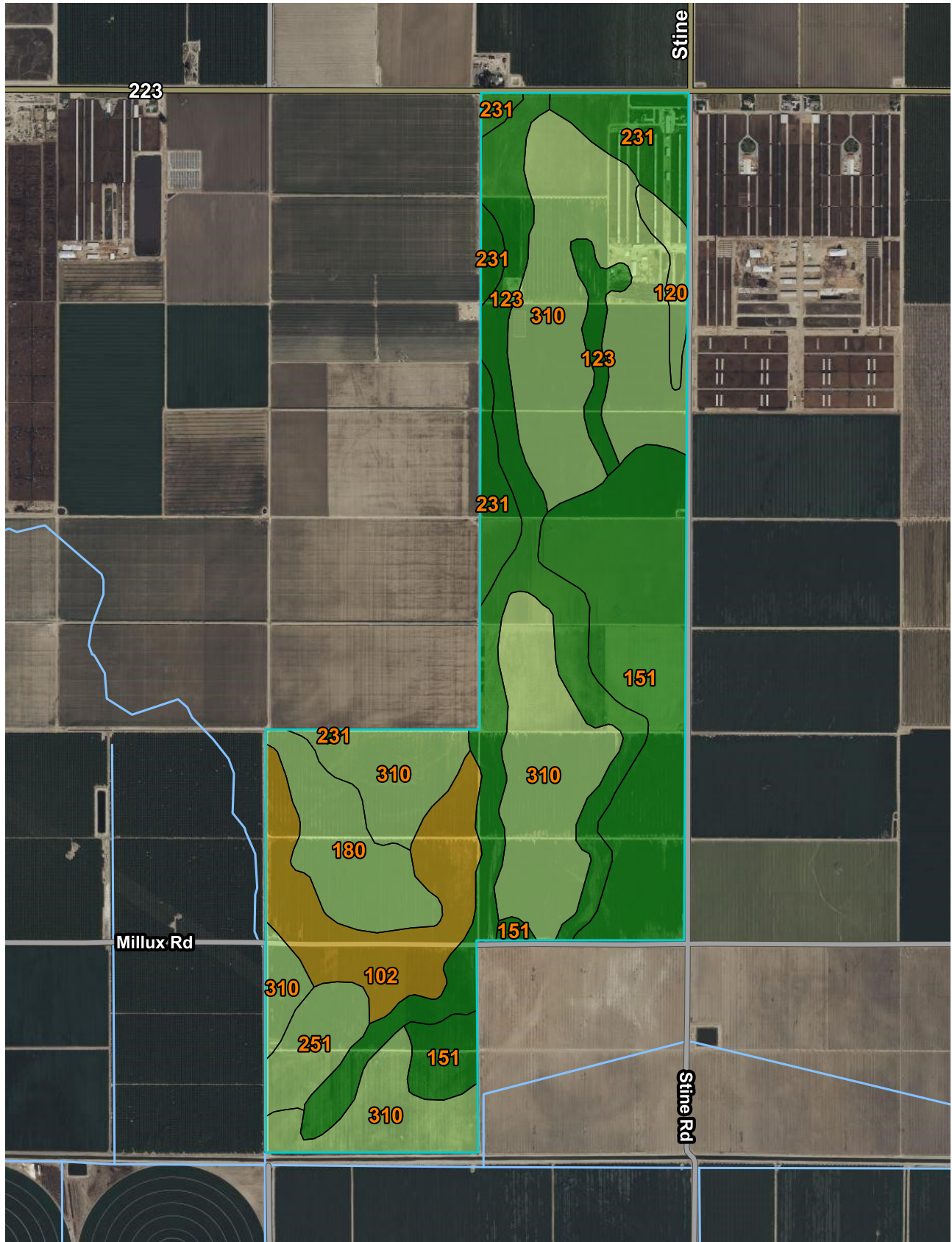




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## SOILS MAP





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## CALIFORNIA REVISED STORIE INDEX (CA)

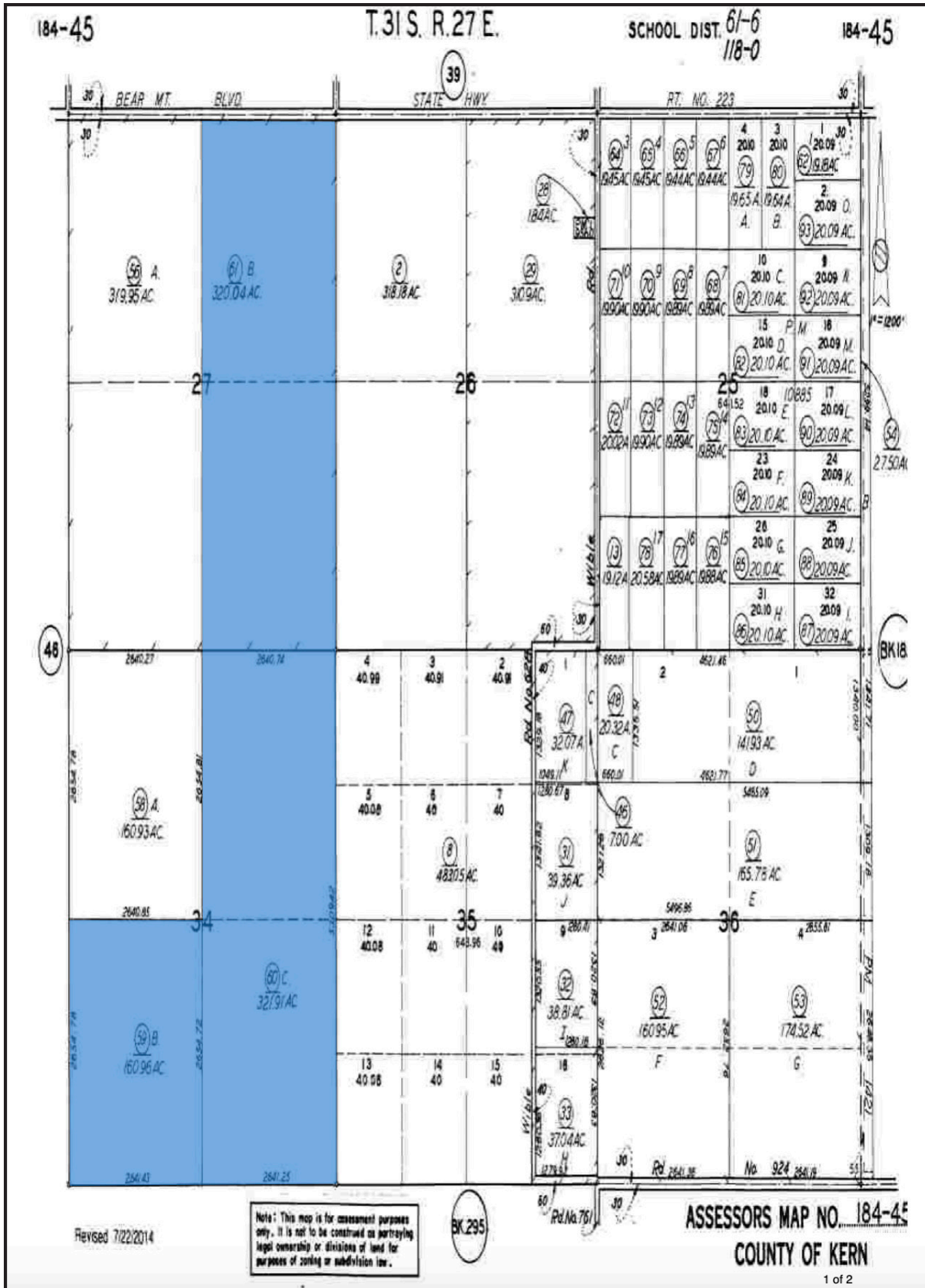
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
102	Bakersfield sandy loam, partially drained, 0 to 1 percent slopes	Grade 4 - Poor	Bakersfield, partially drained (85%)	86.9	9.2%
120	Granoso loamy sand, 0 to 2 percent slopes	Grade 2 - Good	Granoso (85%)	14.8	1.6%
123	Granoso sandy loam, 0 to 2 percent slopes, overwash	Grade 1 - Excellent	Granoso (85%)	167.8	17.7%
151	Excelsior fine sandy loam, saline-sodic, 0 to 1 percent slopes	Grade 1 - Excellent	Excelsior, saline-sodic (85%)	177.4	18.7%
180	Garces loam, 0 to 1 percent slopes	Grade 2 - Good	Garces (85%)	57.3	6.1%
231	Milagro fine sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent	Milagro (85%)	65.3	6.9%
251	Oldriver loam, partially drained, sodic, 0 to 1 percent slopes	Grade 2 - Good	Oldriver, partially drained, sodic (85%)	29.7	3.1%
310	Vineland loamy sand, drained, 0 to 1 percent slopes	Grade 2 - Good	Vineland, drained (85%)	347.2	36.7%
<b>Totals for Area of Interest</b>				<b>946.4</b>	<b>100.0%</b>



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## ASSESSORS MAP



Revised 7/22/2014

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

BK 295

ASSESSORS MAP NO. 184-45  
COUNTY OF KERN



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## ASSESSORS MAP

