



Residential Development Land

39.10 +/- AC Northwest Bakersfield

Description:

This offering consists of two (2) parcels totaling 39.10 +/- acres of vacant land that is situated amidst the growing residential community to the northwest of the City of Bakersfield in the County of Kern

Location:

Property is located between Rosedale Highway and Clarisse Street on the south side of Rosedale Highway near Heath Road and Wegis Ave to the northwest of the City of Bakersfield in the County of Kern

Brief Legal:

Kern County Assessor Parcel Number(s): 407-030-03 (19.55 AC); 407-030-04 (19.55 AC); Portion(s) of N ¼ of NE ¼ Section 28; T29S; R26E MDB&M

Zoning:

Property is zoned Exclusive Agriculture - A and is not enrolled in the Williamson Act in Kern County

General Plan:

Estate Residential (ER) land use designation based upon the Western Rosedale Specific Plan (1 acre lots)

Utilities:

Property is in both the service area(s) of Vaughn Water Company and CSA-71 for City of Bakersfield sewer service (Buyer to determine eligibility and expense for both water and sewer service as required for future development)

Houses:

Property is improved to include a 1,862 +/- sf residence located at 16329 Rosedale Highway, Bakersfield CA 93314 and a 3,160 +/- sf residence located at 16651 Rosedale Highway, Bakersfield CA 93314 both of which are subject to month-to-month lease agreement(s)

Price/Terms:

\$2,737,000.00 (\$70,000 per acre) with all cash to be paid at the close of escrow.

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