

FOR SALE

21.54 +/- Gross Acres - 77 Lot Tentative
Tract Map in Northeast Bakersfield



Tech Ag Financial Group, Inc.

3430 Unicorn Rd.
Bakersfield, CA 93308
www.techagfinancial.com

CA Broker DRE No. 01865336

Office (661) 695-6500
Fax (661) 384-6168



Neither the Seller, nor Tech Ag Financial Group, Inc. makes any representations or warranties, either expressed or implied as to the accuracy or completeness of the enclosed. Buyers should conduct their own due diligence.

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DESCRIPTION

The subject property is located in northeast Bakersfield on Chase Avenue in between Highway 184 and Daytona Drive. The property is accessible from Highway 178 to the north and highway 58 to the south with direct connections to highway 99. The Vesting TTM is advantageously located in the Sierra foothills with three schools in proximity including Cesar Chavez Elementary School, Cato Middle School, and Foothill High School. Come be a part of the growing Mountain Meadows Community with views and a consistent breeze unique to Bakersfield.

ENTITLEMENTS & ENGINEERING

The opportunity includes 21.54 +/- gross acre with 15.39 +/- net acre dedicated to a residential development project pending Tentative Tract Map approval (TTM) No. 7427; the property had previously been approved in 2008 as TTM #6350 and expired in November of 2015. The 2nd Submittal Package has been sent to the City of Bakersfield for review by LAV//Pinnacle Consulting & Engineering Services.

LEGAL/ZONING

Kern County Assessor's Parcel No.: 533-012-02; Parcel Map 2465; Parcel Lot Portion 3. The zoning is R-1 (Single-Family Dwelling) with a Land Use Designation of Low-Density Residential.

UTILITIES

Water: California Water Service
Sewer: City of Bakersfield
Electric/Gas: Pacific Gas & Electric Company

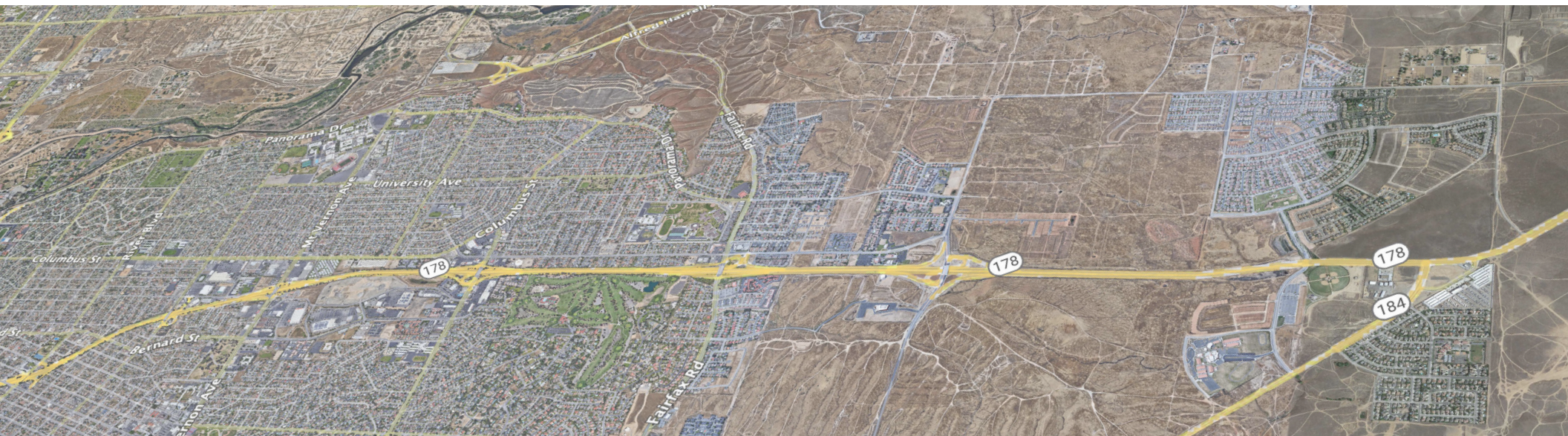
PRICE

\$990,000.00 (\$45,961.00 per gross acre) with all cash to be paid at the end of escrow.

CONTACT

John Moore
661-303-6536 (mobile)
661-695-6500 (office)
JMoore@techag.com

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661-863-8228 (mobile)
661-695-6500 (office)
SFrausto@techag.com



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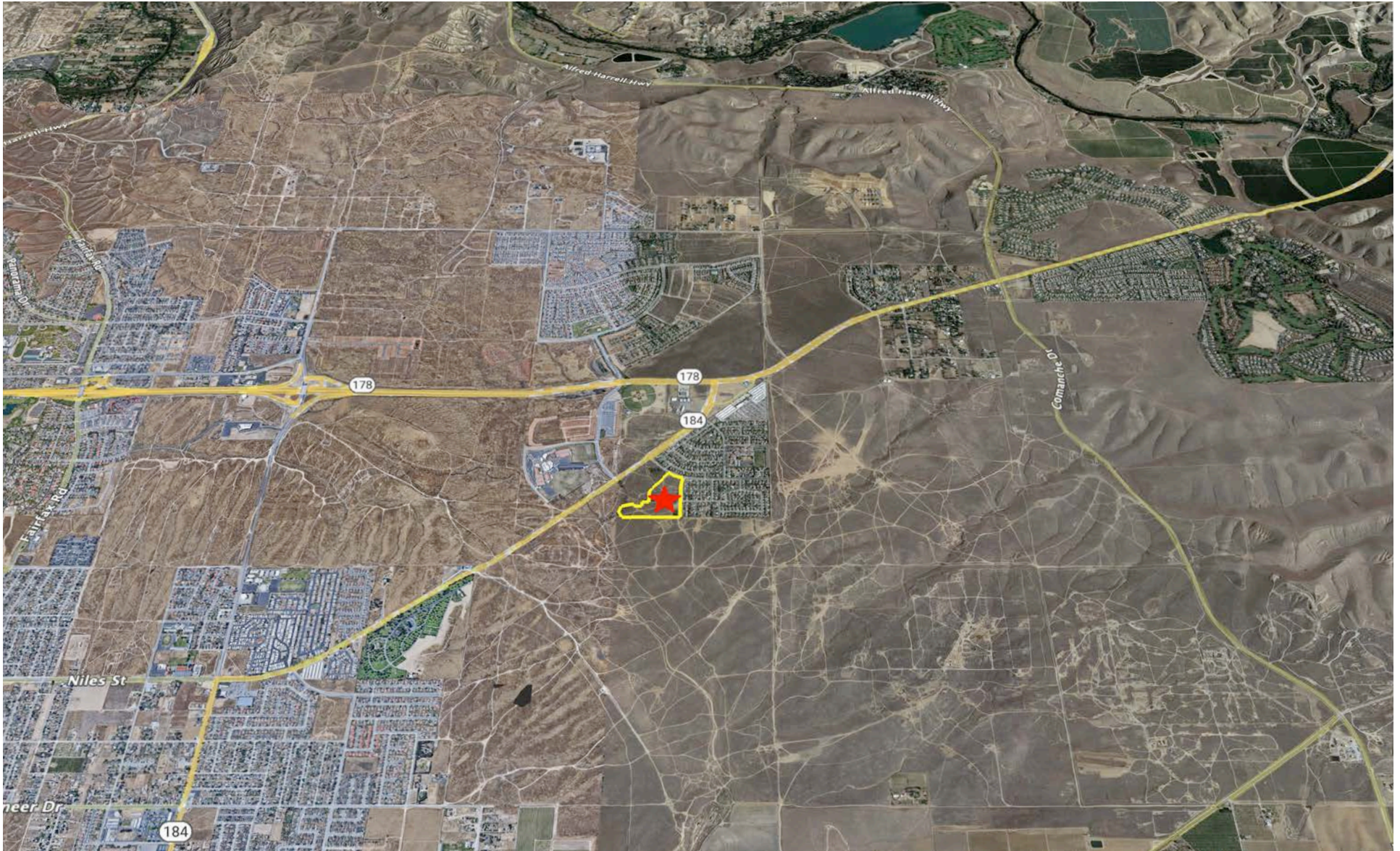
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LOCATION MAP



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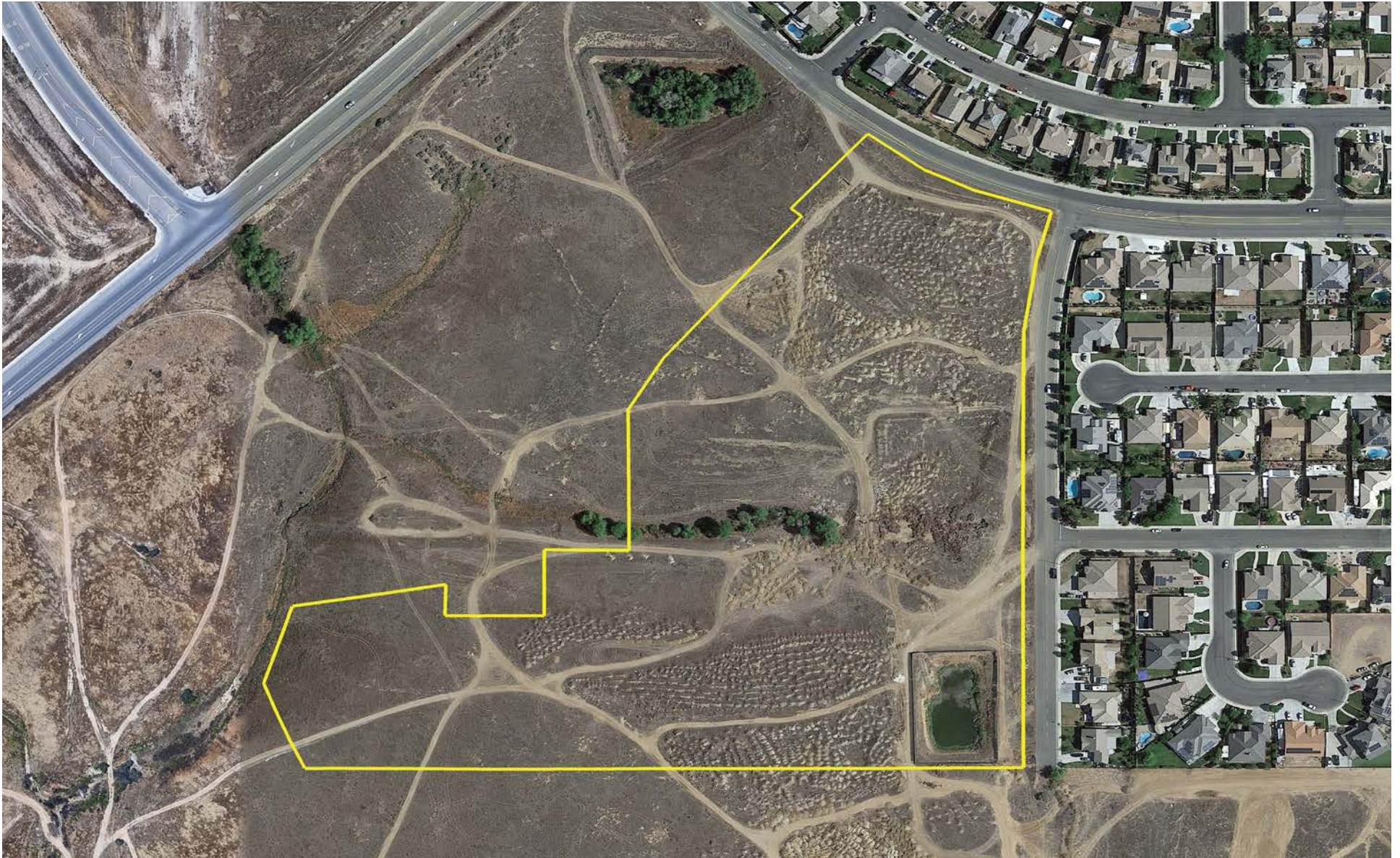
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AERIAL MAP



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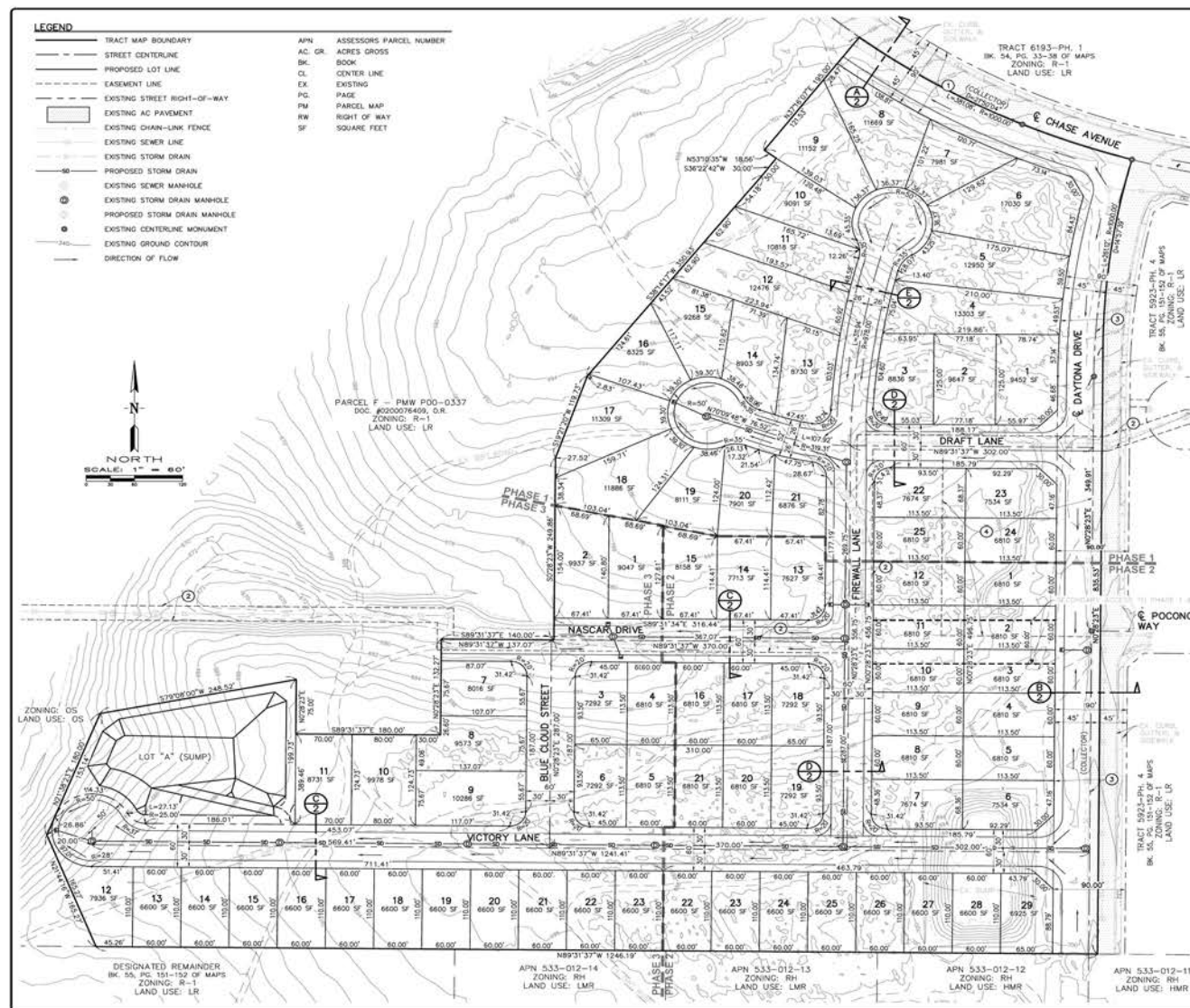
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APPROVED TENTATIVE TRACT MAP



VESTING TENTATIVE
TRACT MAP No. 7427

PARCEL "E" OF PARCEL MAP WAIVER P00-0337, AS EVIDENCE BY
CERTIFICATE OF COMPLIANCE RECORDED JUNE 26, 2000 AS DOCUMENT NO.
020076409 IN THE KERN COUNTY RECORDER'S OFFICE, ALSO BEING A
PORTION OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 29 EAST, MD,B,&M,
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

VICINITY MAP
NO. 60416

GENERAL NOTES

2. SITE ACREAGE: 2154 AC. GR/75.39 AC. NET
3. NUMBER OF LOTS: PHASE 1: 25 LOTS
PHASE 2: 29 LOTS
PHASE 3: 13 LOTS & 1 SUMP LOT
TOTAL: 77 LOTS & SUMP
4. LOT DESIGN: 5.39 D/U/NET ACRE
5. WATER: CALIFORNIA WATER SERVICE
6. SEWER: CITY OF BAKERSFIELD
7. ELECTRIC/GAS: PACIFIC GAS & ELECTRIC COMPANY
8. ZONING: R-1 (SINGLE-FAMILY DWELLING)
9. LAND USE DESIGNATION: LR (LOW-DENSITY DWELLING)
10. FLOOD ZONE: ZONE "X" (FEMA FLOOD PANEL 06029C/84SE, DATED 02/26/2008)
11. SCHOOLS:
ELEMENTARY: CESAR CHAVEZ ELEMENTARY SCHOOL
JUNIOR HIGH: CATO MIDDLE SCHOOL
HIGH SCHOOL: FOOTHILL

OWNER/SUBDIVIDER

LAUT BERKSHIRE, LLC
2572 S. UNION AVENUE
BAKERSFIELD, CA 93307

ENGINEER

LAV//PINNACLE ENGINEERING
12418 ROGEDALE HWY., SUITE B
BAKERSFIELD, CA 93312

ALTERNATE STREET NAMES

1. CHECKERED FLAG LANE
2. BELLE ISLE WAY
3. GOODRICH DRIVE

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE BEARING OF N00°28'23"E FOR THE EAST LINE OF PARCEL F OF PARCEL MAP WAIVER P00-0337, AS EVIDENCE BY CERTIFICATE OF COMPLIANCE RECORDED JUNE 26, 2000 AS DOCUMENT NO. 020076409 IN THE KERN COUNTY RECORDER'S OFFICE.

EASEMENT INFORMATION

ALL EASEMENTS SHOWN ON THIS MAP ARE PER THE PRELIMINARY TITLE REPORT
PREPARED BY ORANGE COAST TITLE COMPANY AS ORDER No. 100-2342447-68, DATED
OCTOBER 26, 2022.

- ① 90' STREET RIGHT-OF-WAY EASEMENT GRANTED TO THE CITY OF BAKERSFIELD RECORDED OCTOBER 20, 2000 AS DOCUMENT NO. 0191836622 OF OFFICIAL RECORDS
 ② 20' SEWER LINE EASEMENT GRANTED TO THE CITY OF BAKERSFIELD, RECORDED SEPTEMBER 9, 1999 AS DOCUMENT NO. 019193558 OF OFFICIAL RECORDS
 ③ 45' STREET DESIGNATION GRANTED TO THE CITY OF BAKERSFIELD, RECORDED DECEMBER 19, 2000 AS DOCUMENT NO. 020010501 OF OFFICIAL RECORDS
 ④ TEMPORARY DRAINAGE BASIN EASEMENT TRACT 5823 RECORDED DECEMBER 19, 2000 AS DOCUMENT NO. 020061642 OF OFFICIAL RECORDS

LAV// PINNACLE

Consulting & Engineering Services
Planning • Engineering • Surveying • Project Management

12418 Rosedale Hwy., Suite B, Bakersfield, CA 93312
Phone: (661) 869-0184 // LAV@lavpinnacle.com

JOB No: 21-999	DWG No: 21-999-TTM	DATE: 6/26/2023	SHEET 1 OF 2
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FOR EVERYTHING UNDER THE SUN

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TECH AG FINANCIAL GROUP, INC.

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

Contact us and take advantage of our services today!