

JOUGHIN - Ranch -

BAKERSFIELD, CALIFORNIA

Offered at
\$1,693,500



**CLARK
COMPANY**
RANCH REAL ESTATE

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Description

The substantial Joughin Ranch comprises 1,129± acres located on Granite Road, just 25± miles northeast of Bakersfield. Positioned near the Old West stage stop known as Granite Station, Joughin Ranch sits on the eastern slope of the vast San Joaquin Valley. A beautiful foothill ranch, Joughin Ranch boasts stunning rock outcroppings and spectacular views of the surrounding mountains and valley.

Surrounded by sprawling ranchland and rolling hills, Joughin Ranch is complemented by a modest home, hay barn, pastures and corrals. Water is supplied by two springs and its topography ranges from fairly level to undulating hills, ideal for seasonal cattle grazing.



Pete Clark

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www.clarkcompany.com/properties/Joughin-Ranch

Joughin Ranch is located on the eastern slope of San Joaquin Valley, positioned near Granite Station, approximately 25± miles from Bakersfield. Granite Station was a stagecoach stop between Bakersfield and Glennville. After being given four other names, Granite was officially named such in 1875 and became famous for being one where no one was ever killed. Having tragically burned to the ground in 1993, today Granite Station is simply a fond memory of the things the Old West is famous for.

Joughin Ranch is easily accessed via Highway 46 from the west or California Route 99 from the north and south. Joughin Ranch possesses one± mile of Granite Road frontage and direct access into the Ranch on Cannell Way.

Joughin Ranch is a 29±-mile drive from the Bakersfield Municipal Airport which offers fuel and line services, air charter, and ground transportation among other services, including a jet center and private hangars available for general aviation. Approximately 19± miles southwest of the ranch is Meadow Fields Airport which offers commercial service daily to Los Angeles and Phoenix connecting to national and international flights.

Offered at \$1,693,500

Price



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**Water &
Improvements**

Joughin Ranch water is supplied via two springs identified as the Old House Spring and the Pond Spring. The larger spring produces 5 to 8± gallons per minute and the smaller produces approximately 2± gallons per minute. There is a main water pipeline at the beginning of each spring that carries water to the holding tank. Water is then distributed for domestic and agricultural use.

Joughin Ranch is improved with a modest home, comprising 1,541± square feet consisting of 3 bedrooms and 1 bathroom, with a service porch off the kitchen. The home is currently tenant occupied, providing an annual rental income of approximately \$7,200 per year.

There is also a hay barn, capable of holding 150-200 tons of hay (approximately 60' x 40') and working pens with spring-fed troughs. Additionally, there is a small set of pipe horse pens, storage room, tack shed and lean-to behind the rental house.

**Acreage, Taxes
Zoning &**

Encompassing 1129± acres, Joughin Ranch is situated in Kern County and comprises 13 legal parcels zoned Agricultural. Annual property taxes are approximately \$1,850 per year.

APNs:

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|-------------|-------------|-------------|-------------|-------------|
| 061-140-010 | 061-140-013 | 061-140-016 | 061-140-019 | 061-140-007 |
| 061-140-011 | 061-140-014 | 061-140-017 | 061-140-020 | 074-150-021 |
| 061-140-012 | 061-140-015 | 061-140-018 | | |