

BLACK OAKS RANCH

7,000 ACRES | KERN COUNTY, CALIFORNIA





BLACK OAKS RANCH



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OVERVIEW



WELCOME TO BLACK OAKS RANCH



QUICK FACTS

7,000 Acres

Multiple Parcels

Residential

Cattle | Horse

Ranching

Hunting

Recreational

Plentiful Water

Located near Bear Valley Springs, the Black Oaks Ranch is a premier 7,000-acre property in Kern County. West of Tehachapi, this high-quality property has excellent access, solar-powered wells, many seasonal ponds, extensive livestock grazing land and superior hunting. With striking panoramic views, a highly desirable location and prime development opportunities, this property provides a variety of residential, ranching, hunting and other uses.



LAND



This scenic and versatile surveyed 7,000-acre property ranges from 1,720' to 5,200' in elevation and has approximately 25+ miles of convenient, well-maintained internal access ranch roads. The ranch is currently comprised of 139 parcels and is bordered by Bear Valley Springs (BVS) several miles on the east and the Historic Tejon Ranch. The two primary and private gated entrances are at Sheeptrail Court and at Woodbine Court. A third access to the ranch is over an easement via Comanche Point Road. The drive to and through the property features striking vistas and 360-degree panoramic views of the surrounding region, from BVS to the east, to the San Joaquin Valley to the west. The rich habitat on the land supports active livestock grazing and a myriad of wildlife, including Elk, Mule Deer, bear, bobcat, quail, dove and more. The land varies from relatively flat near the Ranch Center to rolling hills and draws. The property includes a variety of deciduous trees, predominantly oak woodland in a large oak savannah, pine trees, native shrubs, grasses and wildflowers. Many ponds and springs dot the landscape, adding to the mostly untapped potential of groundwater resources. A 7-acre lake with an island and a nearby seasonal 3-acre pond are close to the Ranch Center, with ample water supply, aerators, docks and other features. The larger lake is stocked with a variety of fish including bass, crappie and more. The ranch generates income through a cattle grazing lease, a premier hunt club lease, and private guided hunts on the land. The entire property has been surveyed with extensive planning completed for subdivided lots, including roadways, septic and



building pads. There are 309 20+ acre parcels identified in the lotting study and planning. Zoning on the property is favorable with Ag Exclusive designation, providing a wide variety of land uses. Survey and lotting study maps available upon request. The seller's home in Bear Valley Springs, often referred to as 'The Castle,' is also currently available.



IMPROVEMENTS

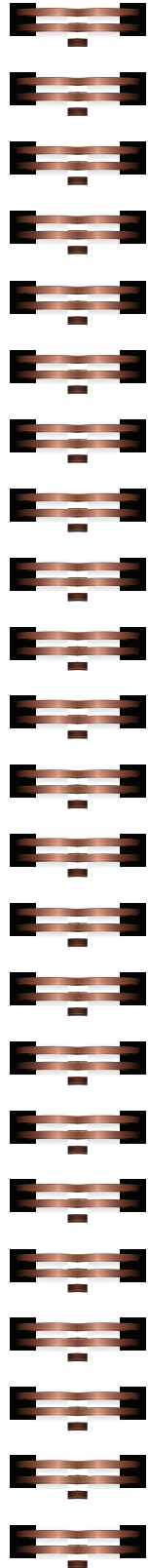


The property includes two primary private entrances, with high quality custom gates. The ranch has nine permitted water wells, seven of them solar powered and one electric powered. Two of the wells have back-up generators, with three other primary wells wired for generator back-up. Many water tanks provide even more water availability. In total, the ranch wells have the capacity to generate over 660 acre-feet of domestic quality water annually with over 15-miles of waterline installed throughout the property. Two mobile home units are located near the Ranch Center.

The Lake House: A solar-powered, fully furnished and operational double-wide unit located at the 7-acre lake. It is approximately 1,600-sq. ft. with 2-bdrms, 2-baths, 200-sq. ft. front deck and 920-sq. ft. back deck overlooking the lake.

The Hill House: A generator-powered single-wide unit just east of the Lake House, overlooking the Ranch Center. It is approximately 980-sq. ft. with 2-bdrms, 1-bath, 25-sq. ft. front deck and 80-sq. ft. back deck. Both units have water and septic.

The entire property is fully perimeter fenced with many cross fences and custom metal gates throughout the ranch. Dozens of concrete well-fed water troughs are strategically located throughout the property. Just west of the Ranch Center is a custom trap/skeet range, overlooking the property and the San Joaquin Valley, which is part of the ranch Hunt Club amenities. Two sets of livestock pens are located to the north and south of the Ranch Center, with cattle loading equipment and weigh station.



FEATURES

Ag Opportunities
ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Fishing
Hiking/Climbing
Hunting (Unit D-10)
Hunting Club
Income Producing
Lake with Pier
Mineral & Water Rights
Mobile Homes
Mountain Biking
Natural Springs
Off Grid Solar Power
Ponds
Wooded

BUILDING / DETAILS

Homes: 2 mobile units
Total Finished Sq. Ft.: 2,580
Stories: 1
Bedrooms: 4
Full Bathrooms: 2
Power: Solar/Generator
Gas: Propane
Water: On-site Wells
Other Improvements: Solar wells, livestock pens, lake
Fence Type: Barbed wire ranch
fencing and cross-fencing
Water Features:

- 7-acre year around deep water lake with pier
- 3-acre seasonal pond with pier
- Year-around and seasonal ponds/springs

Views: Lake, Mountain, Pond, Private, Scenic, Water, Wooded



RECREATION



Outdoor activities are plentiful on the property and in the surrounding hills, mountains, lakes and rivers. The adjacent Bear Valley Springs, a master planned gated community, includes a golf course, country club, lake, equestrian facilities, riding and hiking trails and more. For the hunting enthusiast, the Black Oaks Hunt Club at Black Oaks Ranch provides excellent elk, deer, upland bird and other hunting opportunities. The beaches and splendor of the Pacific Ocean is just over a couple hour drive to the southwest. To the north is Lake Isabella, fed by the Kern River, which offers plentiful year-round outdoor recreation. The local Kern County Wine Trail provides wine enthusiasts several great options for quality wine tasting and events, including several wineries near Tehachapi.





AGRICULTURE



The property has high quality land suitable for a variety of agricultural uses, including livestock grazing. Most parcels on the property have water and mineral rights, to be confirmed by title.



REGION & CLIMATE



The region provides a welcome feeling in the surrounding towns of Bear Valley Springs, Stallion Springs, Tehachapi, Arvin and the other neighboring communities in Kern County. The area provides an enjoyable true four-season climate, with shopping, entertainment, wineries, dining and other resources for residents and visitors. The climate of the property is generally Mediterranean, with the Tehachapi Mountains intercepting rainfall during the wet months adding to the abundant Tehachapi area watershed. Bear Valley Springs is a master planned community of approximately 10K residents, favored for its equestrian properties and facilities.



HISTORY



Tehachapi is in the mountains of Kern County, and has a history rooted in its role as a mountain pass, transitioning from a Native American, ranching, and farming region into a critical rail hub. Founded in 1876 with the arrival of the Southern Pacific Railroad, it is famous for the Tehachapi Loop, an engineering marvel completed that same year. The early inhabitants, the Kawaiisu (Nuwa), lived in the region for thousands of years, known for their basket weaving, with sites protected at Tomo-Kahni State Historic Park. Padre Francisco Garces crossed the pass in 1776, followed by American Jedediah Smith in 1827. The first permanent ranching settlers arrived in the 1850s. Tehachapi was incorporated as a city in 1909 and was historically known for agriculture, cattle, and cement production. The Errea House (1870s) is the oldest standing home, and the original Southern Pacific Railroad Depot, though destroyed by fire in 2008, was reconstructed to serve as a museum. Today, Tehachapi is a scenic mountain community known for its agricultural roots, including the Tehachapi Mountains American Viticultural Area (AVA).

Bear Valley Springs is a master-planned, gated community that includes a golf course, country club, two lakes, equestrian facilities, and riding and hiking trails. Beginning as an extensive cattle ranch, Bear Valley Springs was transformed into a vibrant rural community in the late 1970's and is considered one of California's best kept secrets. The community is managed by the Bear Valley Springs Community Services District (BVCSD) and the Property Owners Association.





LOCATION



This property is in Tehachapi, just west of and directly adjacent to the Bear Valley Springs community (BVS). Tehachapi is about a half hour drive to the east, and Bakersfield is just over an hour to the northwest via CA-58. The Los Angeles region is two-hours to the south with the Pacific Ocean to the south and west. The property has good proximity to numerous airports and highways.



MAPPING

BLACK OAKS RANCH

ADDRESS: TBD Sheeptrail Court,
Tehachapi, California 93561, USA

CLOSEST TOWN Bear Valley Springs

TOTAL ACRES: 7,000.00

ZONING: AG Exclusive

ELEVATION: 1,720' TO 5,200'

TOPOGRAPHY: Varied - flat to rolling hills, canyons and draws.

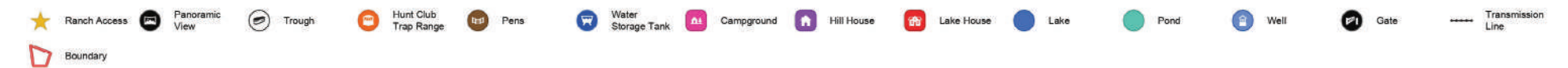
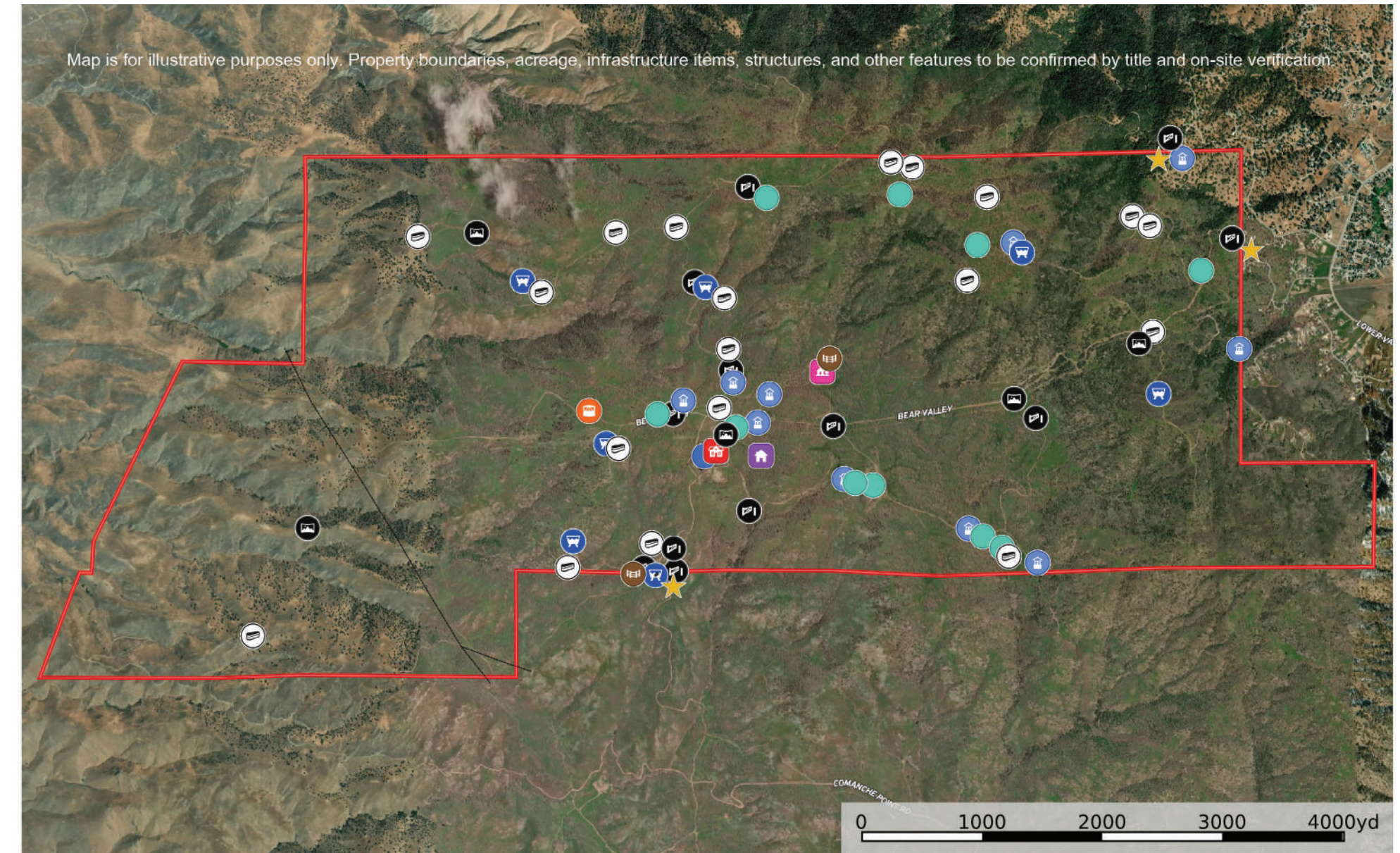
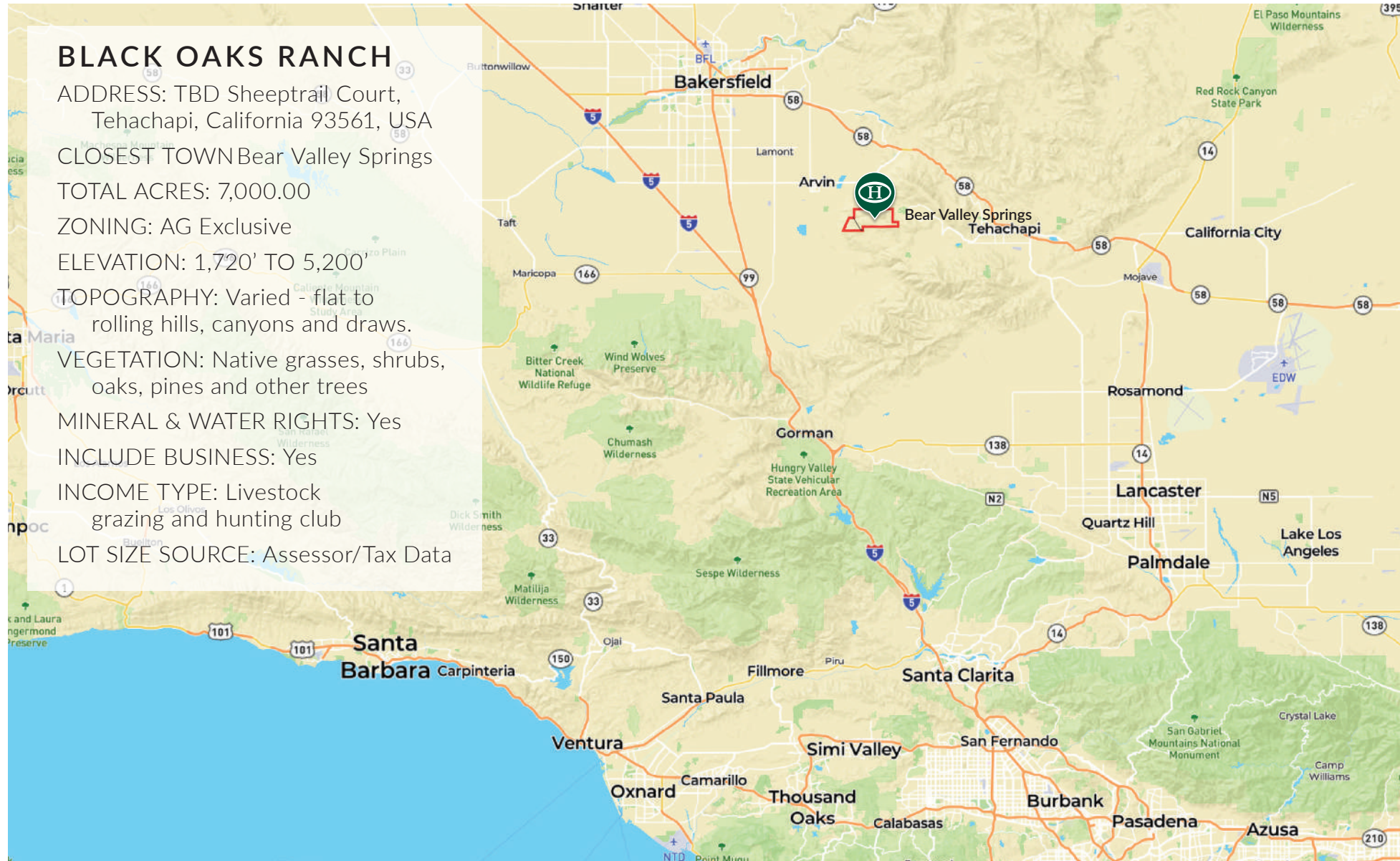
VEGETATION: Native grasses, shrubs, oaks, pines and other trees

MINERAL & WATER RIGHTS: Yes

INCLUDE BUSINESS: Yes

INCOME TYPE: Livestock
grazing and hunting club

LOT SIZE SOURCE: Assessor/Tax Data





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