

LAND FOR SALE

±4 ACRES OF LEVEL LAND IN TAFT, CA

28145 Mustang Ave, Taft, CA 93268



Sale Price

\$149,000

PROPERTY HIGHLIGHTS

- ±4 Acres of Open Land | Private, Quite Location
- Seller-Carry Financing Available w/ 10% Down!
- Water is Connected | Electric is Ready to be Connected
- Shovel Ready | Rectangular Parcel | Buildable
- Convenient and Close Highway Access
- Easy Access via 2 Roads | Elevated Land w/ Many Uses
- North & South Bound Freeways Nearby
- Quick CA-119 Freeway Access | Utilities Nearby
- Private Setting Minutes To Taft, CA

OFFERING SUMMARY

Available SF:	174,240 SF
Lot Size:	4 Acres
Price / SF:	\$1.17
Zoning:	PL RS MH
Market:	Taft
Submarket:	Dustin Acres
Seller Carry:	Yes; Available
APN:	298-142-34-00-5

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PROPERTY DESCRIPTION

Level and rectangular ±174,240 SF (±4 Acres) of shovel ready land located within the Dustin Acres, CA community very close to I-5 between Taft & Bakersfield. Desirable location with Pond Views and multiple building sites perfect for your Private Ranch/Ranchette or Dream Home! Zoned for Residential suburban combining mobile home allowance per Kern County GIS (PL RS MH). The property is mostly level in a long elevated area with good soil, current water connections, electric is ready to be connected, and is accessible via paved roads entering from Dustin Acres Rd & Turbo St. Very close to Valley Acres, paved road access, long level area where former structures were present, electric nearby, and offers amazing views. Beautiful breathtaking views looking over the area of surrounding mountains that radiates peace & tranquility. The peaceful sound of nature, beautiful wildlife & privacy for miles. The zoning is very flexible and allows for a variety of residential, agricultural, and other uses; mobile home, trailer, manufactured or permeant construction. The property has quick access to both Highway's I-5 & CA-119, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

LOCATION DESCRIPTION

This parcel is located off Mustang Ave in Dustin Acres, CA. The property is north of Valley Rd east of Turbo St, & south of Mustang Ave. Dustin Acres is a census-designated place (CDP) in Kern County, California, United States. Dustin Acres is located 6.5 miles north-northeast of Taft, at an elevation of 384 feet.



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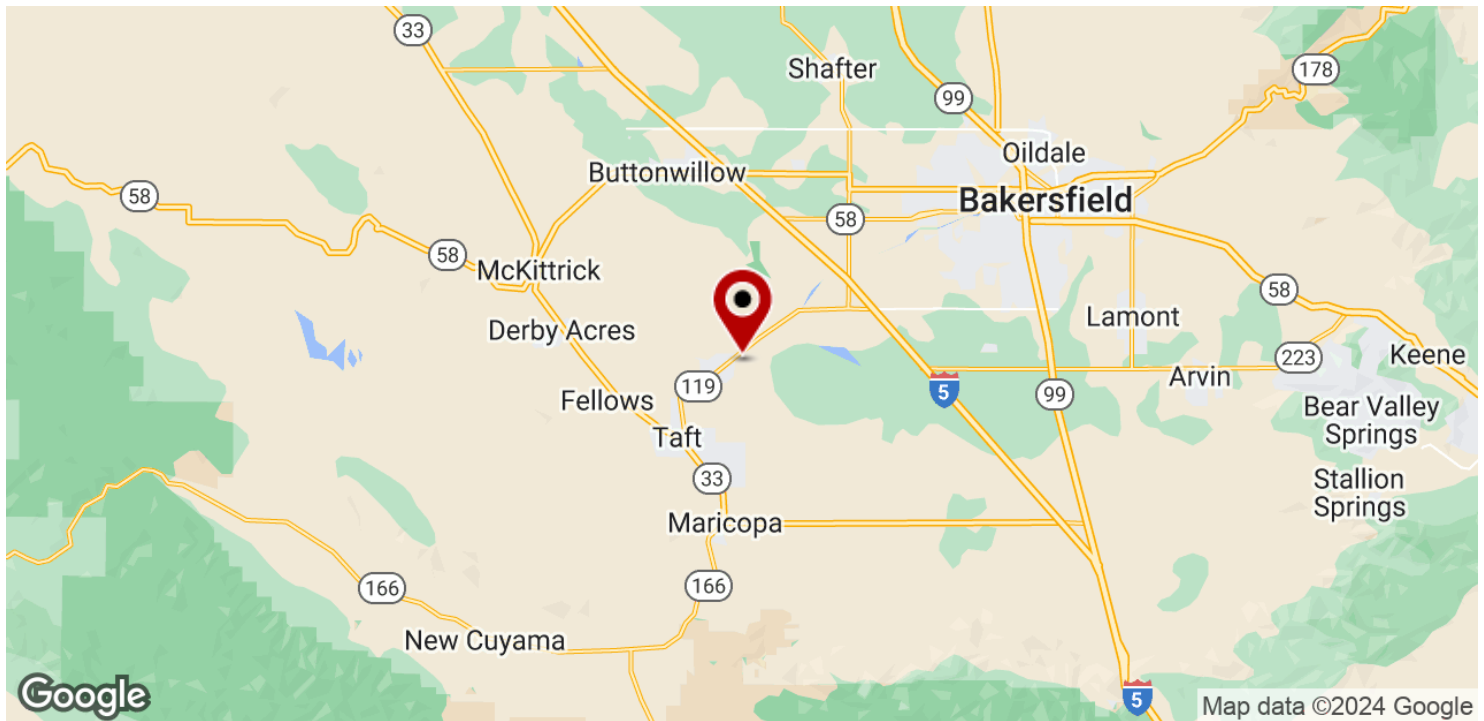
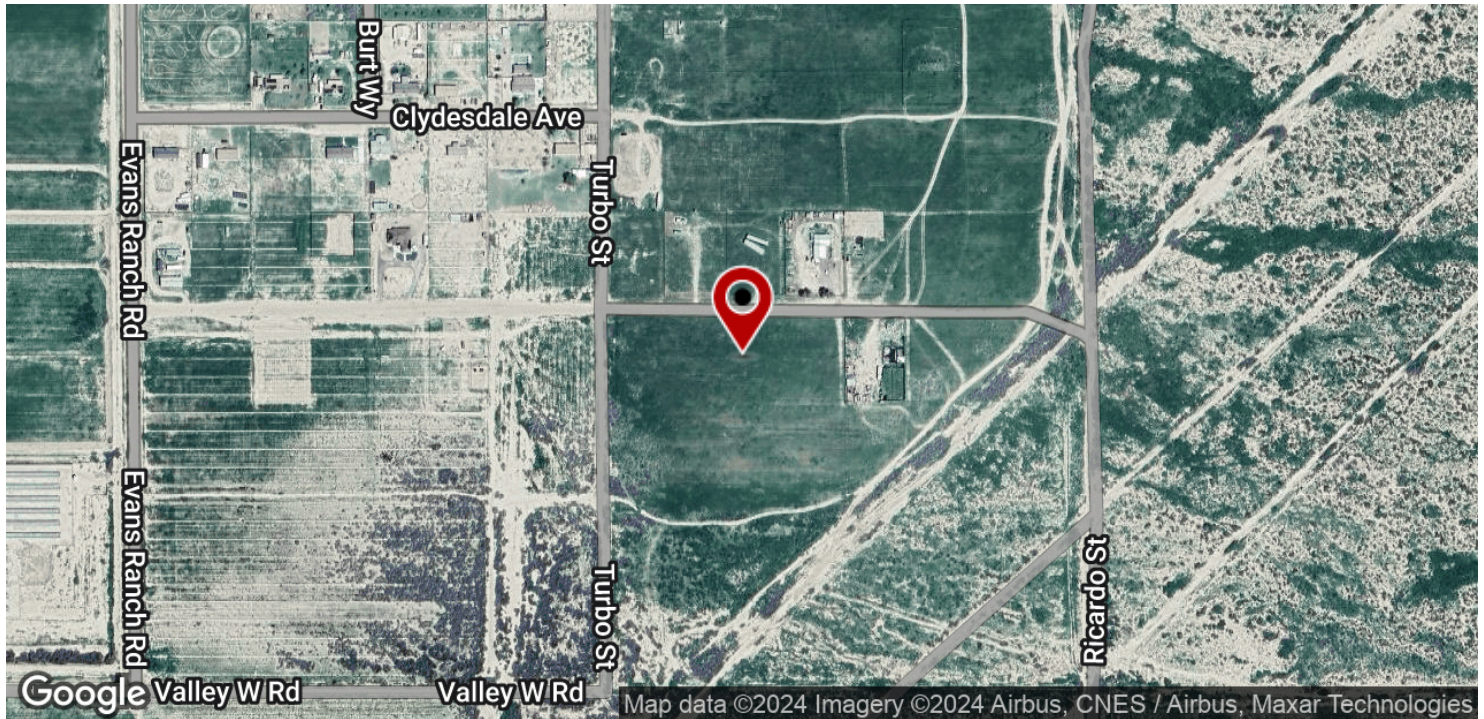
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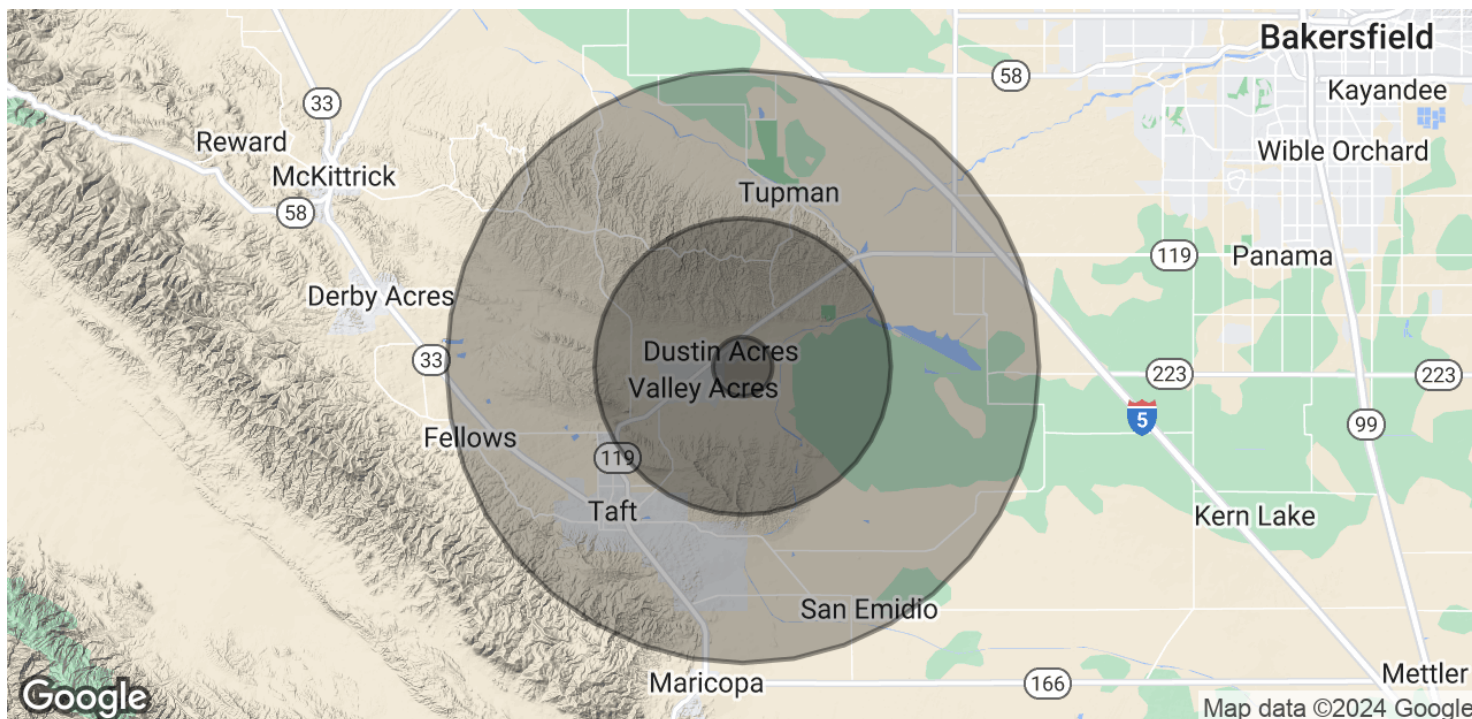
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,215	18,363	20,408
Average Age	34.9	34.0	34.3
Average Age (Male)	34.5	34.1	34.4
Average Age (Female)	33.7	33.8	34.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,751	7,213	7,971
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$46,485	\$50,626	\$51,140
Average House Value	\$134,898	\$145,345	\$142,904
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	41.0%	41.1%	40.7%

2020 American Community Survey (ACS)

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