



LEGACY & LAND
GROUP

±36 ACRES AVAILABLE

Morning Dr & Paladino Dr
Bakersfield, CA

BONESO

INVESTMENT OPPORTUNITY

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Boneso Property | ±36 Acres | Bakersfield, CA

Positioned in east Bakersfield at the base of the foothills, the Boneso Property sits between established residential communities and the region's next wave of development. Ongoing construction in the surrounding area underscores the site's placement within a clear growth trajectory.

The property also benefits from proximity to some of the area's most desirable recreational amenities, including Lake Ming, the Kern River, and nearby golf courses. Scenic views, open space, and access to outdoor recreation enhance the long-term appeal for future residential use.

Despite its natural setting, the property remains just minutes from Bakersfield proper, providing convenient access to major roadways, schools, and everyday services—striking a balance between accessibility and lifestyle.

The Boneso Property represents a rare opportunity to acquire strategically located land in a high-growth corridor—offering both immediate positioning and long-term development potential.

Property Overview

Boneso Property | ±36 Acres | Bakersfield, CA

PROPERTY HIGHLIGHTS

- ±35.88 acres across two contiguous parcels in east Bakersfield
- Positioned within one of Bakersfield's fastest-growing residential corridors
- Adjacent to existing neighborhoods and active residential development
- Strong potential for future residential or mixed-use development
- Located directly in the path of expansion toward the foothills
- Open, usable terrain suitable for a variety of development configurations
- Surrounded by established subdivisions with continued outward growth
- Proximity to recreational amenities including Lake Ming and the Kern River
- Scenic foothill views and natural landscape enhance long-term appeal
- Flexible investment opportunity with both near-term and long-term upside

LOCATION

- Located in east Bakersfield, CA (Kern County)
- Situated at the base of the foothills in a high-growth expansion zone
- Adjacent to existing residential communities and new construction
- Easy access to Bakersfield proper, schools, and major roadways
- Close proximity to Lake Ming, Kern River, and local outdoor recreation
- Positioned within a clear path of continued residential development
- Approximately:
 - 10–15 minutes to central Bakersfield
 - Convenient access to regional highways and infrastructure



*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ADDITIONAL IMAGES





LEGACY & LAND GROUP

For more information, please contact one of
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This property is being sold as-is, without any representations or guarantees from the Seller. Legacy and Land Group makes no warranties or assurances regarding:

- The quality, adequacy, availability, transferability, or cost of surface or well water, or water rights (if any).
- Eligibility to receive irrigation water from any district or other provider.
- The price or amount of irrigation water that may be obtained now or in the future.
- Historical or expected allocations of irrigation water.
- The number of irrigable or arable acres.
- The continued ability of any district to deliver water.
- Whether the property lies within any district's service area.

Water & Property Disclosure

Sustainable Groundwater Management Act (SGMA):

California law requires groundwater basins to be sustainable by 2040. SGMA limits the amount of water that may be pumped from underground aquifers. Buyers should understand that water availability is subject to change and strongly consult with their own water attorney, hydrologist, or other environmental professional.

Additional information is available at:

California Department of Water Resources SGMA Portal:

<https://sgma.water.ca.gov/portal/>

Phone: (916) 653-5791

Buyer Notice:

Federal and state water laws, including SGMA, may significantly affect the availability, cost, and rights to water. Buyers are strongly advised to conduct their own due diligence and not rely on any written or verbal statements by the Seller or Broker.

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