

PRICE REDUCTION

**160 +/- Gross Acres of Citrus, Avocado, &
Open Farmland in the Eastside Water
Management Area**



John C. Moore III
Tech Ag Financial Group, Inc.
DRE No. 02083662 / CalBRE 01855257

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3430 Unicorn Road
Bakersfield, CA 93308

661-303-6536 mobile
661-695-6500 office
661-384-6168 fax



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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LOCATION

Property is located less than one-half (0.5) Mile to the southeast of Highway 65 and Dove Rd. and approximately five (5) miles to the North of Highway 65 and 7th Standard Rd./Merle Haggard Dr. to the City of Bakersfield in the County of Kern and State of California.

DESCRIPTION

160.00 +/- gross acres of redevelopment opportunity currently planted to citrus, avocado, decommissioned olives, and open farmland. The ranch consists of 81.61 +/- acres of citrus plantings, 10.73 +/- acres of avocado plantings, 40 +/- acres of a decommissioned olive planting, and 18.5 +/- acres of open farmland. One (1) residence and two (2) barns are located on site and serve as storage areas for the property.

BRIEF LEGAL

Kern County Assessor Parcel Number: 481-030-14;
Section 4; Township 28S; Range 27E; MDB&M.

PLANTING

Type	Variety	Spacing	Year	Net Acres
Citrus	Parent Washington	20 x 15	1964	12.80AC
Citrus	Tahoe Gold	20 x 10	2004	10.50AC
Citrus	Tango	20 x 10	2004	9.20AC
Citrus	Atwood	21 x 18	1995	18.00AC
Citrus	Fukumoto	20 x 10	2002	10.00AC
Citrus	Cara Cara	20 x 10	2002	9.40AC
Citrus	Cara Cara	20 x 10	2010	1.21AC
Citrus	Satsuma	18 x 15	1964	10.30AC
Avocado	Sir Prize	20 x 18	2010	3.32AC
Avocado	Lamb Hass	20 x 18	2014	2.41AC
Avocado	Hass	18 x 20	2014	5.00AC

IRRIGATION

The primary source of water for the property is a 1410' deep well with a 200 HP electric motor drilled in 2019 by S.A. Camp Pump & Drilling Company. The flow rate is measured at 804 gpm at a 492' pumping water level and 408' standing water level per a pump test report recorded on 4/2/2020 by South Valley Pump Testing Inc. The property is irrigated with a 4-filter filtration system and a 60 HP Booster Pump. The subject property is enrolled in the Eastside Water Management Area and has received produced water directly on-site via two 2" pipes from a production oil facility located to the east of the subject property. The produced water was equal to 4 +/- acre feet per day during the time of operation. Future oil produced water deliveries subject to negotiation of new contract.

SGMA

The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040. SGMA requires submittal of Groundwater Sustainability Plans (GSP) by 2020, and are currently being reviewed the Department of Water Resources. GSP(s) may limit the amount of well water pumped and are available for review. For more information go to <https://sgma.water.ca.gov/portal/>

SOILS

- 85.1 +/- % (225) Premier-Durorthids association, 9 to 15 % slopes (Grade 2)
- 14.0 +/- % (314ne) Premier-Haplodurids complex, 9 to 30 % slopes (Grade 2)
- 0.9 +/- % (139) Delano sandy loam, 2 to 5 % slopes (Grade 2)

OTHER

The property is not currently enrolled in the agricultural preserve under the terms of the Williamson Act.

REDUCED PRICE

\$1,520,000.00 (\$9,500 per gross acre)
(All cash to be paid at the close of escrow)

CONTACT

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SITE PHOTOS



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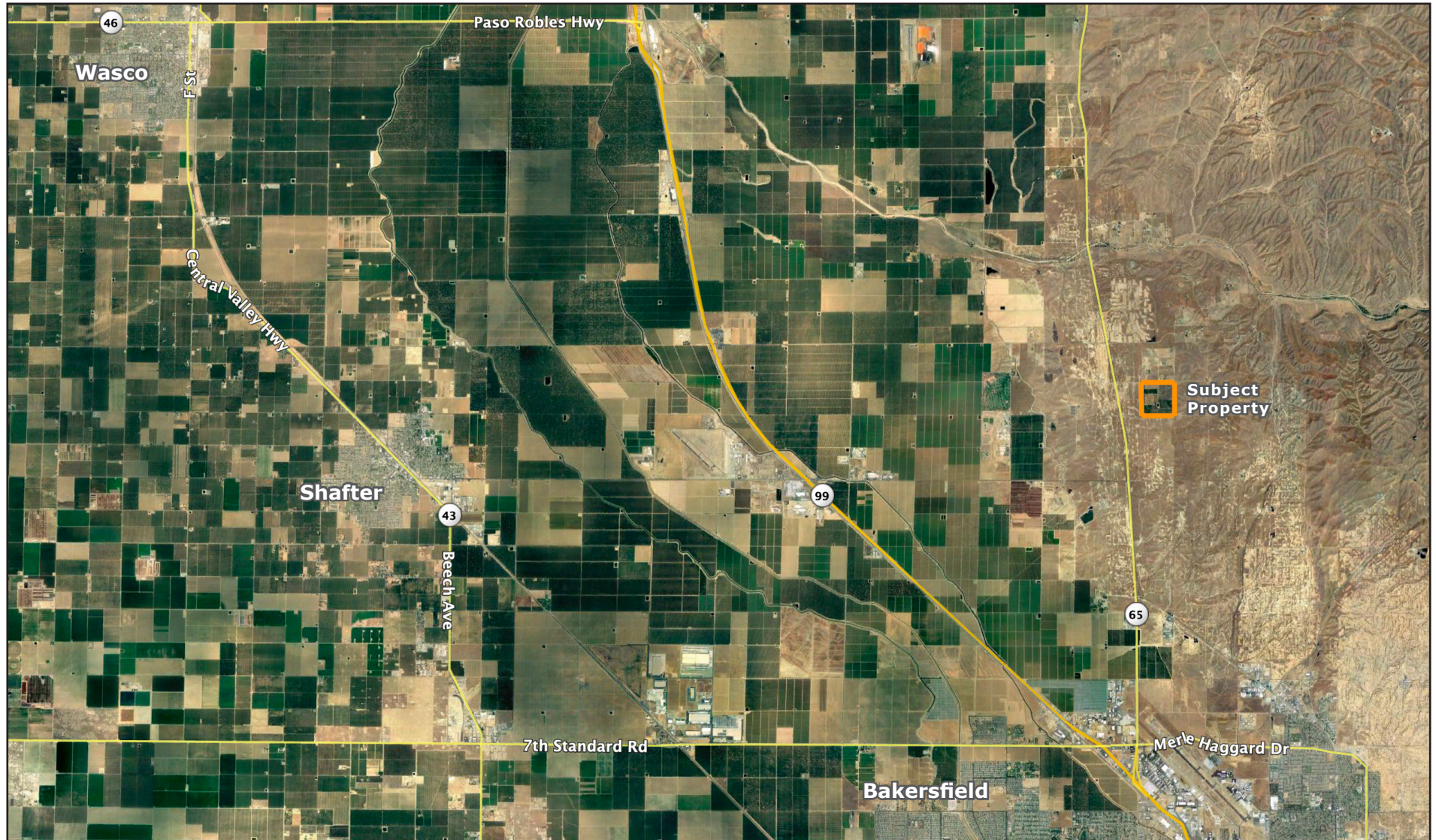


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LOCATION MAP



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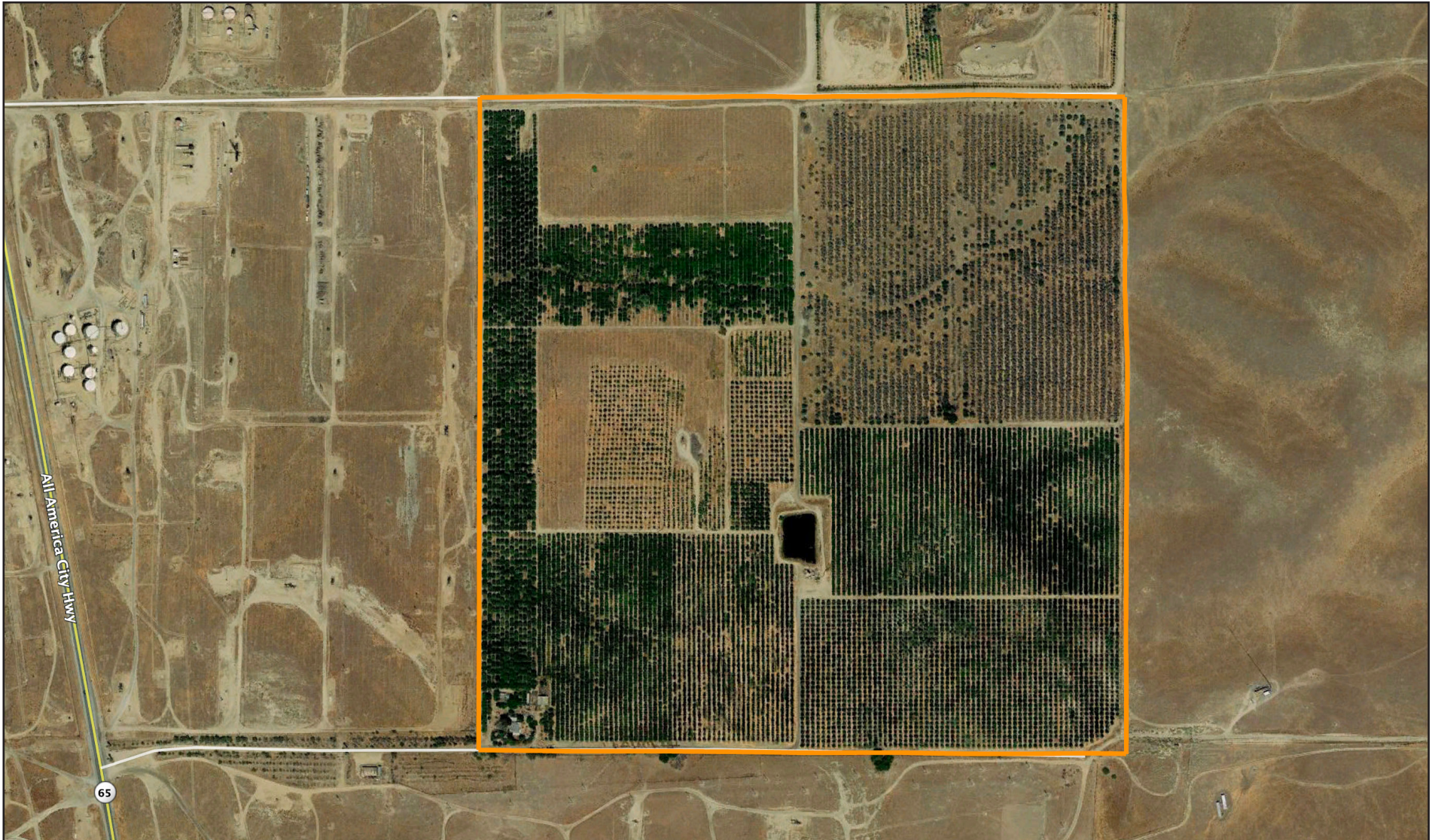


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AERIAL MAP



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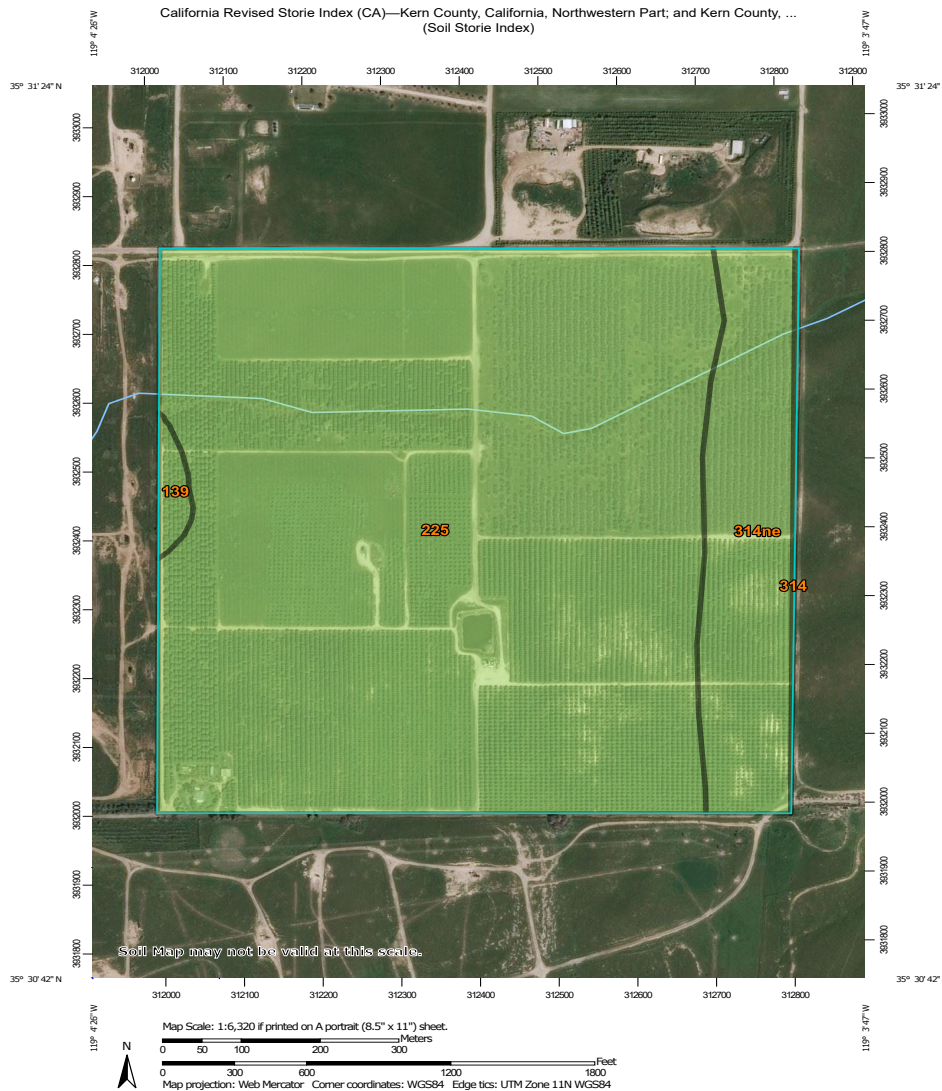


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SOIL MAP



California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California

Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Perecent in AOI
139	Delano sandy loam, 2 to 5 percent slopes	Grade 2 - Good	Delano (85%)	1.5	0.9%
225	Premier-Durothids association, 9 to 15 percent slopes	Grade 2 - Good	Premier (60%)	140.2	85.1%
314ne	Premier-Haplodurids complex, 9 to 30 percent slopes	Grade 2 - Good	Premier (45%)	22.4	13.6%
Totals for Area of Interest				164.7	100.0%

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. On-site investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

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FOR EVERYTHING UNDER THE SUN

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- Vineyards
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- Developed or Vacant Land

Call John C. Moore III 661-303-6536

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!