

# For Sale

**252.79 +/- Acres of Walnuts in  
Shafter-Wasco Irrigation District (SWID)**



**Morgan Houchin**  
**Tech Ag Financial Group, Inc.**  
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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 between Jackson and Prospect Ave at the intersections of Magnolia and Western Ave to the southwest of the City of Wasco in the County of Kern and State of California.

### DESCRIPTION

This 252.79 +/- gross acre offering consists of 249.50 +/- net acres of walnuts planted in 2001, 2002, 2005, 2010, and 2016 on 100% Class 1 soil(s) with varieties to include Ashley, Chandler, Ivanhoe, Serr, Tulare, and surface water delivery from Shafter Wasco Irrigation District (SWID) and two (2) irrigation wells.

### PLANTING

Field 141 – 38.00 +/- net acres of walnuts planted in 2010 (Tulare Variety, Paradox, 24' x 24' spacing)  
Field 224 – 40.00 +/- net acres of walnuts planted in 2010 (Tulare Variety, Paradox, 24' x 24' spacing)  
Field 2301 – 24 +/- net acres of walnuts planted in 2001 & 2002 (Ashley Variety, Paradox, 26' x 26' spacing)  
Field 2302 – 28.00 +/- net acres of walnuts planted in 2001 & 2002 (Serr Variety, Paradox, 26' x 26' spacing)  
Field 2303 – 38.00 +/- net acres of walnuts planted in 2005 (Tulare Variety, Paradox, 24' x 24' spacing)  
Field 221 – 38 +/- net acres of walnuts planted in 2016 (Chandler Variety, Paradox, 24' x 19' spacing)  
Field 222 – 36 +/- net acres of walnuts planted in 2016 (Ivanhoe Variety, Paradox, 24' x 19' spacing)  
Field 223 – 7.50 +/- net acres of walnuts planted in 2016 (Chandler Variety, Paradox, 24' x 19' spacing)

### LEGAL/ZONING

Kern County Assessor Parcel Numbers: 490-020-13; 071-020-25; 071-090-03; 071-090-04; 071-090-06; 071-090-08; 071-090-10; 071-090-29; Portion(s) of Section(s) 14; 22; 23; Township 27 South; Range 24 South; MDB&M

### IRRIGATION

Property is located within the boundaries of Shafter Wasco Irrigation District (SWID), and receives surface water delivery via District turnout(s) 5.8W-1.8N, 5.8-23, and 6.3-23. For the 2020 crop year, (SWID) delivered approximately 1.06 acre feet per acre. The 2020 water use charge was \$95 per acre foot of all delivered water subject to a standby charge of \$20 per acre. The 2019 – 2020 General Administrative and Project Service Charge of \$70.15 per assessed acre of real property is billed by (SWID) and collected via the Kern County Assessor's tax roll. There are also two (2) 100 HP electric irrigation wells that were drilled in 2012 and 2017 with a reported combined flow of approximately 1,900 GPM. The walnuts are irrigated via a single line micro fan jet irrigation system interconnected to a reservoir, 20 HP booster pump, and a series of three (3) filtration stations.

### PRODUCTION

Five (5) year yield history across all producing ages is approximately 3,822.98 lbs per net acre

### SOILS

86 +/- % (243) Wasco sandy loam, 0 to 2 % slope, Class I  
14 +/- % (174) Kimberlina fine sandy loam, 0 to 2 %, Class I

### PRICING/TERMS

\$6,446,145.00 (\$25,500 per gross acre)  
(All cash to be paid at the close of escrow)

### CONTACT

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## SITE PHOTOS





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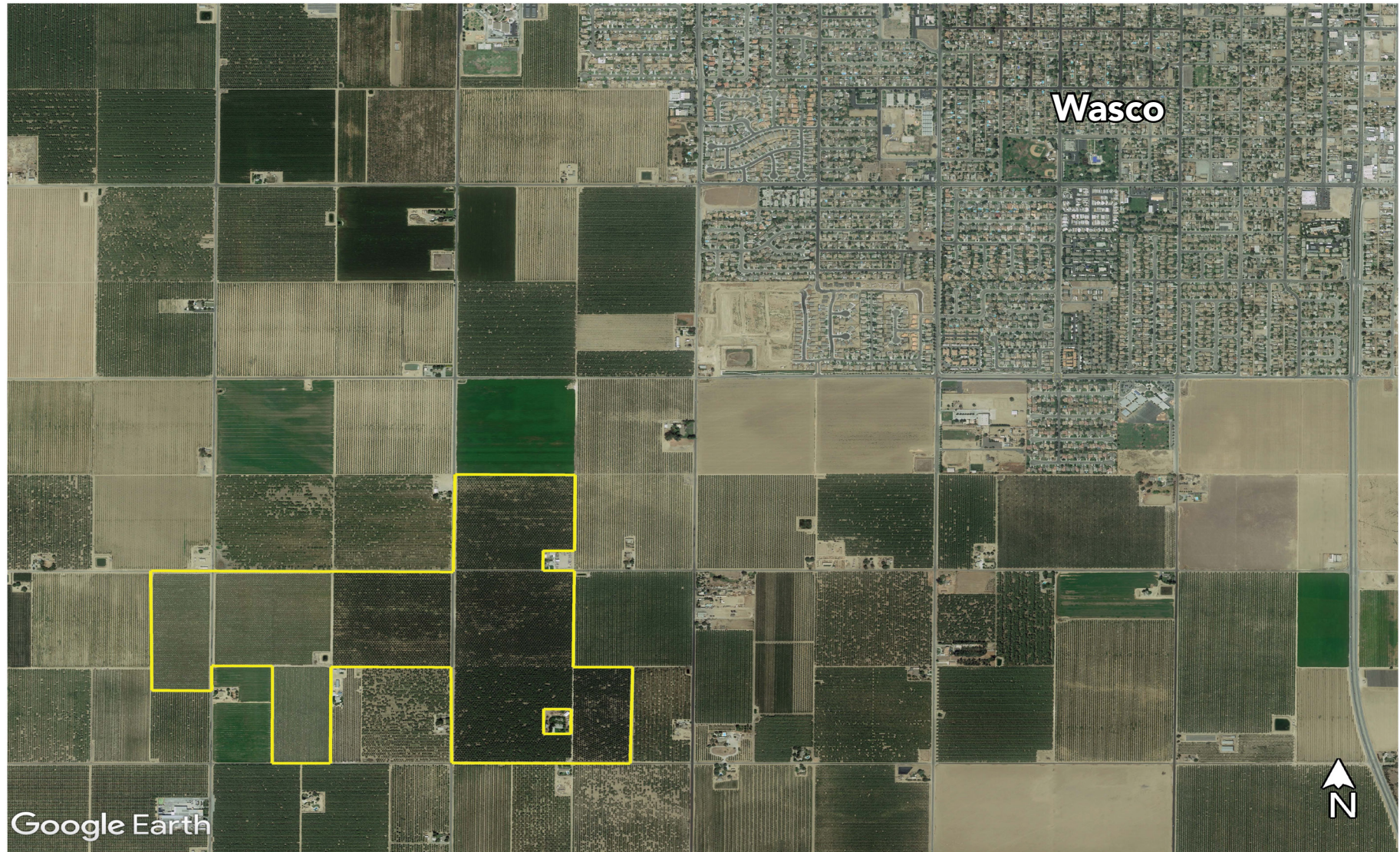
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## LOCATION MAP





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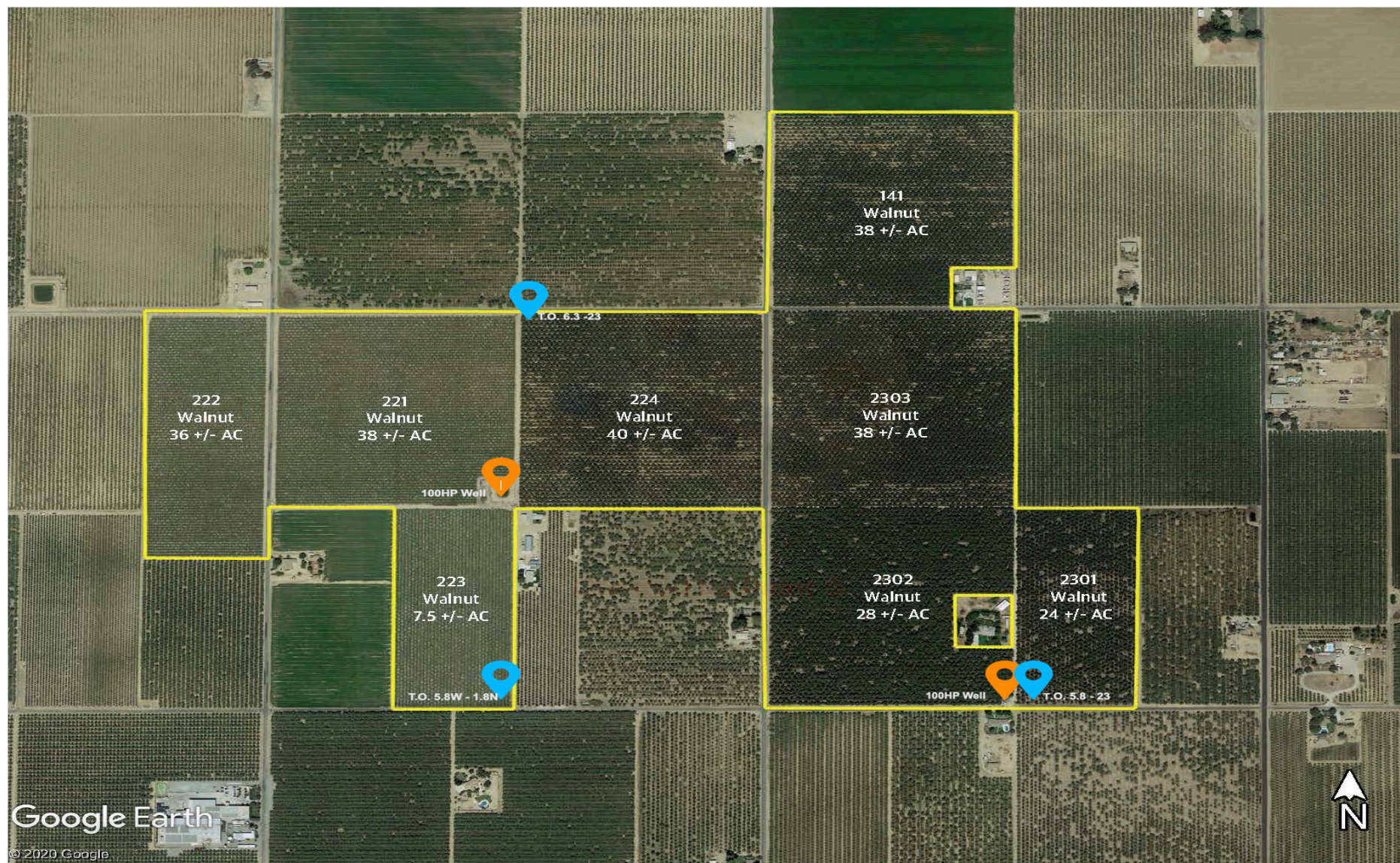
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## AERIAL MAP





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## SOIL MAP



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.

| California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California |   |                     |                  |              |                 |
|--|---|---------------------|------------------|--------------|-----------------|
| Map Unit Symbol  | Map Unit Name                                     | Rating              | Component Name   | Acres in AOI | Percents in AOI |
| 174  | Kimberlina fine sandy loam, 0 to 2 percent slopes | Grade 1 - Excellent | Kimberlina (85%) | 36.3         | 14.0%           |
| 243  | Wasco sandy loam                                  | Grade 1 - Excellent | Wasco (85%)      | 223.3        | 86.0%           |
| Totals for Area of Interest  |   |                     |                  | 259.6        | 100.0%          |



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**Call Morgan Houchin 661-477-3669**

### **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!