

FOR SALE

**185.28 Acres of Vineyard in South
San Joaquin Valley**



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 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 on the west side of Highway 65 approximately nine (9) miles to the north of the actively growing industrial, office, and retail complex are near the Meadows Field airport in the City of Bakersfield and County of Kern

DESCRIPTION

185.28 +/- gross acres of scenic rolling terrain property that is planted to 144 +/- net acres of French Colombard vineyard being farmed subject to a wine grape purchase agreement with ASV Wines, Inc. The vineyard is currently under professional management.

LEGAL/ZONING

Kern County Assessor Parcel Number: 074-042-77; Portion(s) of the West 1/2 of Section 20; T 27S; R 27E; MDB&M. The property is zoned (A) - Exclusive Agriculture with a 20 +/- acre minimum parcel size and is enrolled in the agricultural preserve under the terms of the Williamson Act.

VINEYARD

North Field - Planted in 2015, 7' x 10' spacing, 622 vines per acre

South Field - Planted in 2014, 7' x 10' spacing, 622 vines per acre

WINERY CONTRACT

Vineyard is being farmed subject to a wine grape purchase agreement with ASV Wines, Inc. with a term commencing on the 2015 crop year and expiring upon completion of the 2029 harvest. The contract is for a total of 2,360 tons with a minimum degree brix of 20, and a base price of \$250 per ton with ASV Wines, Inc responsible for the trucking expense. The payment for all grapes is made in three equal installments within 30-60-90 days of acceptance for all loads of wine grapes.

PRODUCTION

2020 yield - 2,026 tons or 14.07 +/- tons per acre

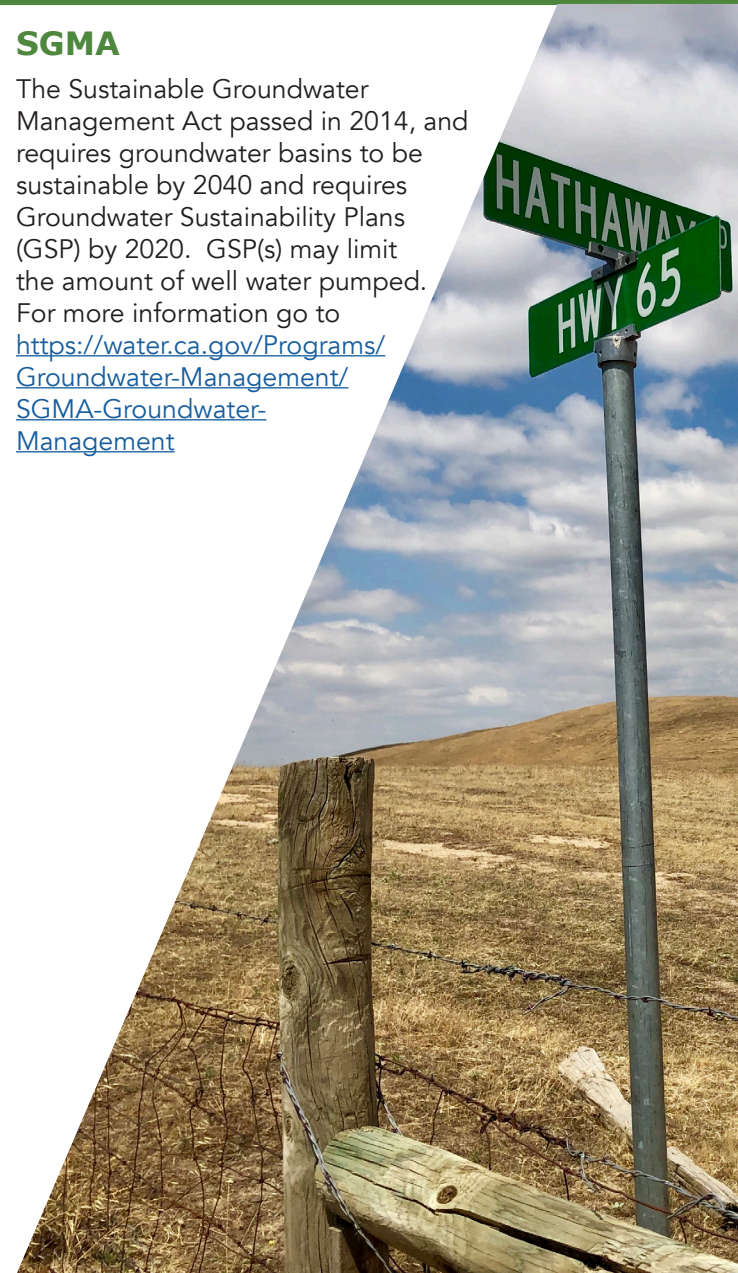
2019 yield - 1,903 tons or 13.22 +/- tons per acre

IRRIGATION

Property is located within the boundaries of the Eastside Water Management Area with irrigation water supplied from a 1,800' deep agricultural well that was designed by Provost & Pritchard and drilled by Bakersfield Well & Pump in 2013. The well is equipped with a 590HP gearhead, and a natural gas Caterpillar engine that was also purchased in 2013. The estimated flow of the irrigation well is approx. 2,061 +/- GPM with standing water level at 559' as reported via a pump test report dated 12/12/19. The vineyard is irrigated via a single line drip irrigation system with large centralized reservoir, three (3) booster pumps, and a series of eight (8) filtration stations.

SGMA

The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSP(s) may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>



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EQUIPMENT

Detailed equipment list to include New Holland 4WD tractor, AIR-O-FAN sprayer, ATV, and more items to be provided to qualified Buyer upon submission of an offer to purchase the property. All equipment or personal property items are to be valued and sold separately from the property.

ASKING PRICE

\$2,115,000.00 (\$11,415 per acre). The Seller is willing to include the 2020 wine grape crop in the purchase price subject to Buyer's reimbursement of Seller's cultural cost expense from the 2019 post-harvest irrigation until close of escrow.

CONTACT

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SITE PHOTOS



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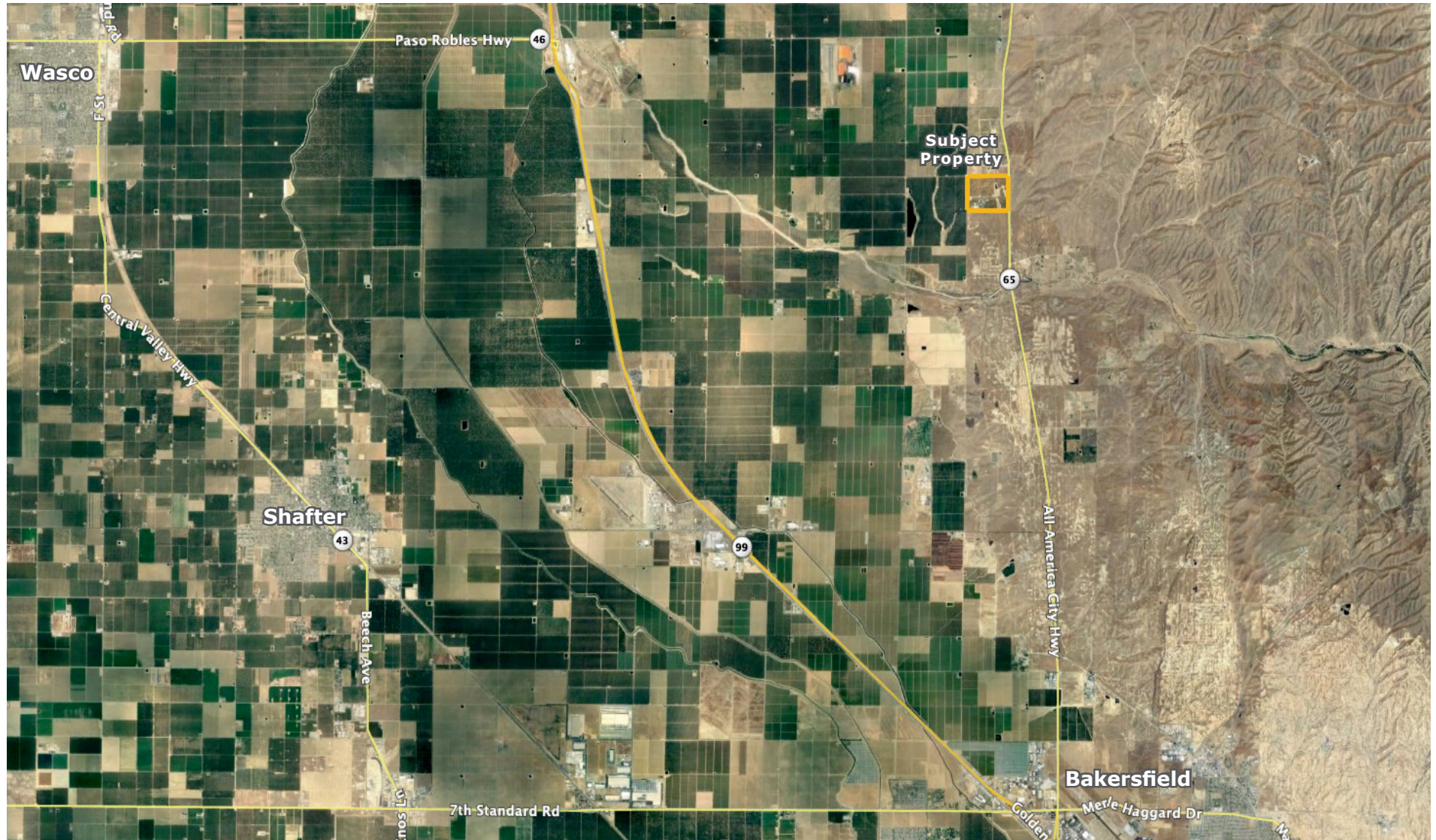
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LOCATION MAP



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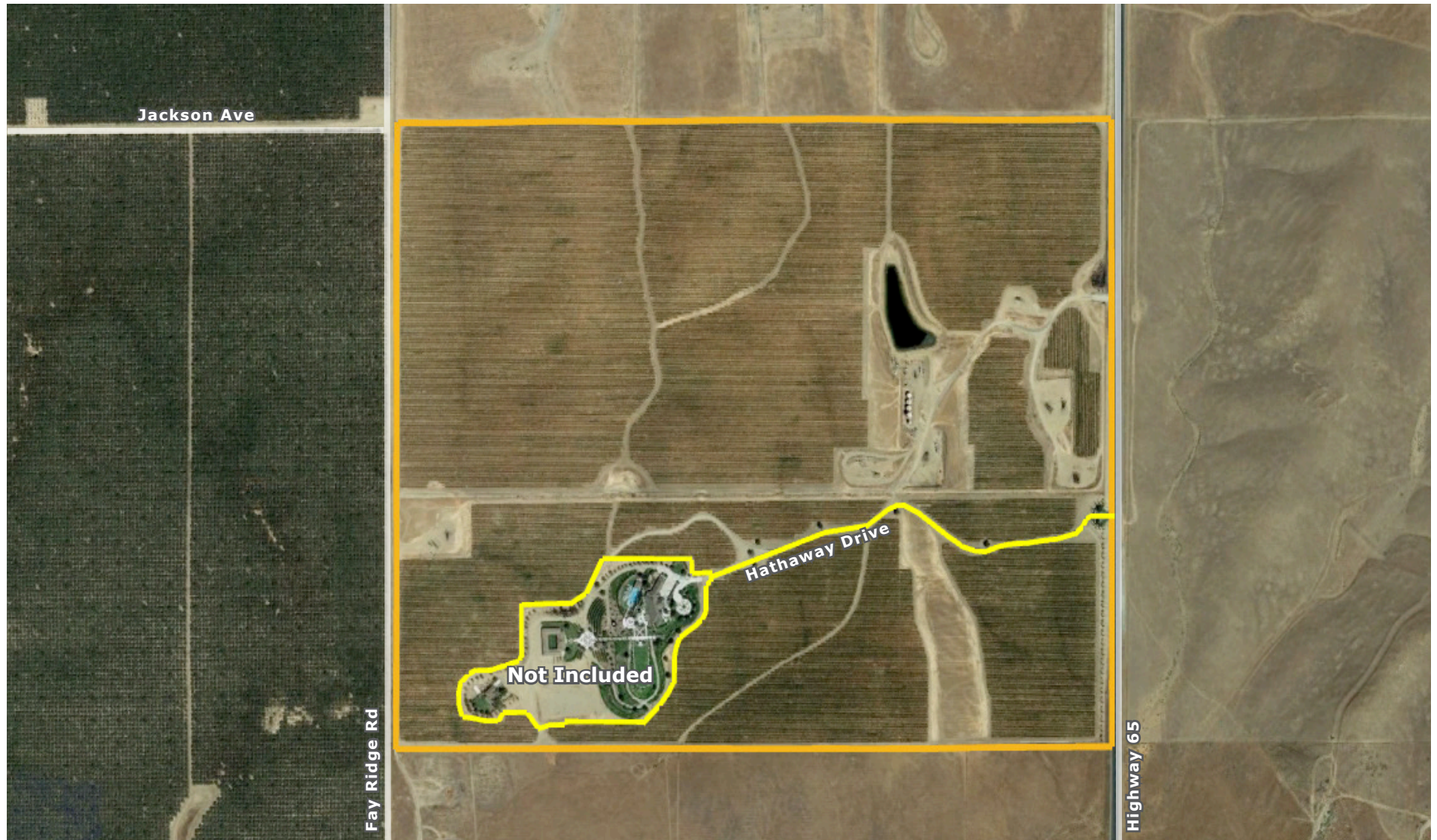
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AERIAL MAP



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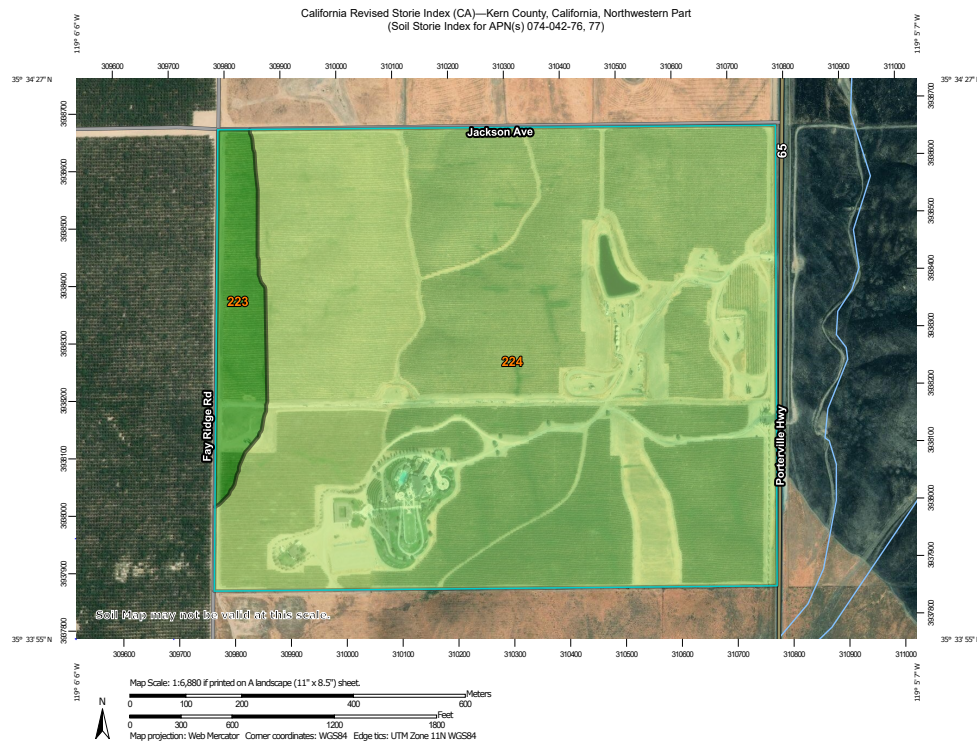
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SOIL MAP



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
223	Premier coarse sandy loam, 5 to 9 percent slopes	Grade 1 - Excellent	Premier (85%)	11.8	5.9%
224	Premier coarse sandy loam, 9 to 15 percent slopes	Grade 2 - Good	Premier (85%)	187.9	94.1%
Totals for Area of Interest				199.7	100.0%

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FOR EVERYTHING UNDER THE SUN

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- Vineyards
- Ranches
- Developed or Vacant Land

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!