

FOR SALE

**563.43 +/- Acres of Almonds, Pistachios &
Open Farmland in Semitropic Water
Storage District**



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

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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 near the northwest corner of the intersection of McCombs and Gun Club Road approximately nine (9) miles to the northwest of the City of Wasco in the County of Kern and State of California

DESCRIPTION

563.43 +/- gross acre offering in Semitropic Water Storage District with approximately 241 +/- acres of almonds planted in 1999/2004/2005/2007/2012, 40 +/- acres of pistachios planted in 2018, and the balance of property consisting of open farmland being farmed to row crops such as dehydrated onions with irrigation water from four (4) irrigation wells.

LEGAL/ZONING

Kern County Assessor Parcel Numbers: 059-160-44; 43; 42; 059-180-27; 13; 14; 01; 11; 12; 03; Portion(s) of Section(s) 32 & 29; Township 26 South; Range 23 East; MDB&M.

ALMONDS

Field 11 – 75 +/- acres planted in 2004 / 2005 (½ NP, ¼ Butte, ¼ Fritz, 22' x 18' spacing)
Field 12 – 74 +/- acres planted in 2007 (½ Butte, ½ Padre, 22' x 18' spacing)
Field 13 – 19 +/- acres planted in 2012 (½ NP, ¼ Butte, ¼ Fritz, 22' x 18' spacing)
Field 15 – 36 +/- acres planted in 1999 (½ NP, ¼ Butte, ¼ Fritz, 22' x 18' spacing)
Field 16 – 37 +/- acres planted in 2007 (½ NP, ¼ Butte, ¼ Fritz, 22' x 18' spacing)

PISTACHIOS

40 +/- acres planted in 2018 (Golden Hills, UCB1 Rootstock, 20' x 17' spacing)

HISTORICAL PRODUCTION

2,140 lbs per net acre (5 Year Average - Almonds)
(Detailed historical production records are available upon receipt of written offer from a qualified Buyer.)

IRRIGATION

Property is located within the boundaries of Semitropic Water Storage District in the groundwater service area with no contract of service or turnouts. The 2020 – 2021 District assessment was \$139.40 per acre of real property billed by the District, and collected via the Kern County Assessor's tax roll. For irrigation supply, the property also has a total of four (4) groundwater wells equipped with a 150 HP and three (3) 200 HP electric gearheads. The pistachios and almonds planted in field(s) 11, 12, and 13 are irrigated via a single line fan jet irrigation system interconnected to a centralized reservoir with a 60 HP electric booster pump, and a series of seven (7) filtration stations. Field(s) 15 and are flood irrigated.

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>

SOILS

90 +/- % (156) Garces silt loam, Class 4
10 +/- % (196) Milham sandy loam, 0 to 2% slope MLRA 17 lmond crop

PRICE

\$6,400,000 (\$11,359 per gross acre)
(All cash to be paid at the close of escrow)

The 2021 almond crop to be included in the asking price with Buyer's full reimbursement of Seller's cultural costs at closing.

CONTACT

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SITE PHOTOS



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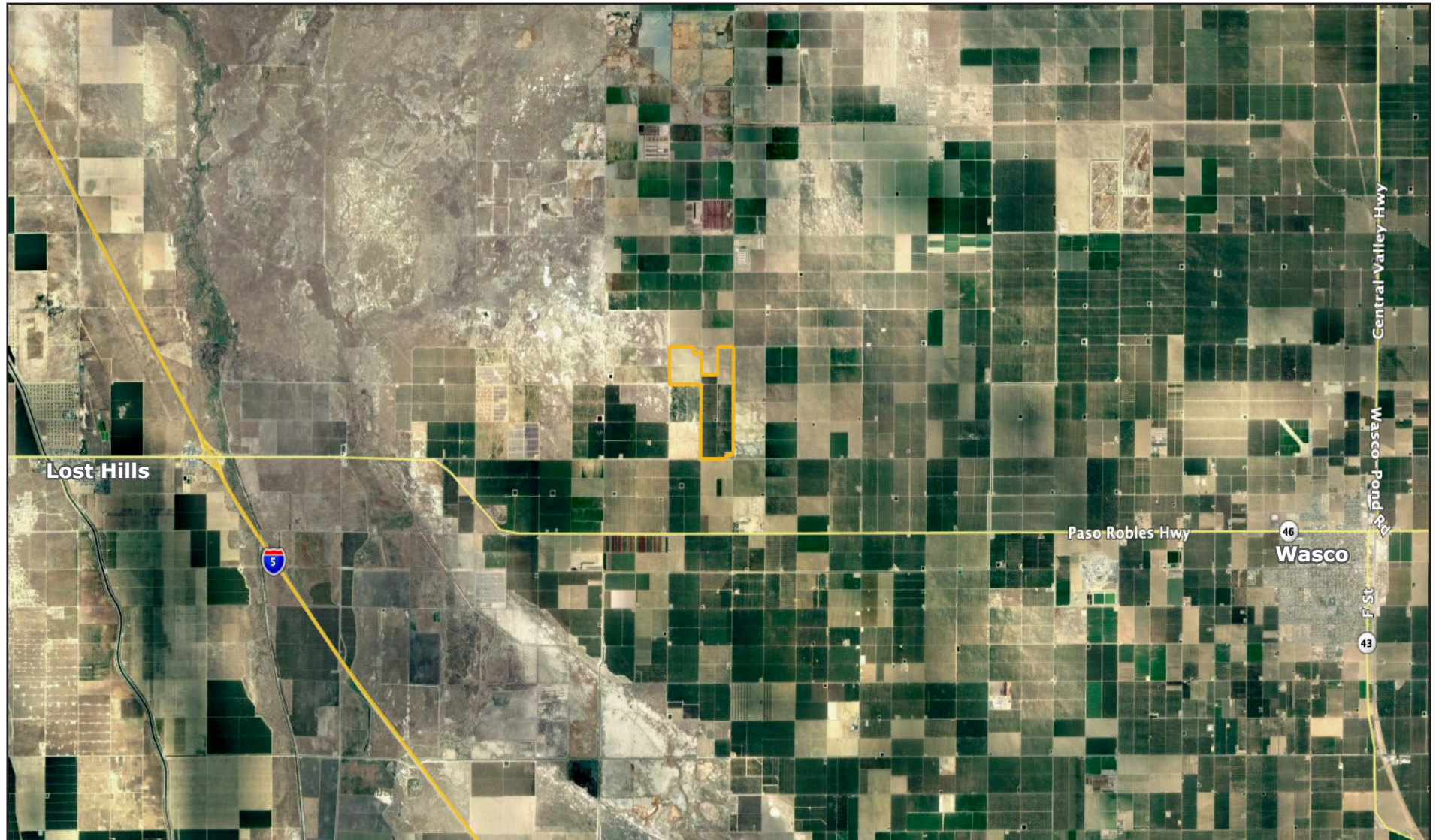
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LOCATION MAP



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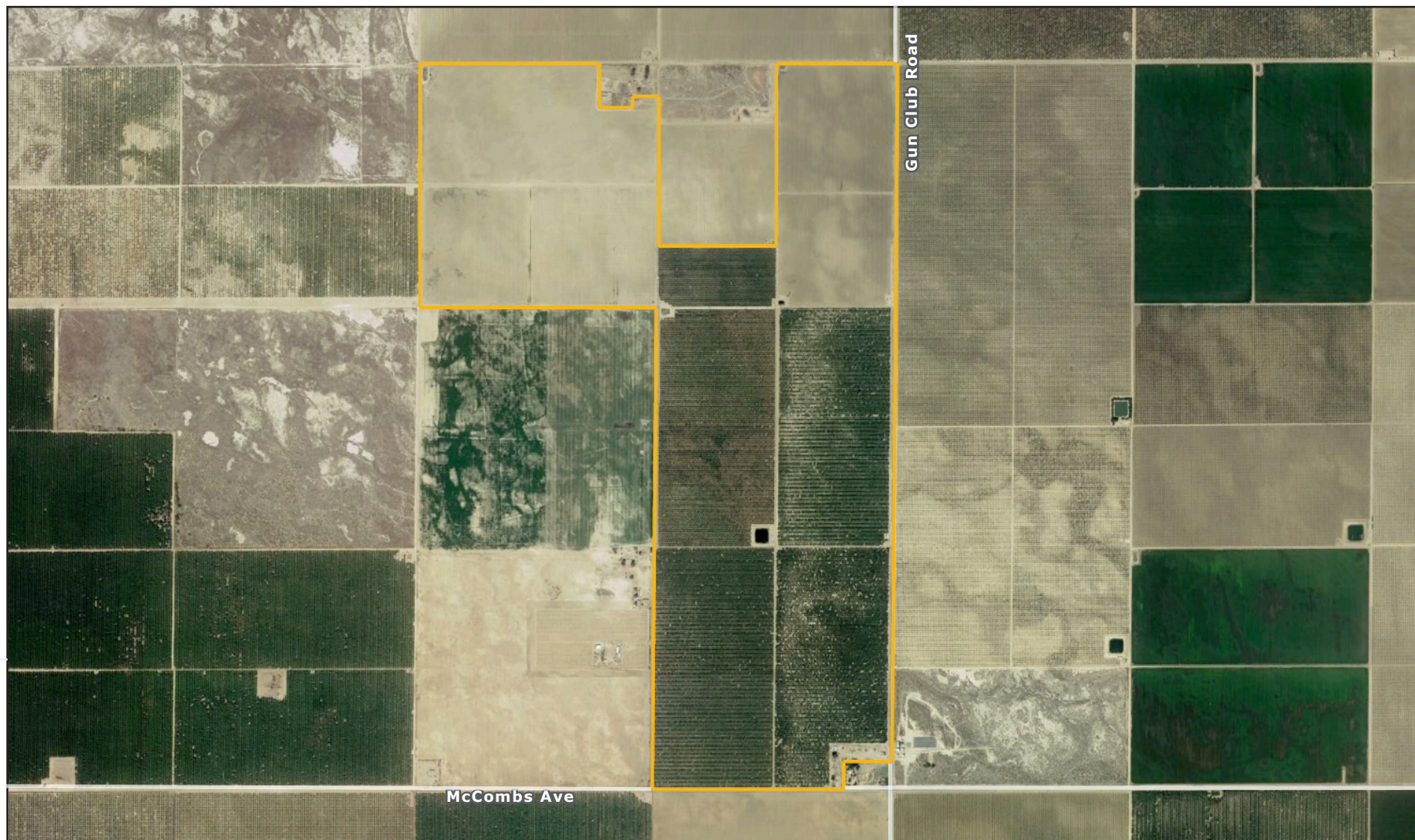
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AERIAL MAP



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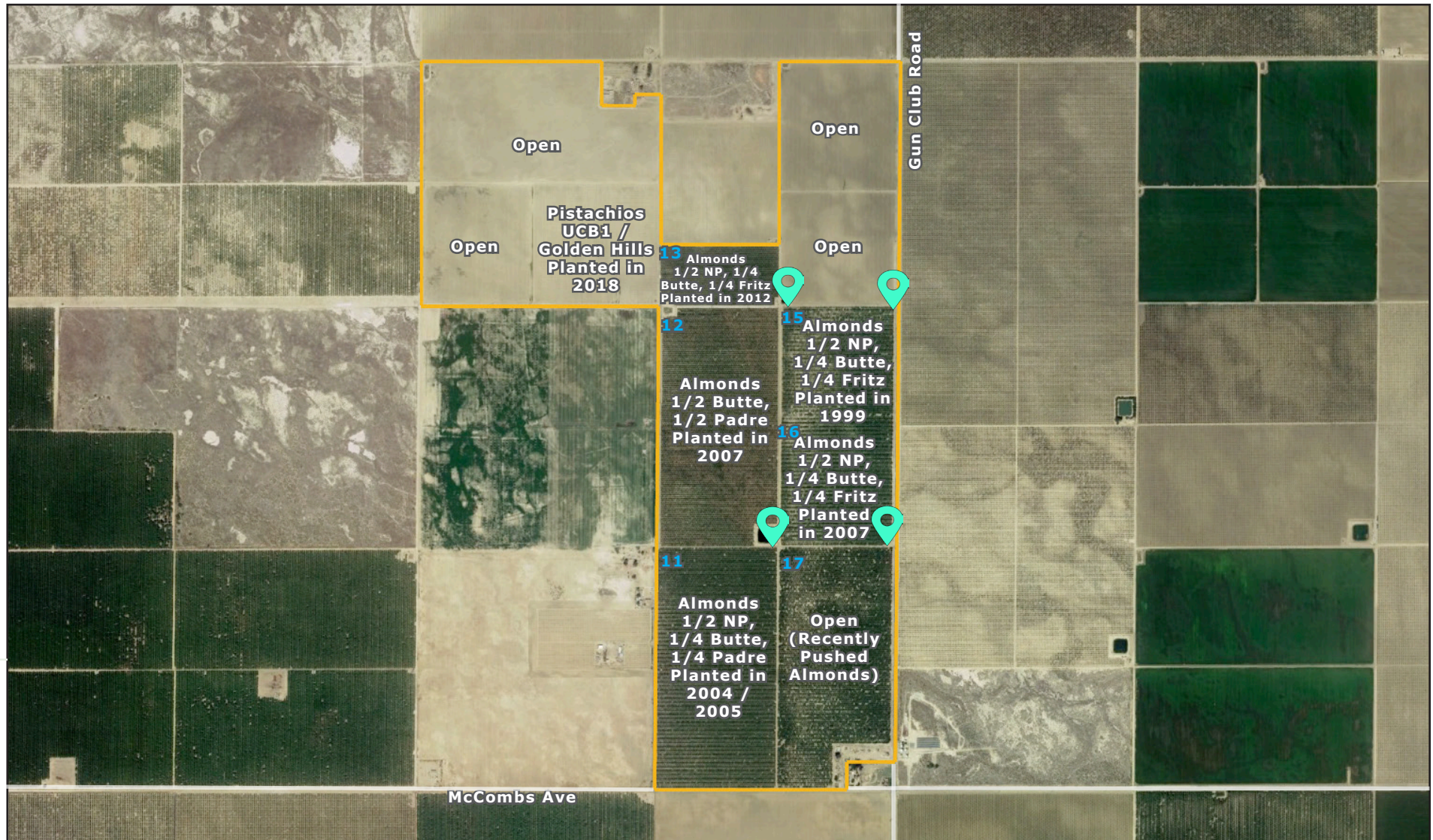
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PLANTINGS MAP



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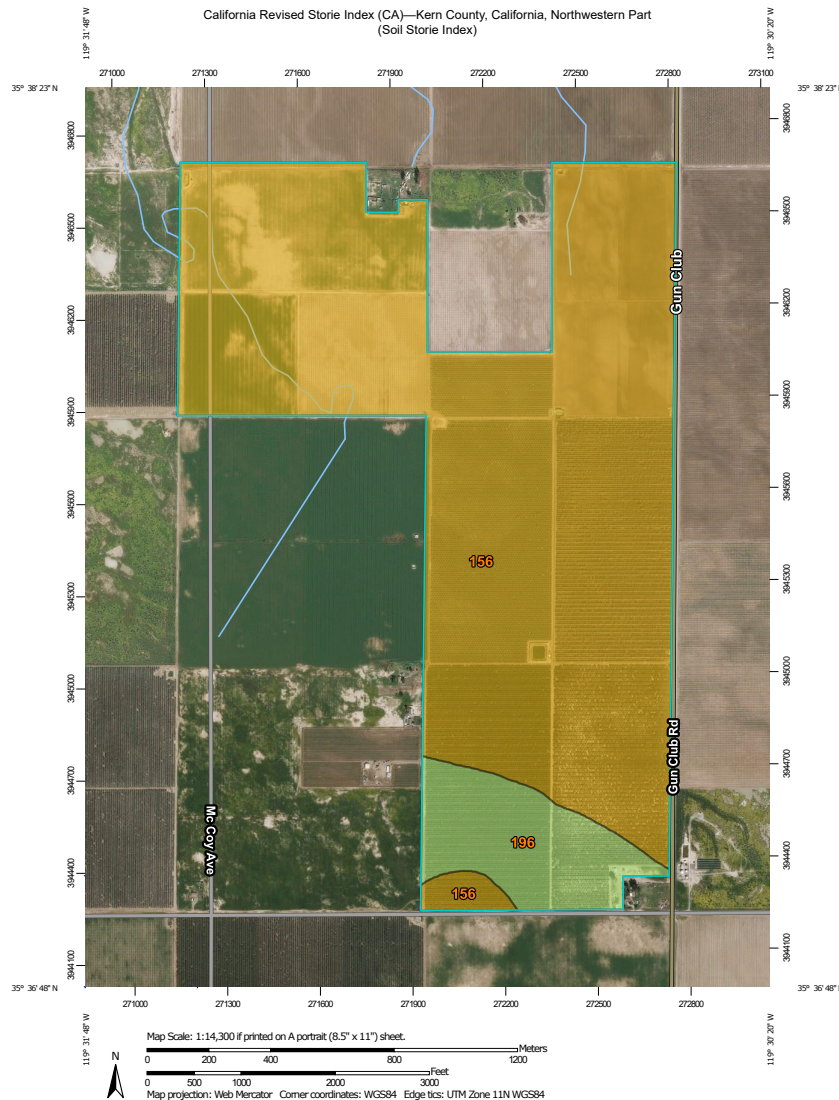
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SOIL MAP



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
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	517.4	89.9%
196	Milham sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Milham (85%)	58.4	10.1%
Totals for Area of Interest				575.8	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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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!