

FOR SALE

**228.90 +/- Acres of Open Farmland
Adjacent to Arvin City Limits in AEWS**



John Moore

Tech Ag Financial Group, Inc.

Broker DRE No. 02083662

JMoore@techag.com

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 to the east and west of Rancho Rd. and south of Millux Rd. and southwest adjacent of the city limits of the City of Arvin, County of Kern and State of California

DESCRIPTION

This diverse cropping opportunity consists of 228.90 +/- gross acres of open farmland in the highly desirable Arvin-Edison Water Storage District ("AEWS", "District") and adjacent to the City of Arvin's city limits. For water supply, the property has a deep well to utilize AEWS groundwater service; AEWS is a conjunctive use district. The property consists of Grade 1 – Excellent soils, lending itself to both annual and perennial crop production.

LEGAL/ZONING

Kern County Assessor Parcel Numbers: 446-010-69, 02; Section 3, Township 32, Range 29 Quarter NW; MDB&M. The property is currently enrolled in the agricultural preserve under the terms of the Williamson Act.

SGMA

The Sustainable Groundwater Management Act was codified 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/>

IRRIGATION

The property is located in the Arvin-Edison Water Storage District with irrigable supply provided by the federal Central Valley Project and Friant-Kern Canal to the benefit of both surface and groundwater users. The subject property has lands benefitting from one (1) 250 HP electric motor deep well with a flow rate of 1013 gpm, standing water level of 398, and pump level of 558 according to a third party pump test dated 10/18/21. The property is subject to an annual AEWS assessment of \$146.57 per gross acre. The property has two (2) 100 HP Pumps used to pressurize irrigation system; one (1) to pressurize 78 +/- acres on East side of Rancho Rd, one (1) pump to pressurize 150 +/- acres on the west side of Rancho Rd. Subject property's Proximity to Temporary Water Service and In-Lieu Water Service turnouts indicates future accessibility of AEWS excess District surface supplies to comply with Groundwater Sustainable Plan demand actions.

CROP ROTATION:

The property has been historically farmed to row crops. Crop rotation has included tomatoes, carrots, leafy greens, Asian vegetables, potatoes, onions, garlic, hemp and wheat. The soil types contribute to ease in harvest operations and strong sets for row crop production. Additionally, the property's strong ground and surrounding permanent and organic crop production indicates optionality for the user.

SOILS:

33.2 % (132) Cerini loam, 0 to 2 percent slopes – Grade 1 – Excellent
66.8 % (201) Hesperia sandy loam, 0 to 2 percent slopes – Grade 1 - Excellent

IMPROVEMENTS

Subject property consists of a 1.65 +/- gross acre yard with 1,500 +/- square foot ranch home. In addition, the property consists of approximately 10,000 sq. ft. of covered storage with concrete loading ramp.

LEASE

The home on the property is currently subject to a verbal lease that would expire upon Seller request and thirty (30) day notice. Please inquire with agent regarding lease terms.

PRICE:

\$4,349,100.00 (\$19,000.00 per gross acre)
(All cash to be paid at the close of escrow)

CONTACT

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SITE PHOTOS



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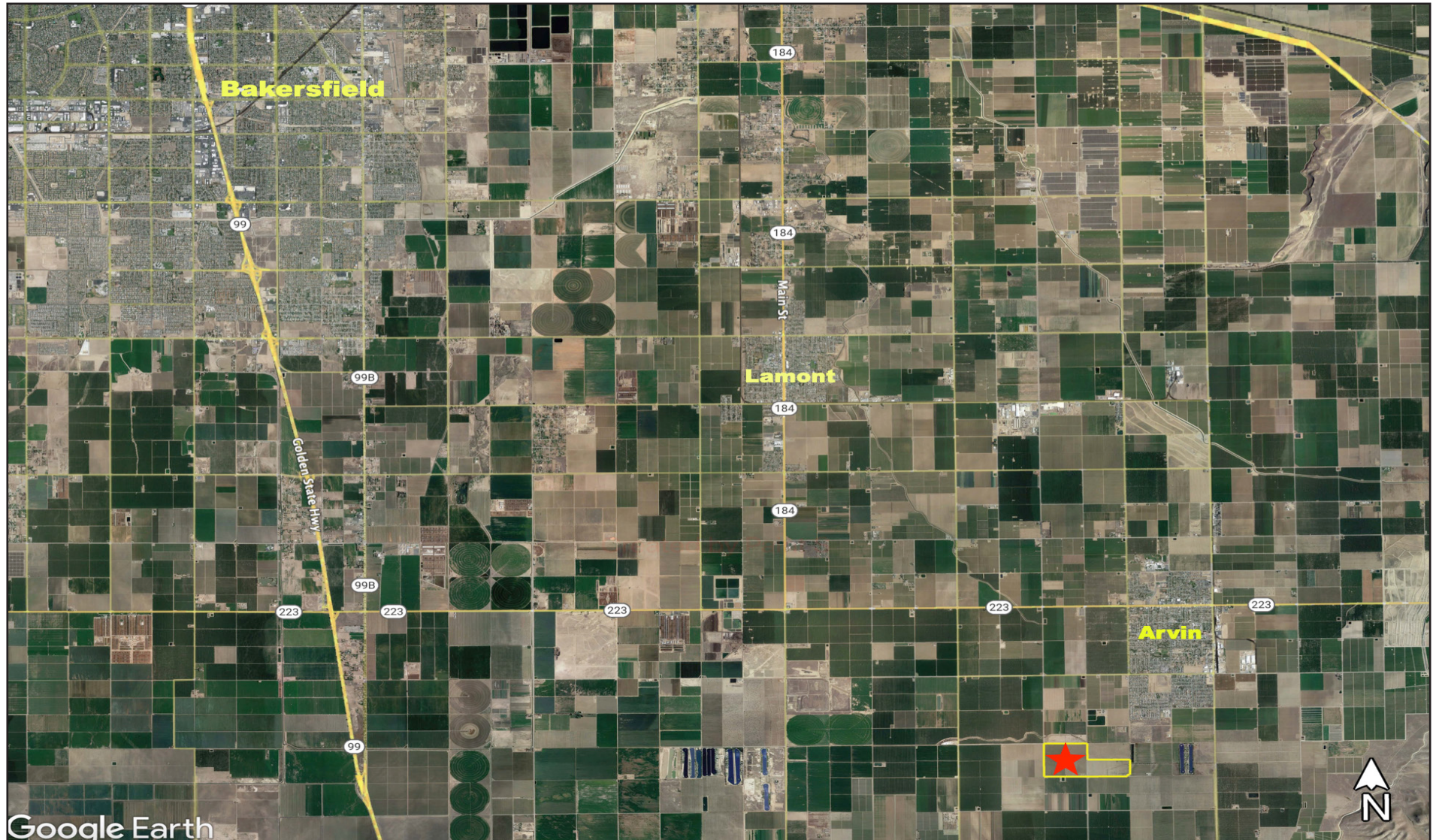
Bakersfield, CA 93308

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LOCATION MAP



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AERIAL MAP



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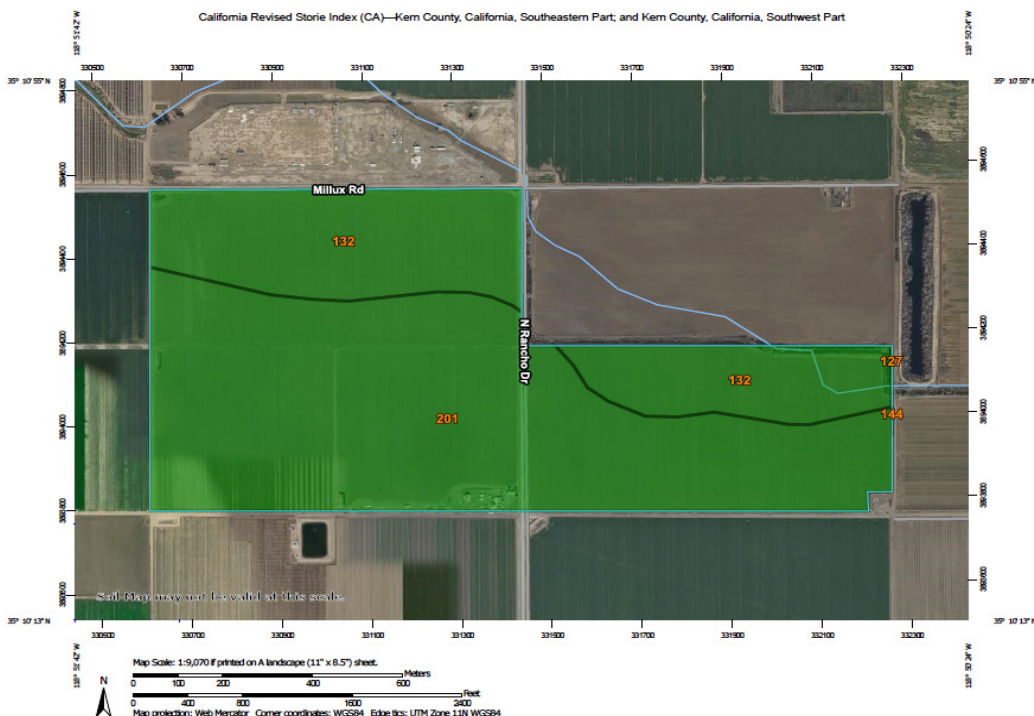
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SOIL MAP

California Revised Storie Index (CA)—Kern County, California, Southeastern Part; and Kern County, California, Southwest Part



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
132	Cerini loam, 0 - 2 percent slopes	Grade 1 - Excellent	Cerini (85%)	78.5	33.1%
201	Hesperia sandy loam, 0-2 percent slopes	Grade 1 - Excellent	Hesperia, occasionally Flooded (2%)	158.4	66.8%
Totals for Area of Interest				237.0	100.0%

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FOR EVERYTHING UNDER THE SUN

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- Vineyards
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- Developed or Vacant Land

Call John Moore 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!