

FOR SALE

**1,659.45 +/- Acres of Citrus & Open Farmland
in Arvin Edison Water Storage District**



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

3430 Unicorn Road

Bakersfield, CA 93308

661-477-3669

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661-695-6500

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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 between Comanche Drive and Towerline Road on both the north and south sides of Edison Highway to the east of the unincorporated area of Edison in the County of Kern and State of California.

DESCRIPTION

This 1,659.45 +/- gross acre offering is a unique opportunity to acquire an expansive contiguous property located in the highly desirable farming area of Edison CA. The property is planted to approximately 615 +/- acres of older navel citrus, 77 +/- acres of younger navel citrus, 38 +/- acres of lemons, and the balance of the ranch consists of open farmland with two sources of water provided via surface water delivery from Arvin Edison Water Storage District (AEWSD) and multiple irrigation wells.

BRIEF LEGAL

Kern County Assessor Parcel Number(s): 177-010-02; 04; 11; 13; 18; 19; 33; 37; 177-220-02; 05; 29; 31; 388-060-02; 10; Portion(s) of Section(s) 1; 2; 11; 12; 35; 36; Township 30 South; Range 29 East; MDB&M

SOIL

According to the USDA Soil Storie Index, the property has predominantly Class I & II soil(s).

IRRIGATION

Property is located within the boundaries of Arvin Edison Water Storage District (AEWSD) with a contract of service for 928.65 +/- contract acres and surface water delivered via District turnout(s) E-05, E-06, E-07, E-08, E-10, E-11, E-12, E-13, E-16, and E-19. The property is subject to an annual General Administrative and Project Service Charge of \$146.57 per acre that is billed by AEWSD and collected via the Kern County Assessor 2020-2021 tax roll, a standby charge of \$100 per acre that is deducted against water use charges in the amount of \$194 per acre foot of water delivered to the property.

Ranch 24, Parcel(s) 6, 7, 8, 9, 12, 14, 15, 16, 18, 19, 20ST, and 24 are irrigated via AEWSD surface water delivery. Parcel 19/19ST/20N are irrigated via three (3) 200HP, 300HP, and 300HP electric agricultural wells. The standing water level for these wells is 474' on average with an average pumping water level of 649', and a combined flow of 2,379 GPM as reported via a series of pump test reports dated July 11th, 2021.

SGMA

The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040 with Groundwater Sustainability Plans (GSP) in place by 2020. GSP(s) may limit the amount of well water pumped, and Buyers are encouraged to consult with a professional regarding the impacts of SGMA and possible limitations to the amount of groundwater that may be pumped.



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PLANTING

Property	Field	Acres	Plant Date	Variety	Rootstock	Tree Spacing
Ranch 24	Block 1	21.21	2018	Autumn Gold	Carrizo	20' x 15'
Ranch 24	Block 3	6.56	2018	Autumn Gold	Carrizo	20' x 15'
Ranch 24	Block 3	10.06	2018	Satsuma	Carrizo	20' x 10'
Ranch 24	Block 1	44.70	1991	Washington	Carrizo	20' x 22'
Ranch 24	Block 1	12.70	1991	Fisher	Carrizo	20' x 22'
Ranch 24	Block 2/3	50.00	1991	Newhall	Carrizo	20' x 22'
Parcel 18	Parcel 18	25.00	1991	Newhall	Carrizo	20' x 11'
Parcel 20ST	Block 4	27.90	1972	Atwood	Carrizo	20' x 22'
Parcel 20ST	Block 5	18.10	2000	Beck	Carrizo	20' x 15'
Parcel 19	Parcel 19	38.05	2016	Lemon	Carrizo	20' x 15'
Parcel 19	Parcel 19	38.75	2016	M7	Carrizo	20' x 15'
Parcel 12	Parcel 12	8.00	2001	Fukomoto	Carrizo	20' x 15'
Parcel 14	Parcel 14	41.00	2001	Fukomoto	Carrizo	20' x 15'
Parcel 20N	Parcel 20N	198.00	1986	Beck	Carrizo	18' x 15'
Parcel 20N	Parcel 20N	81.00	1986	Beck	Carrizo	20' x 11'
Parcel 19N	Block 2	54.10	1970	Washington	Carrizo	22' x 24'
Parcel 19N	Block 3W	54.00	1970	Washington	Carrizo	22' x 24'
Total Net		729.13				

PRICE:

\$24,630,000.00 (\$14,842.00 per gross acre)

with all cash to be paid at the close of escrow.

(Price does not include any oil, gas, and mineral rights interests under Seller's ownership associated with the Property.)

CONTACT

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SITE PHOTOS



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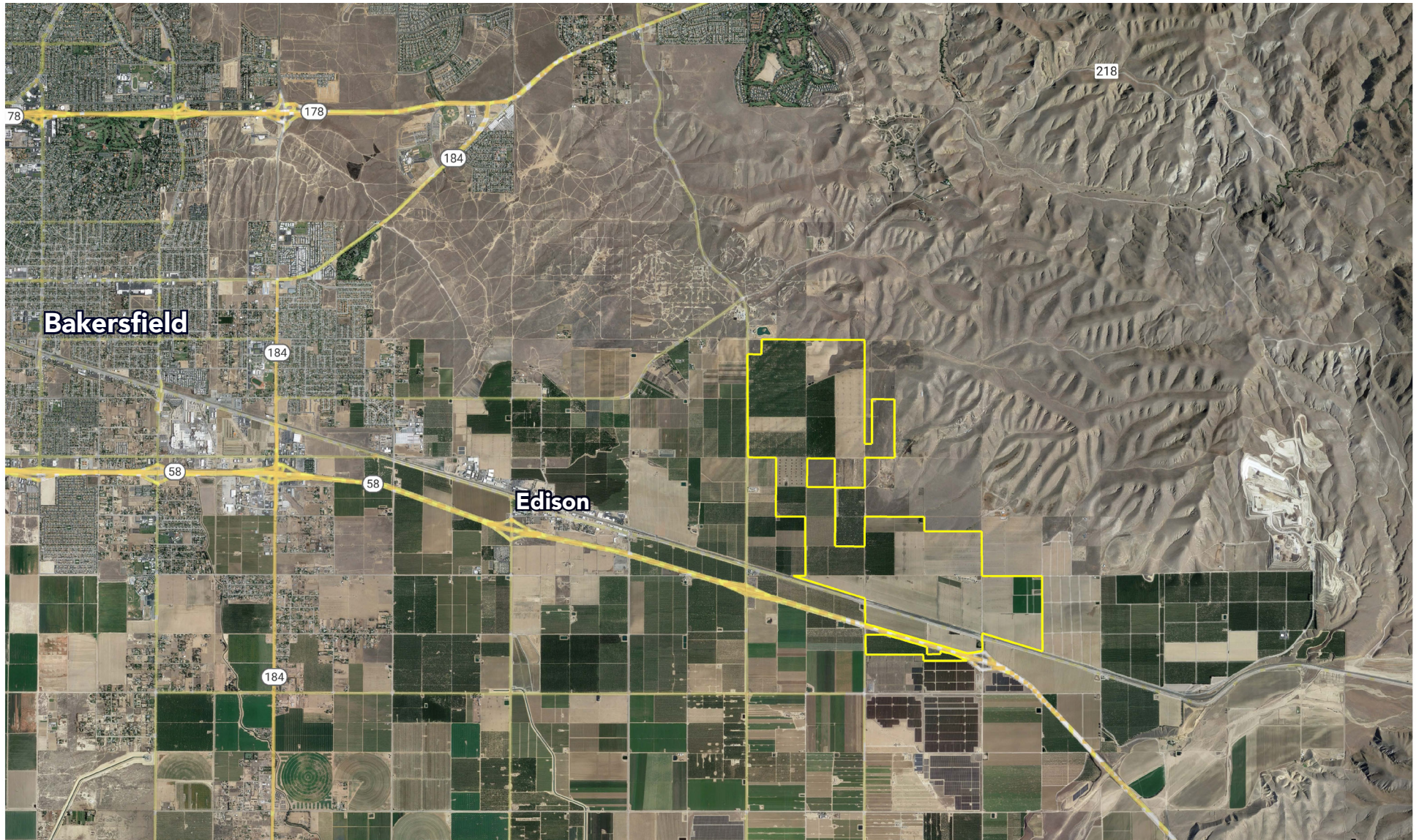
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LOCATION MAP



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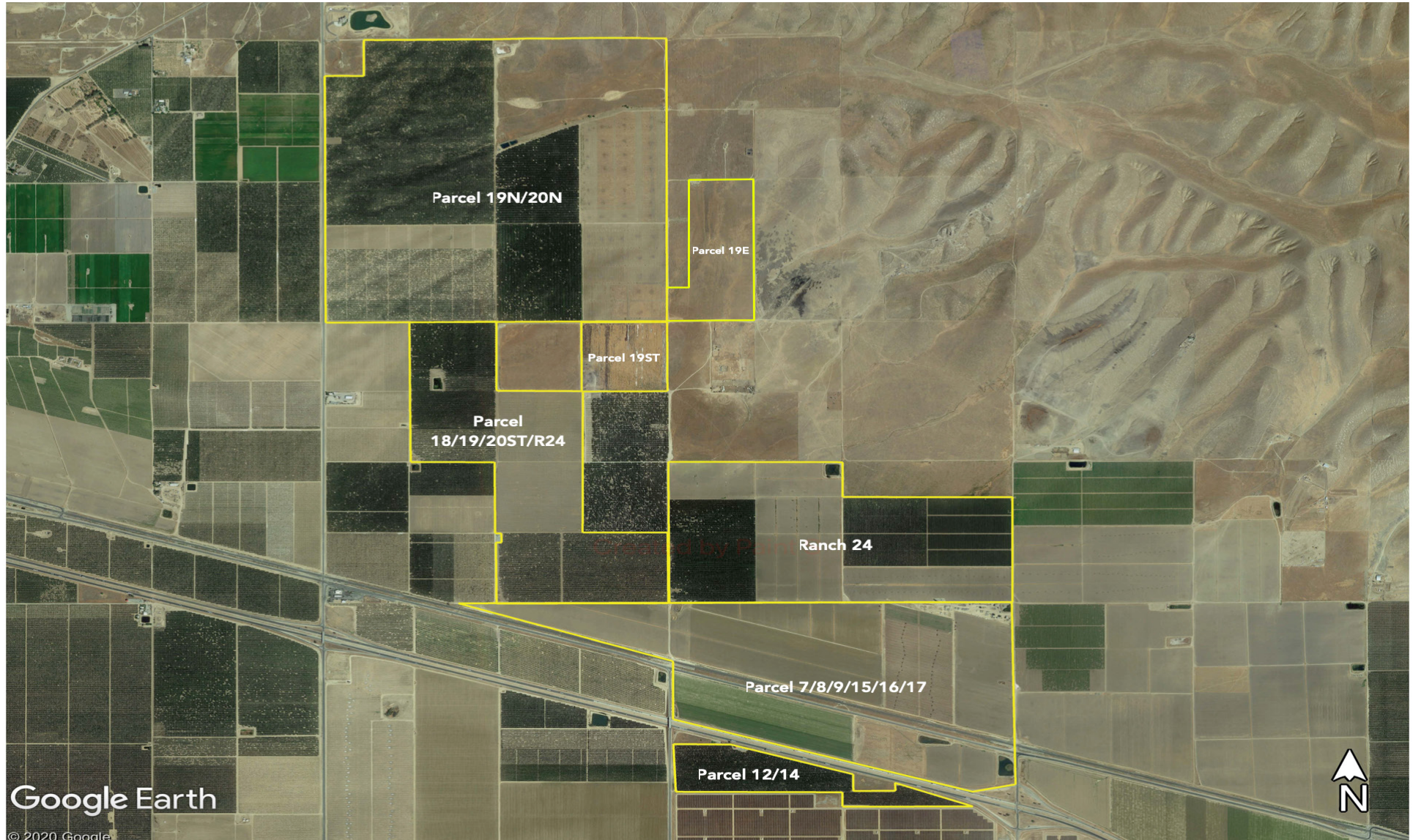
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AERIAL MAP



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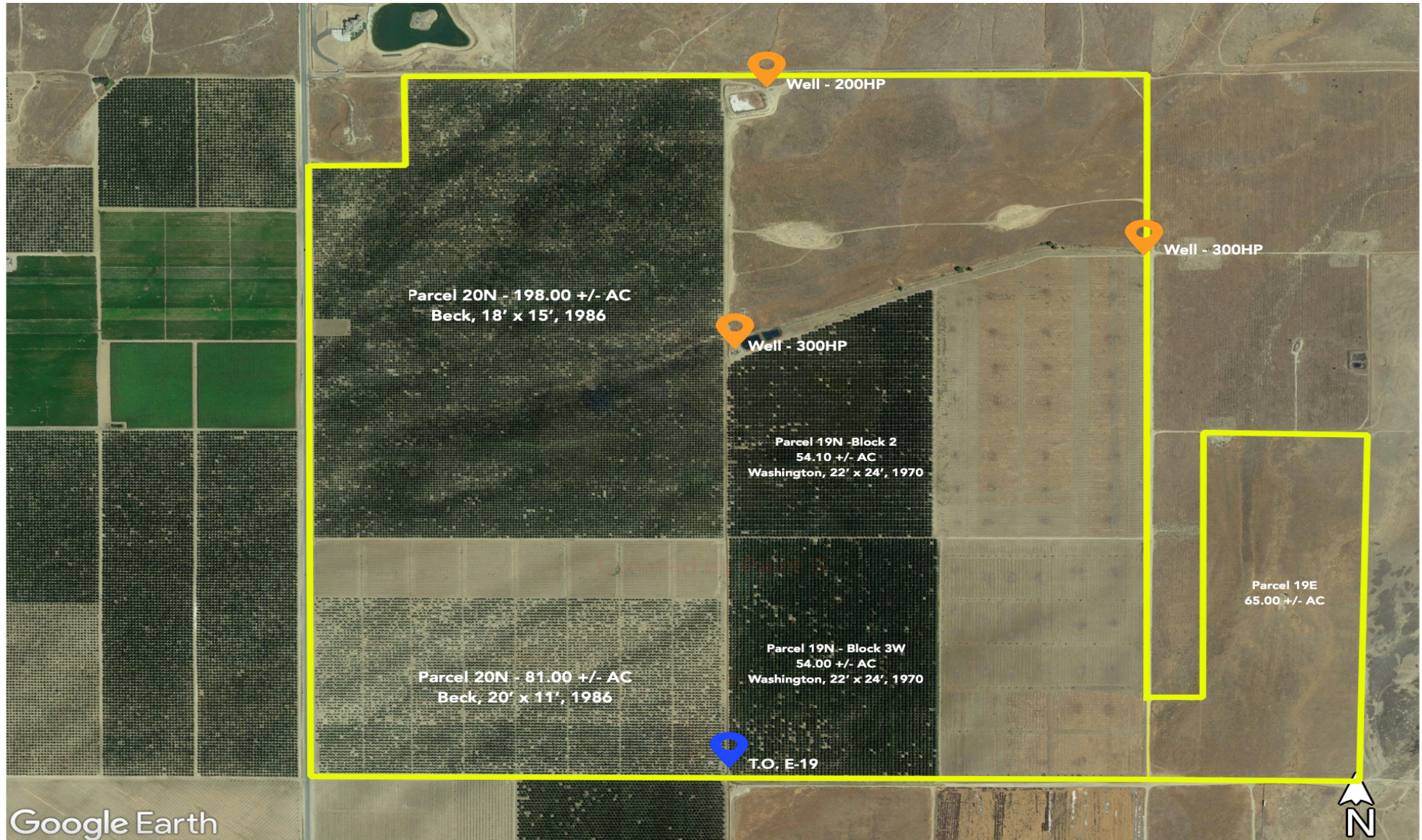
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FIELD MAP - PARCEL 19N, 20N, & AIRSTRIP



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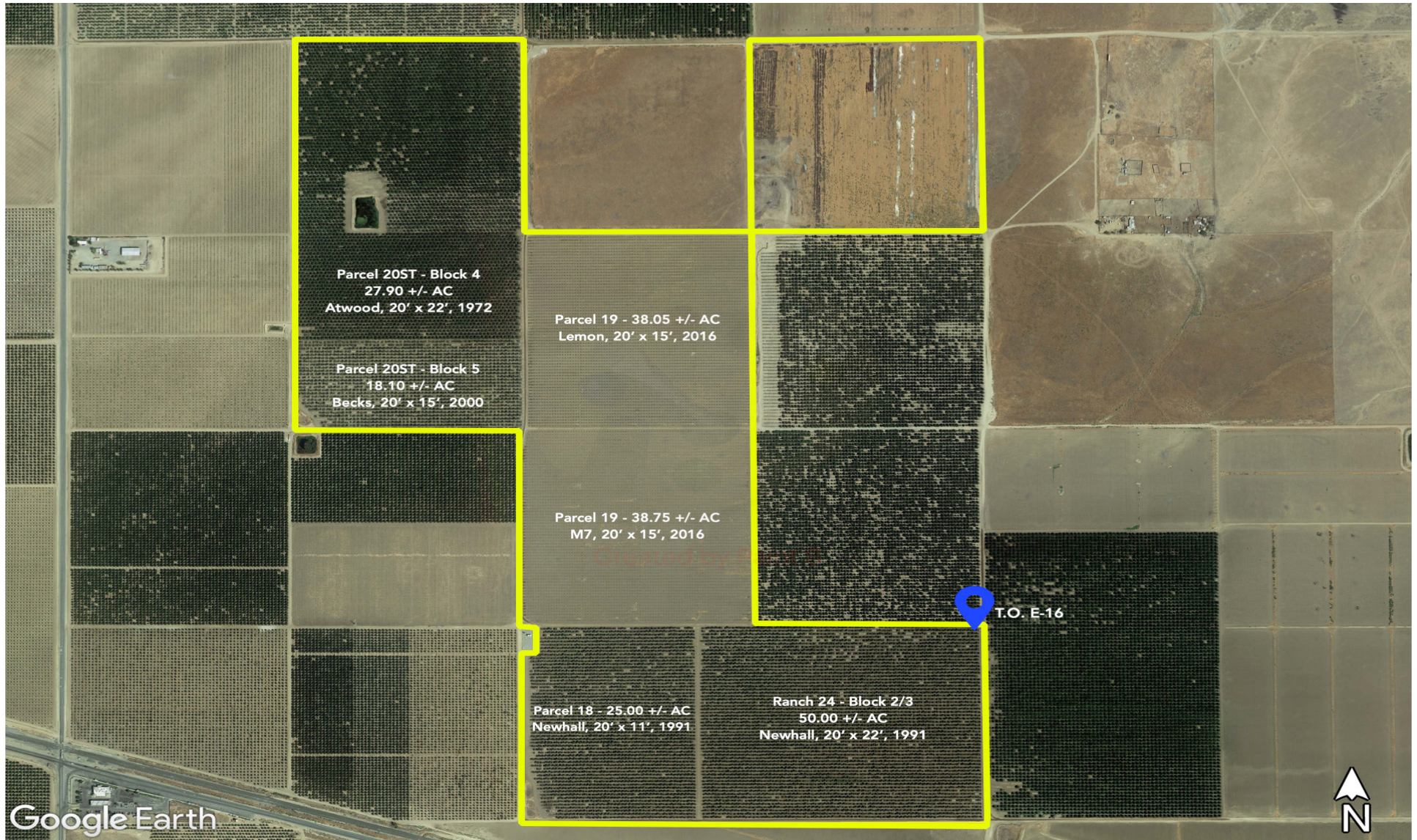
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FIELD MAP - PARCEL 18/19/20ST/R24



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FIELD MAP - RANCH 24



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FIELD MAP - PARCEL 12 & 14



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SOIL MAP

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

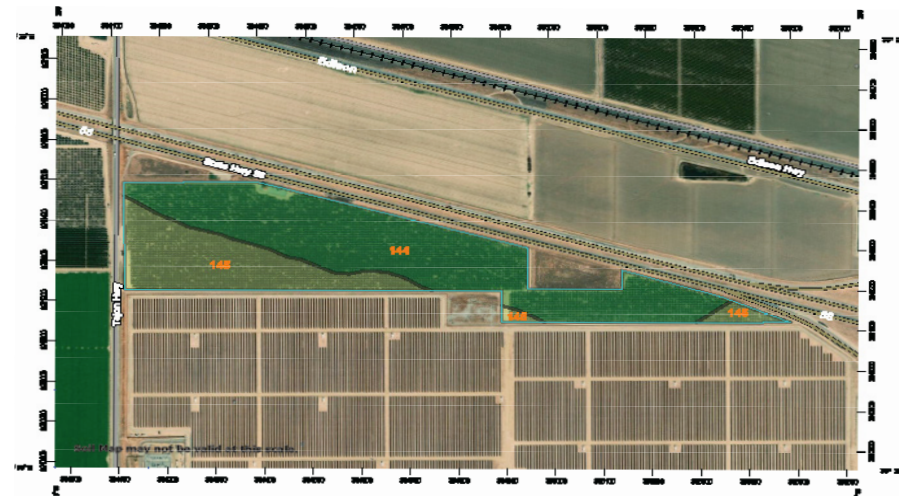
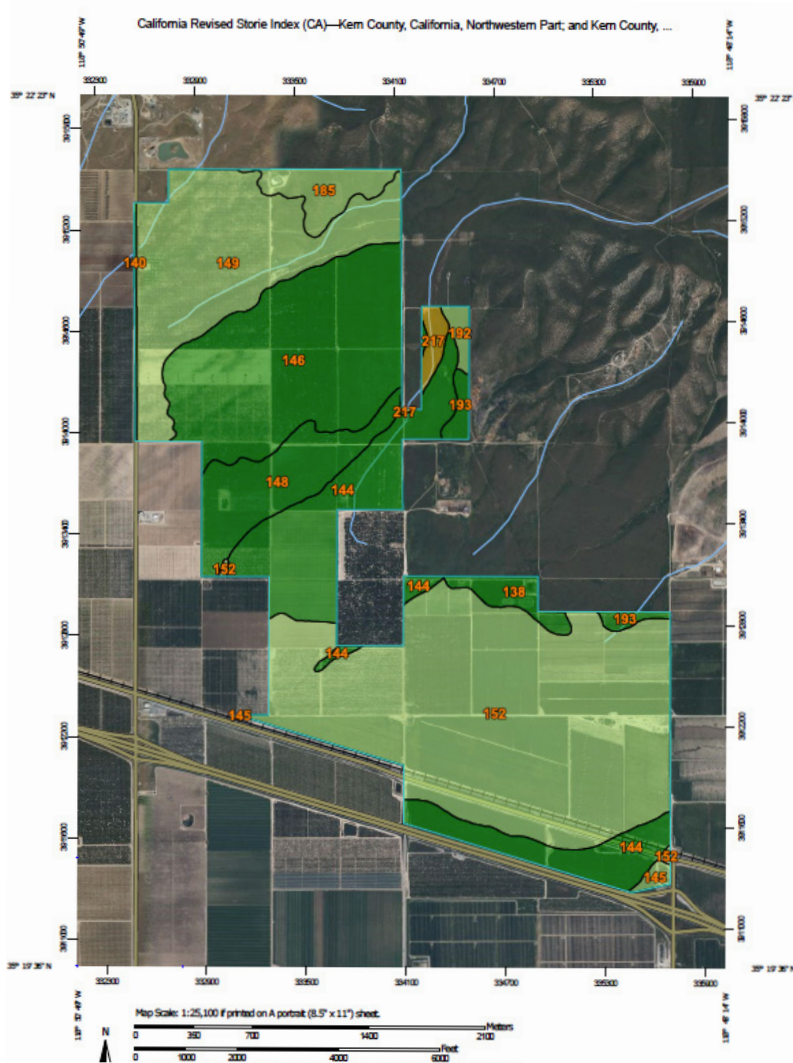
- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption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