

FOR SALE

**314.54 +/- Acres of Almonds & Open Farmland
in Semitropic 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 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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DESCRIPTION

73.00 +/- acres of 4th leaf almonds and 241.54 +/- acres of open farmland with irrigation water supplied via two (2) irrigation wells and two district turnouts for supplemental water service when available provided via Semitropic Water Storage District

LOCATION

Property consists of two (2) separate ranches, the north ranch with 160.00 +/- acres of open farmland located at the northeast corner of the intersection of Elmo Highway and Magnolia Ave, and the south ranch with 73.00 +/- acres of almonds and 81.54 +/- acres of open farmland located at the northeast corner of the intersection of Blankenship Ave and Leonard Ave to the northwest of the City of Wasco in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Numbers: 059-251-01; 059-210-04; 059-210-05; Portion(s) of the SW ¼ of Section 4; Portion(s) of the SW ¼ of Section 2; Township 26 South; Range 24 East; MDB&KM. The property is zoned A - Exclusive Agriculture, and is enrolled in the agricultural preserve under the terms of the Williamson Act

ALMONDS

Variety	Rootstock	Tree Spacing	Plant Date	Net Acres
50% NP, 50% Mont	Titan SG1	22'x17'	Dec - 2018	73.00

IRRIGATION

Property is located within the boundaries of Semitropic Water Storage District, but does not have a contract water allocation, however, the property is eligible to purchase and receive supplemental surface water delivery via district turnout no. 46 CT and 19B-IL. For groundwater, APN: 059-251-01 has a 200HP natural gas irrigation well with an estimated flow of 1,100 GPM and APN: 059-210-04 has a 300 HP diesel well with an estimated flow of 1,746 GPM as reported via a pump test report dated 2/25/16. The 2021 – 2022 District assessment was \$139.40 per acre of real property billed by the District and collected via the Kern County Assessor's tax roll. The orchard is irrigation via a dual line drip irrigation system interconnected to a centralized reservoir, natural gas booster pump, and a series of six (6) filtration stations.

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. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

SOILS

According to the USDA Soil Storie Index, the property has a mixture of Class I, III, & IV soil(s)

PRICE/TERM

\$5,000,000.00 (\$15,896.23 per acre) with all cash to be paid at the closing, and does not include any of the oil, gas, and mineral rights interests under Seller's ownership. The 2022 almond crop is included in the asking price subject to Buyer's reimbursement of Seller's cultural cost expense including farm management.

CONTACT

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SITE PHOTOS



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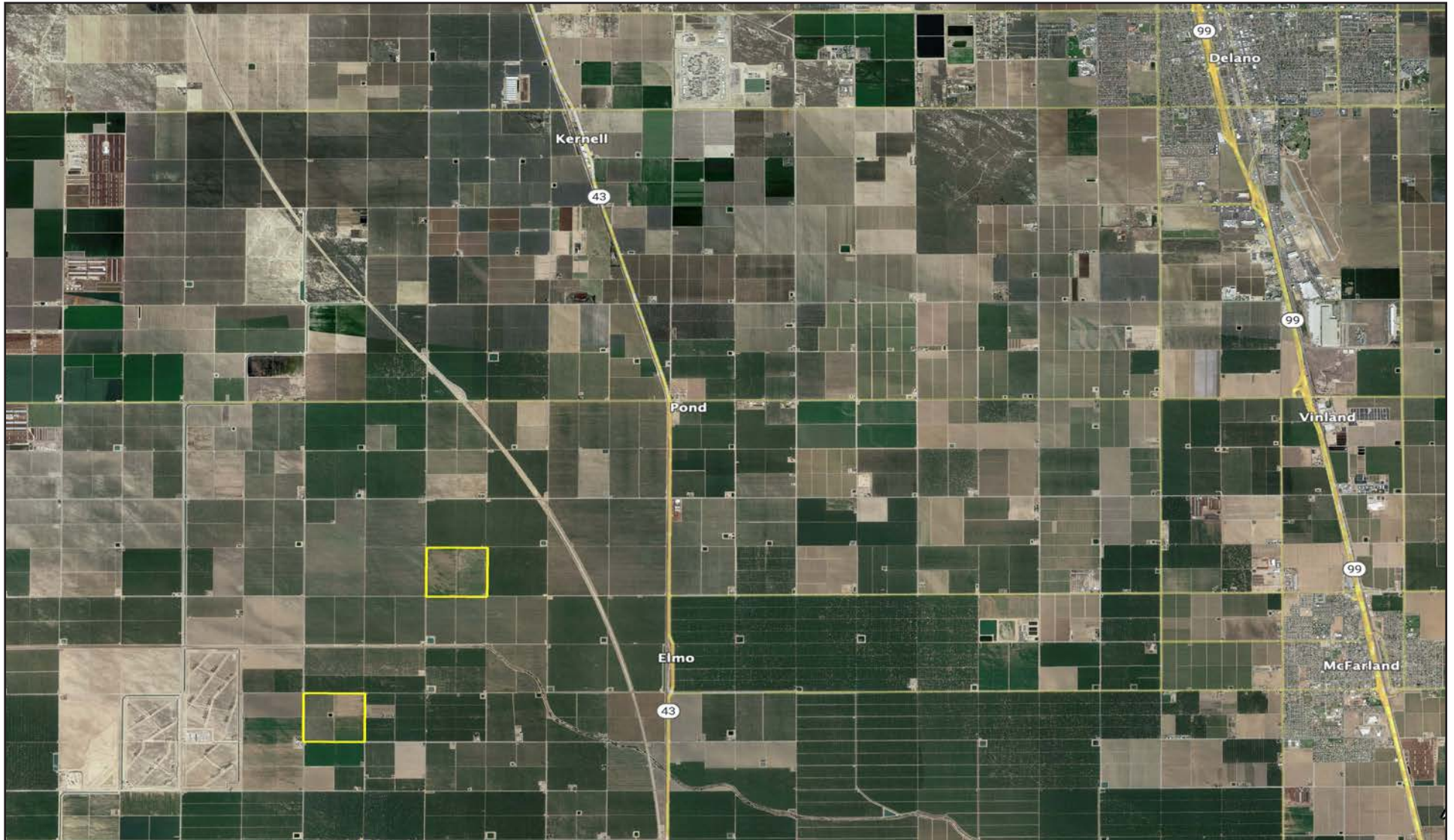
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LOCATION MAP



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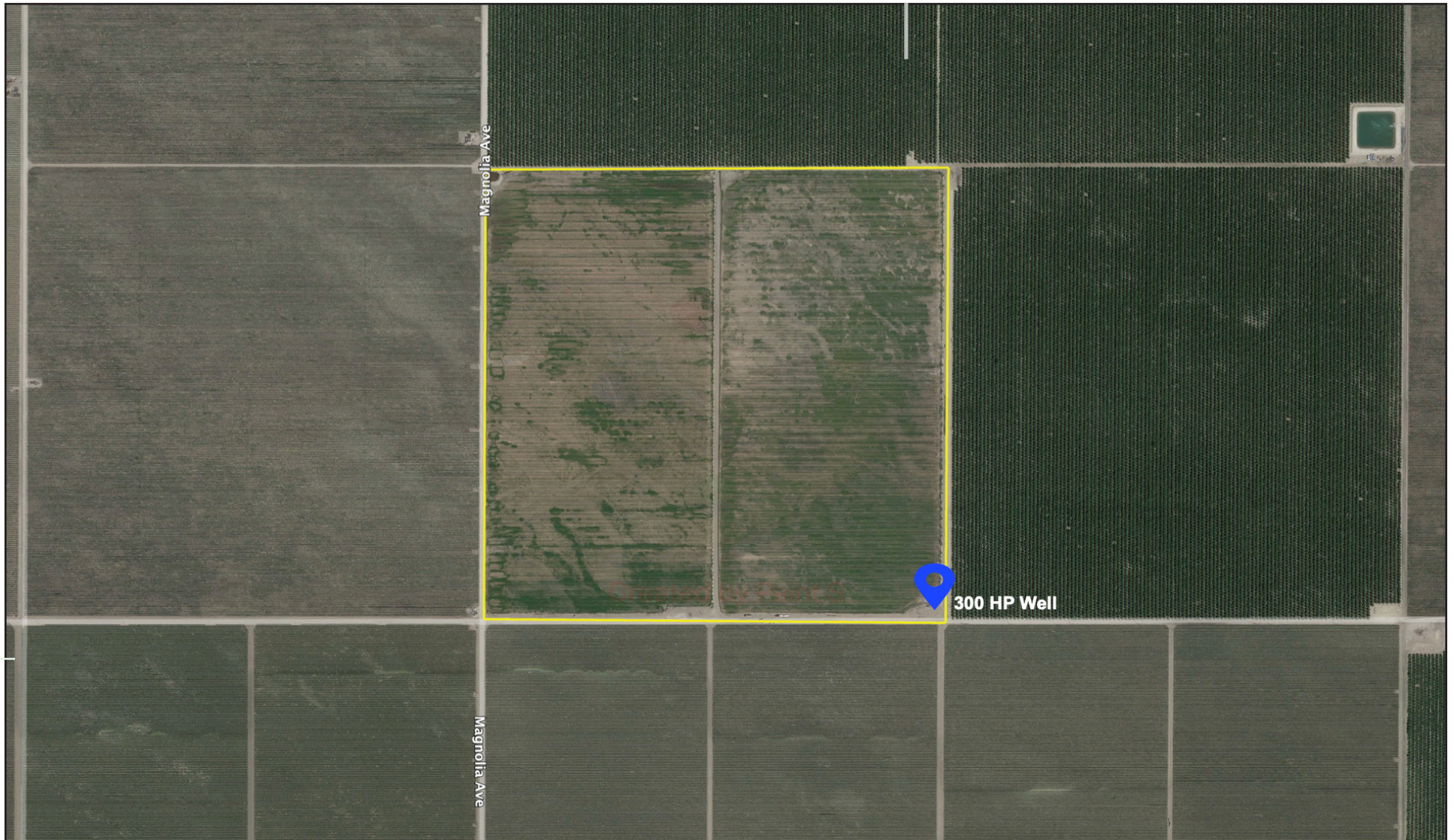
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AERIAL MAP (NORTH PROPERTY)



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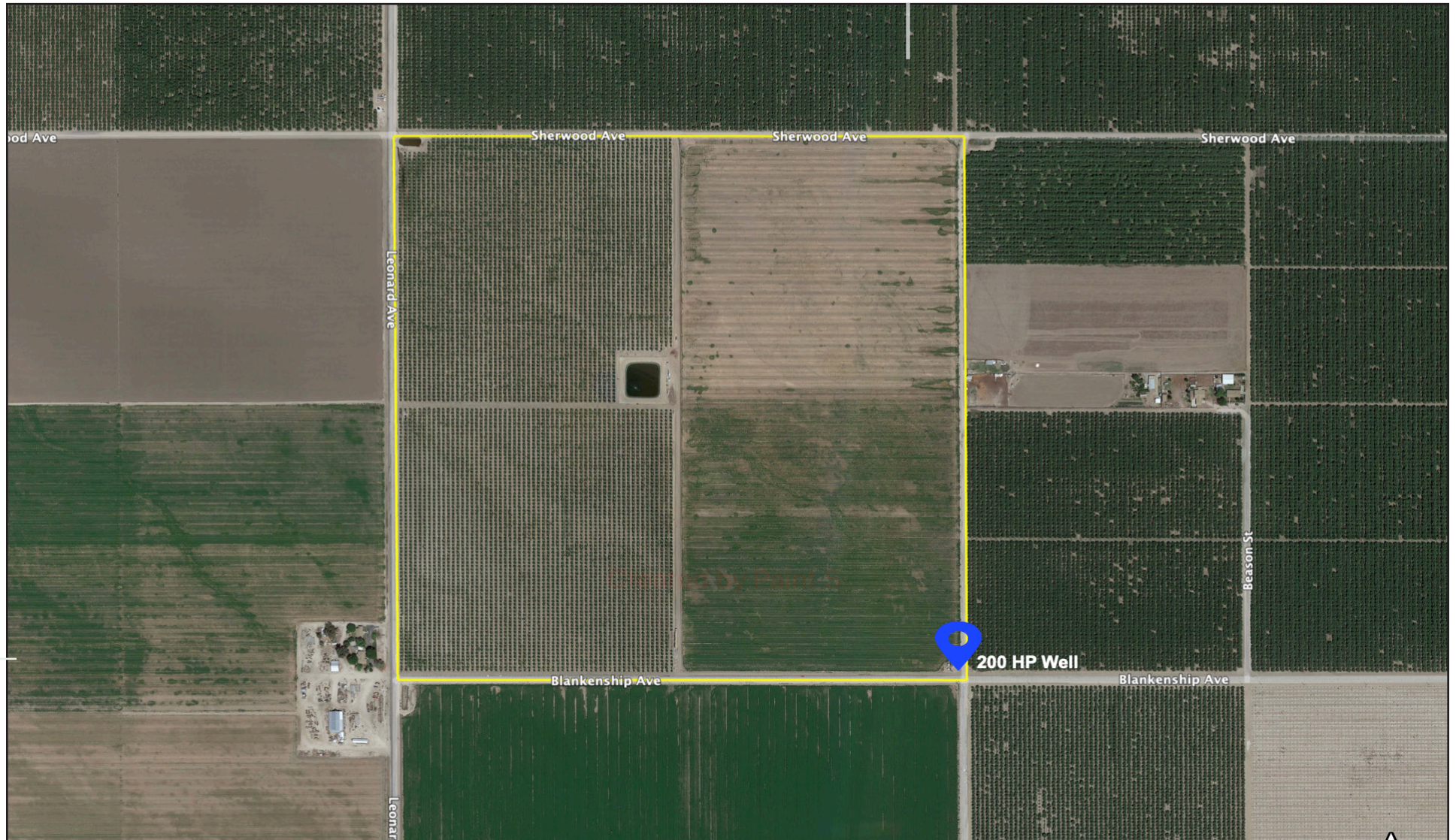
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AERIAL MAP (SOUTH PROPERTY)



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SOIL MAP (NORTH PROPERTY)

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California

Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
123	Buttonwillow clay drain	Grade 4 - Poor	Buttonwillow (85%)	67.6	41.7%
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	25.9%	16.0%
182	Lerdo complex, drain	Grade 3 - Fair	Lerdo (90%)	68.7%	42.4%
Totals for Area of Interest				162.2	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:

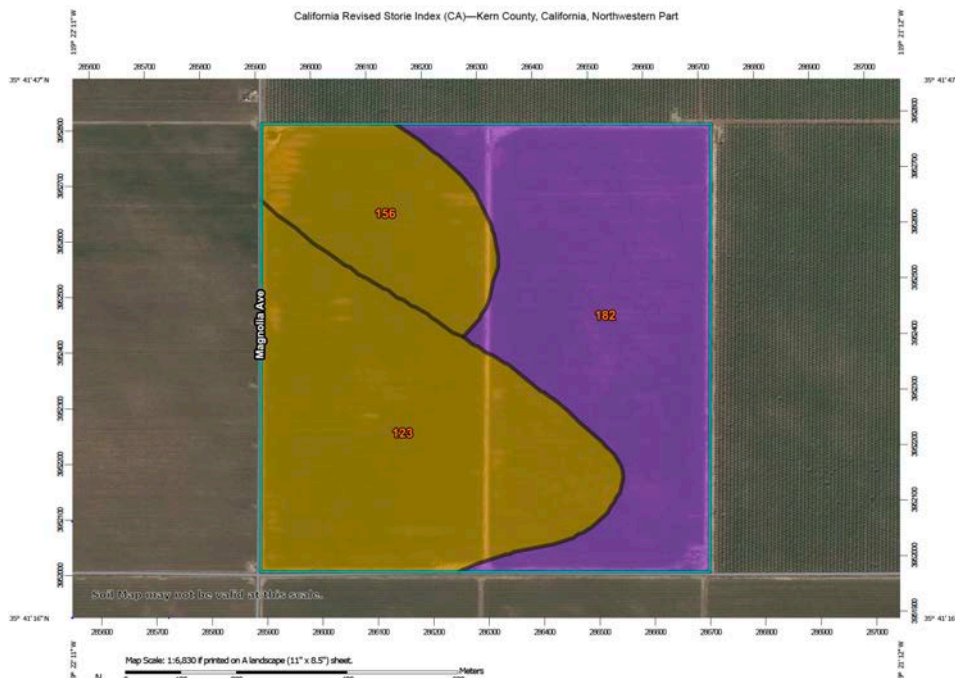
- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption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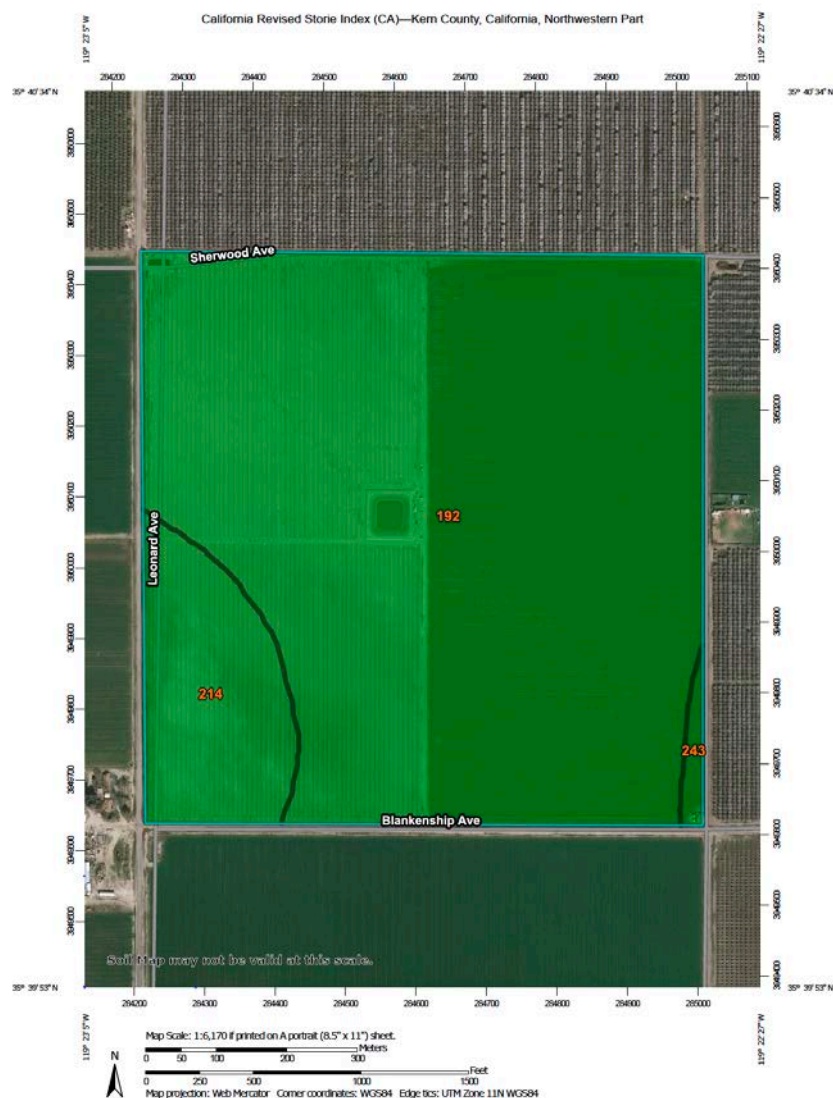
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SOIL MAP (SOUTH PROPERTY)



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
192	McFarland loam	Grade 1 - Excellent	McFarland (85%)	139.0	87.5%
214	Calflax clay loam saline-sodic, 0-1 percent slope MLRA 17	Grade 1 - Excellent	Calflax, clay loam, saline-sodic (85%)	18.4	11.6%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	1.4	0.9%
Totals for Area of Interest				158.8	100.0%

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FOR EVERYTHING UNDER THE SUN

- Row Crops
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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!