

NEWLY PRICED

**286.69 +/- Acres of Almonds in
Semitropic Water Storage District**



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

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3430 Unicorn Road

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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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DESCRIPTION

This offering consists of 286.69 +/- acres of almonds that were planted in 2005 and 2007 with historical production in excess of 3,000 lbs per acre and water provided via non-contract and intermittent surface water deliveries from Semitropic Water Storage District (STWSD) and multiple irrigation wells

LOCATION

Property is located at the southwest corner of the intersection of Wildwood Road and Merced Avenue to the northwest of the City of Shafter in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 087-010-18; 087-010-20; 087-010-22; 087-010-01; Portion(s) of Section 1; Township 28S; Range 23E; MDB&M. The Property is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act in Kern County.

SOILS

97% - Milham sandy loam, 0 to 2% slope, Class II
3% - Jerryslu loam, Class V

PRODUCTION

2021 (Lbs / Acre)	2020 (Lbs / Acre)	2019 (Lbs / Acre)	2018 (Lbs / Acre)	2017 (Lbs / Acre)	2016 (Lbs / Acre)	6 Yr Average
3,381	2,914	3,717	2,841	3,425	3,272	3,258
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PLANTINGS

Block	Description	Root-stock	Tree Spacing	Plant Date	Net Acres
1	50% Nonpareil, 25% Monterey, 25% Fritz	Viking Hybrid	18'x24"	2007	64.0
2	50% Nonpareil, 25% Monterey, 25% Fritz	Atlas Hybrid	18'x24'	2007	64.0
3	50% Nonpareil, 25% Monterey, 25% Carmel	Nemaguard	18'x24'	2005	70.0
4	50% Nonpareil, 25% Monterey, 25% Carmel	Nemaguard	18'x24'	2005	70.0
Total Net Acres					268.0

IRRIGATION

Property is located within the boundaries of Semitropic Water Storage District (STWSD), and is subject to a STWSD assessment equivalent to \$139.40 per acre which is collected by the Kern County Assessor's office via the 2021 / 2022 property tax roll. The property is eligible to receive non-contract water via district turnouts L-52, L-56, and L-78 subject to the terms and conditions of an intermittent water service in lieu of groundwater pumping agreement. Pursuant to this agreement, STWSD has the right to use the irrigation wells on this property to pump back a balance of 9,257.03 acre feet at STWSD expense and when the wells

are not in use by Landowner. The property also has three (3) irrigation wells equipped with 100HP, 150HP, and 250HP gearheads respectively. Two of the irrigation wells have an estimated combined flow of approximately 2,550 GPM, and the third well is currently pulled for inspection and not in operational use. The almonds are irrigated via a single line fan jet irrigation system.

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>. For STWSD, Landowners have been provided a Landowner Water Budget to include a Total Consumptive Use Budget (AF / AC). For any water groundwater pumped in excess of this budget, there are STWSD charges assessed on a per acre foot basis.

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\$6,307,180.00 (\$22,000 per acre) with all cash to be paid at the close of escrow, and Buyer's reimbursement of Seller's agreed upon farming expenses.

CONTACT

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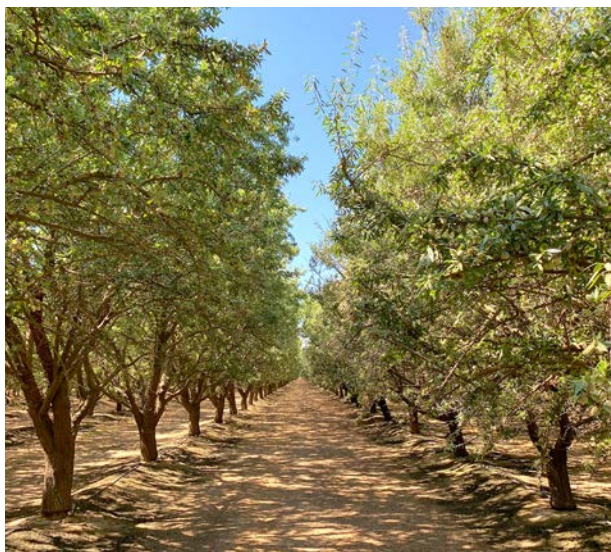
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SITE PHOTOS



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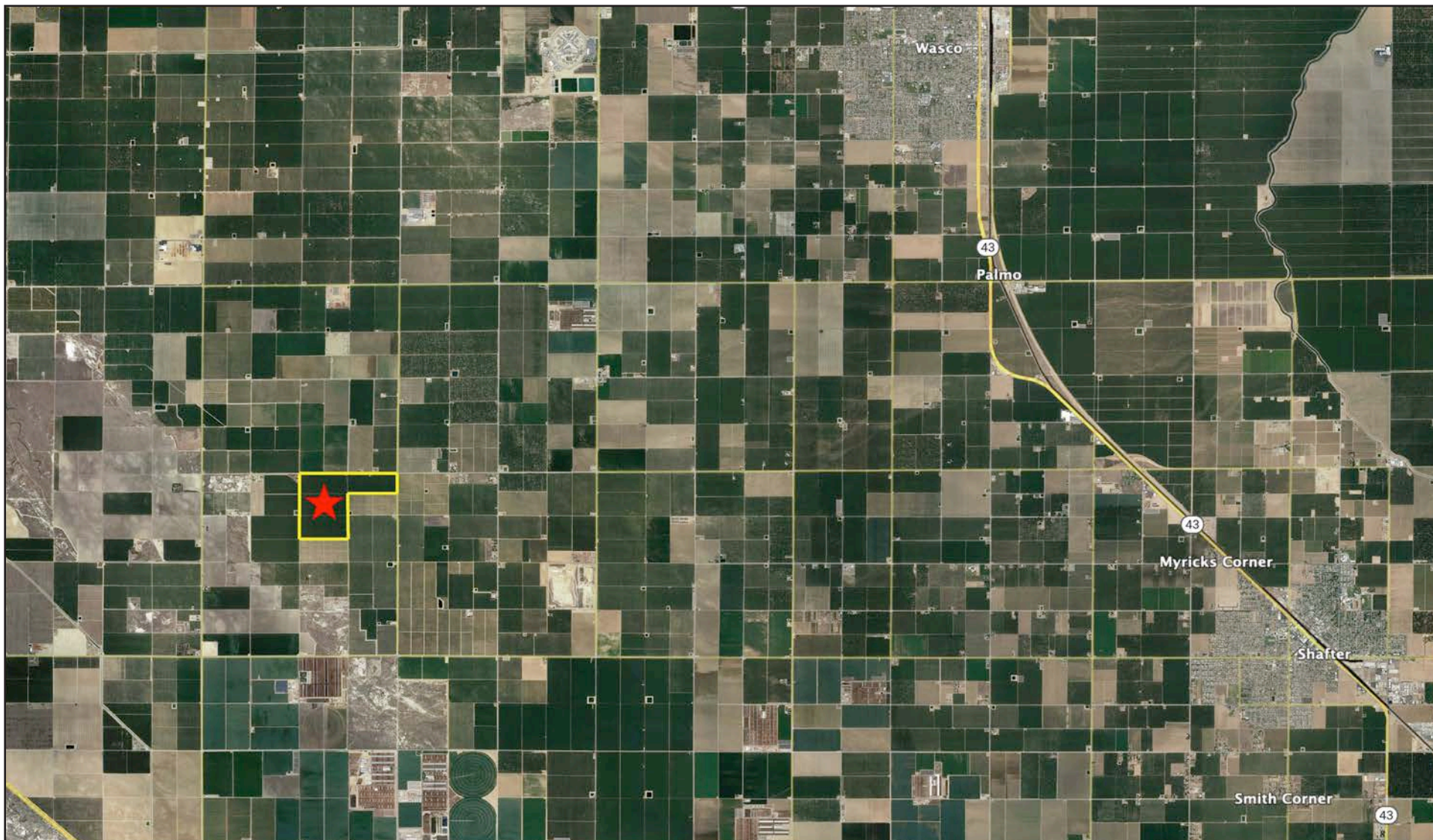
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LOCATION MAP



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AERIAL MAP



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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	Percent in AOI
196	Milham sandy loa, 0-2% slopes MLRA 27	Grade 2 - Good	Milham (85%)	281.0	96.5%
165	Jerryslu loam	Grade 5 - Very Poor	Jerryslu (85%)	9.6	3.3%
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	0.5	0.2%
Totals for Area of Interest				291.1	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:

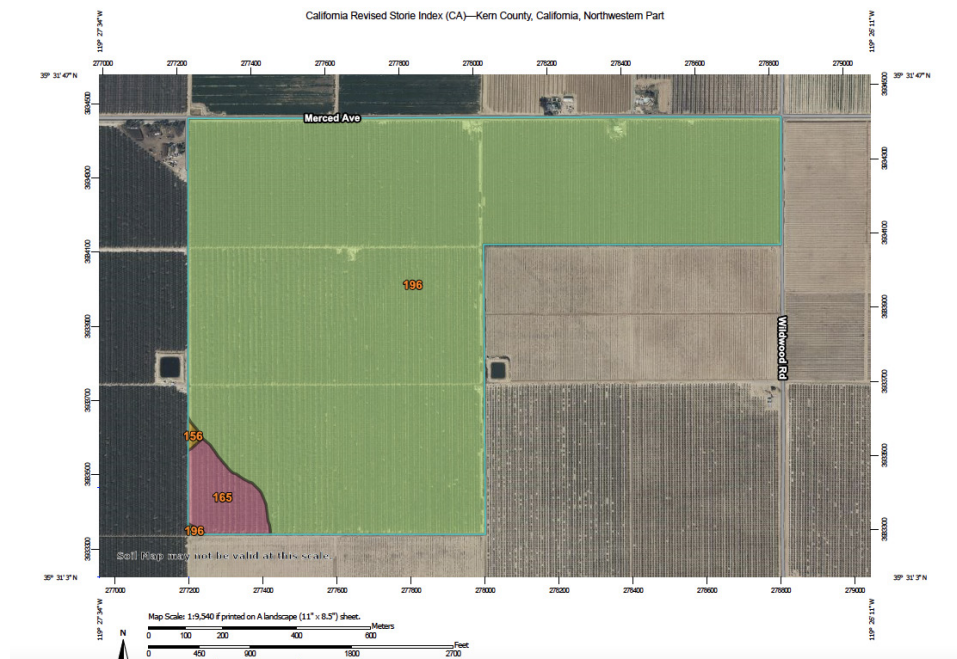
- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption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