

# FOR SALE

**384.02 +/- Acres of SSJMUD  
Almonds and Open Farmland**



**Tech Ag Financial Group, Inc.**

Broker DRE No. 01865336

[mhouchin@techag.com](mailto: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

384.02 +/- acres with 219.31 +/- acres of almonds planted in 2007 and 2020 and 164.71 +/- acres of open farmland with water provided via Southern San Joaquin Municipal Utility District (SSJMUD) and three (3) electric irrigation wells.

## LOCATION

Property is located between Peterson Road and Perkins Ave on the west side of Stradley Ave to the northwest of the City of McFarland in the County of Kern and State of California.

## LEGAL/ZONING

Kern County Assessor Parcel Numbers: 060-011-13; 060-011-14; 060-011-32; 060-012-02; Portion(s) of Section(s) 3 and 10; T 26S; R25E MDB&M.

## PLANTINGS

Block	Variety	Plant Date	Net Acres
8	1/2 NP 1/4 Monterey, 1/4 Fritz	2007	74.25
9	1/2 NP, 1/4 Monterey, 1/4 Fritz	2020	71.00
10	1/2 Butte, 1/4 Mission, 1/4 Padre	2007	74.06
Total Net Acres			219.31

## PRODUCTION

2,443 lbs per acre for all producing almond acres (7 year average)

## IRRIGATION

Property is located within the boundaries of Southern San Joaquin Municipal Utility District (SSJMUD), and receives surface water delivery via SSJMUD turnout no(s) 5-16-3, 4-10-1, 4-11-3, and 4-10-3. The property is subject to a District assessment equivalent to \$98.17 per acre of real property as billed by SSJMUD and collected via the Kern County Assessor's tax roll and a water cost equivalent to \$150.00 per delivered acre foot. For the 2023 crop year, SSJMUD has no restrictions in delivery for all water users in the District service area.

The property also has three (3) electric irrigation wells equipped with a 75 HP, 100 HP, and 125 HP gearhead(s) respectively with an estimated combined flow of 2,050 GPM. The wells are equipped with a 178 kw SC solar system that was installed in 2020, and the almonds are irrigated via a single line fan jet irrigation system with two fan jets per tree interconnected to a series of reservoirs, sand media filtration stations, and booster pumps.

## 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>

## RESIDENTIAL LEASE

Property is being offered subject to multiple residential lease agreements in place for four (4) single family residences located at 30736, 30738, 30742, 30744 Elmo Highway McFarland CA 93250 situated on a portion of APN: 060-011-14. All of the residential lease agreements provide for a remaining nine (9) year term, and a rental rate equivalent to \$450 per month. Water is supplied to these residences via one (1) electric domestic well that is reported to be in good working condition.

## SOILS

According to the NRCS California Revised Storie Index, the property has 100% Class I soil(s)

## PRICE

\$9,000,000.00 (\$23,436.28 per acre) with all cash to be paid at the close of escrow. The purchase price specifically excludes any of the Seller's pore space rights, oil, gas, and mineral rights interests associated with the property, and is being sold subject to a Grant Deed and Surface Access Agreement with Carbon TerraVault Holdings, LLC.

## CONTACT

Morgan Houchin  
661-477-3669 (mobile)  
MHouchin@techag.com  
[www.TechAgFinancial.com](http://www.TechAgFinancial.com)

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## SITE PHOTOS



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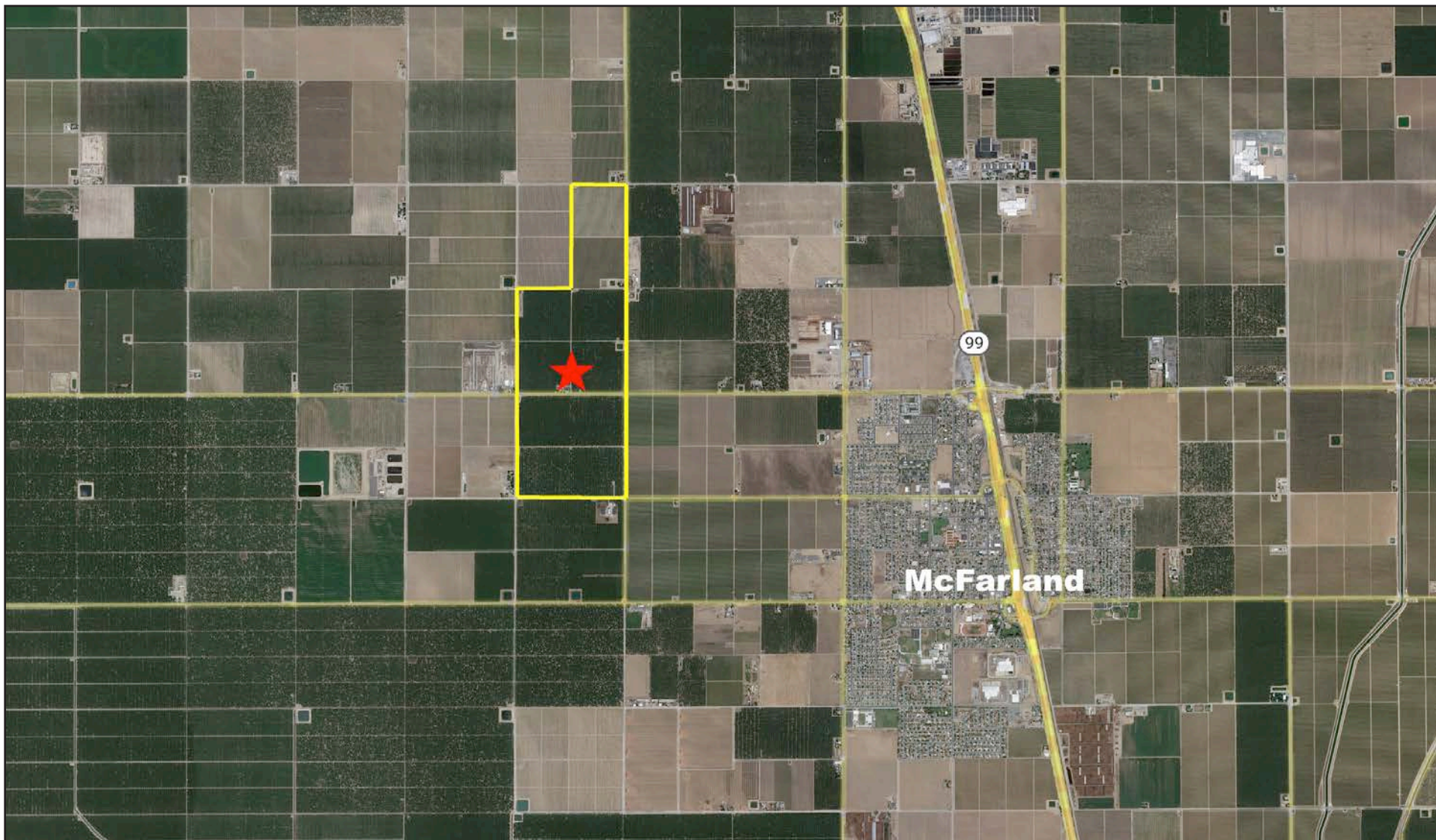
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## LOCATION MAP



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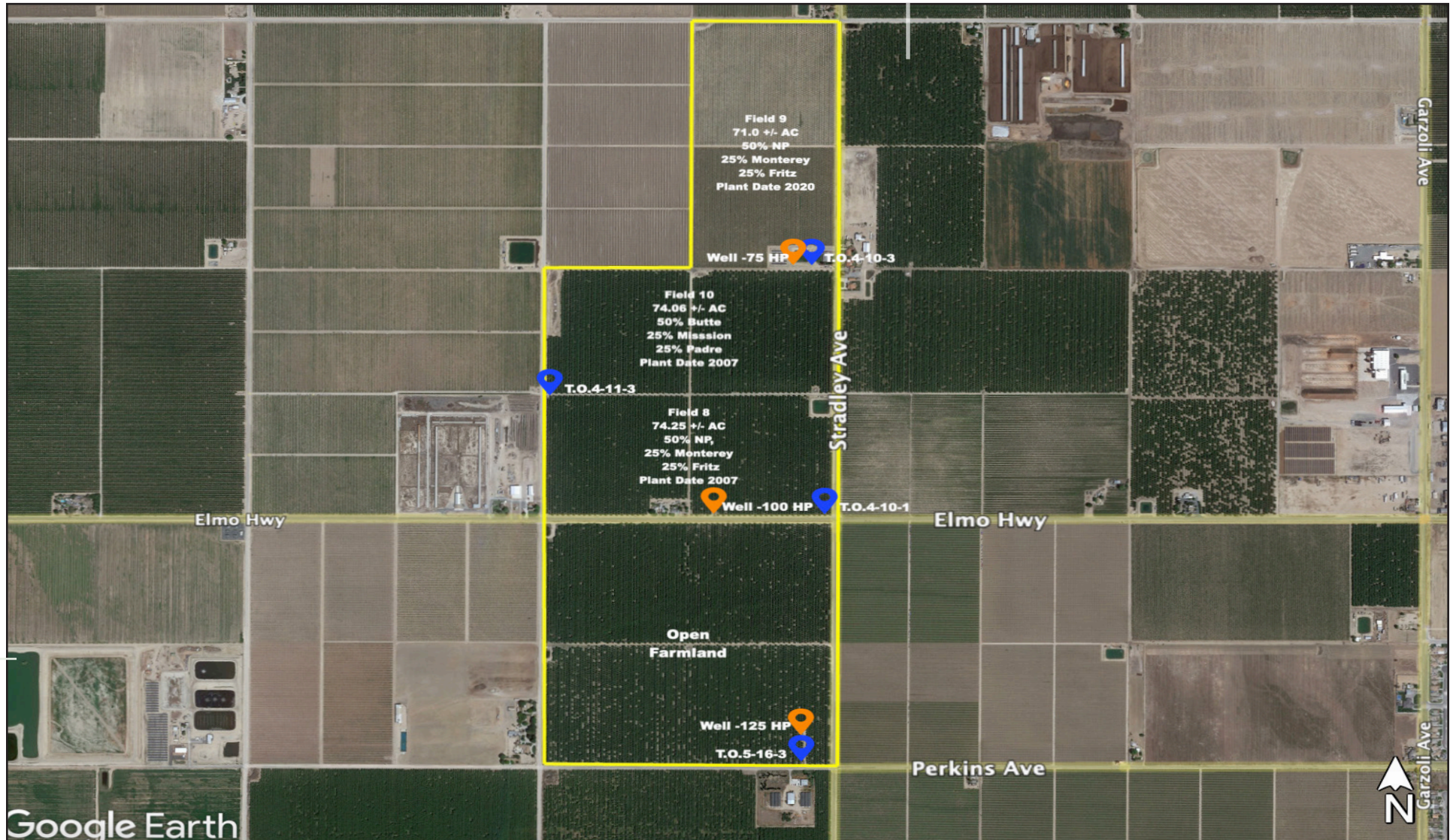
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## AERIAL MAP





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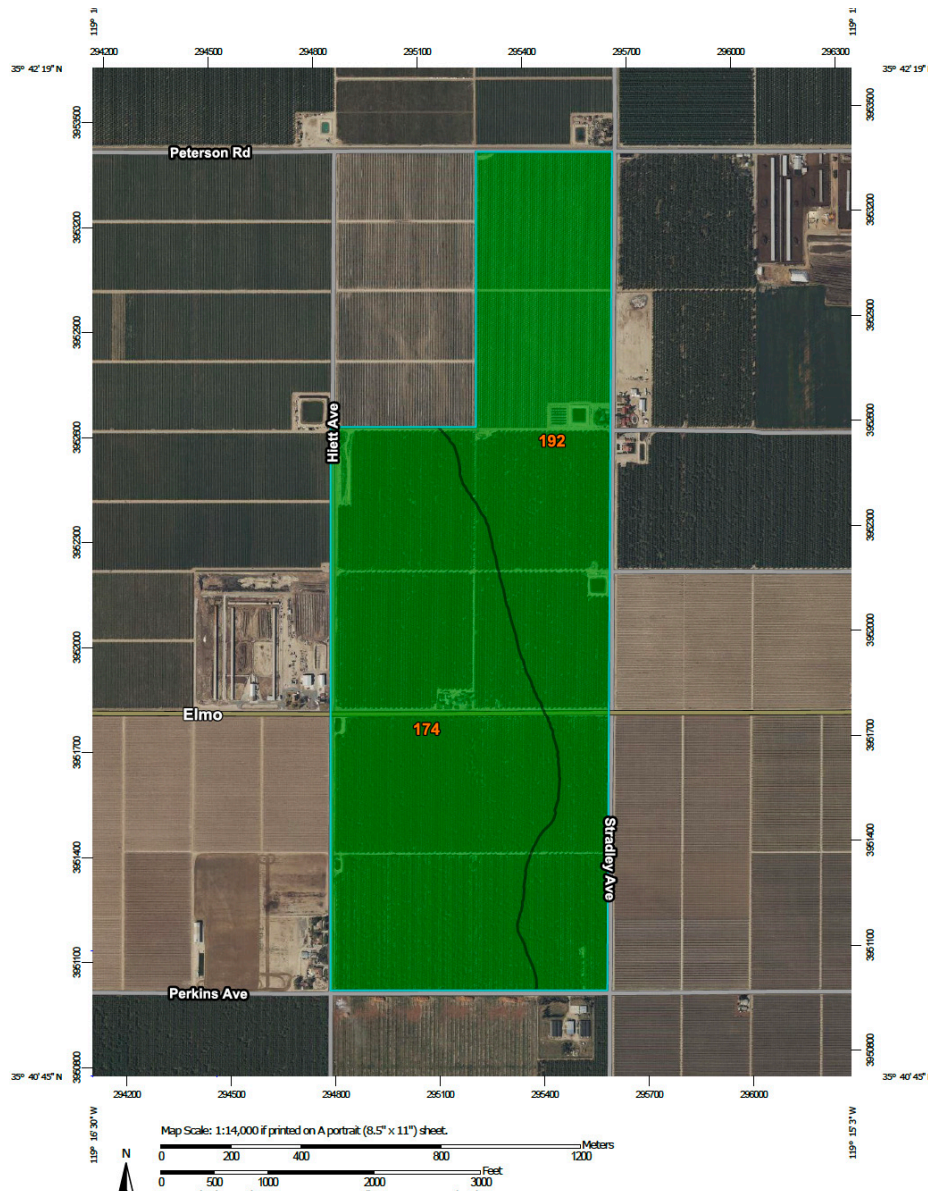
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## SOIL MAP



### 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
174	Kimberlina fine sandy loam, 0-2% slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	213.9	54.2%
192	McFarland loam	Grade 1 - Excellent	McFarland (85%)	180.9	45.8%
Totals for Area of Interest				394.8	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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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!