

FOR SALE

**230.59 +/- Acres of Table Grape
Vineyard and Open Farmland**



Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

**3430 Unicorn Road
Bakersfield, CA 93308**

**Office (661) 695-6500
Fax (661) 384-6168**



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

230.59 +/- acres with 125.00 +/- acres of table grapes planted in 2017, 2018, 2019, and 2020 and 105.59 +/- acres of open farmland with water provided via a 100 HP irrigation well situated within the boundaries of Kern Delta Water District.

LOCATION

Property is located on the north side of East Panama Lane on west side of State Route 184 - Weedpatch Highway between South Fairfax Road and State Route 184 - Weedpatch Highway to the north of the City of Lamont in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Numbers: 174-011-01; 174-011-02; 174-011-03; 174-011-23; Portion(s) of Section 24; T 30S; R28E; MDB&M

PLANTINGS

Block	Variety	Spacing	Plant Date	Net Acres
5N	Candy Hearts, Freedom	7' x 12'	2020	15.00
5S	Candy Hearts, Freedom	7' x 12'	2020	16.50
6N	ARRA 27, Freedom	7' x 12'	2019	18.50
6S	ARRA 27, Freedom	7' x 12'	2019	18.50
7N	ARRA 27, Freedom	7' x 12'	2018	18.80
7S	ARRA 27, Freedom	7' x 12'	2017	18.90
8N	ARRA 28, Freedom	7' x 12'	2017	18.80
Total Net Acres				125.00

PRODUCTION

For the 2022 crop year, the 31.50 +/- acres of Candy Heart table grapes had a yield equivalent to approximately 769 +/- boxes per acre. The 74.70 +/- acres of ARRA 27 table grapes had a yield equivalent to approximately 650 +/- boxes per acre. The 93.50 +/- acres of ARRA 27 and 28 were rogued in February of 2023.

IRRIGATION

The property has one (1) irrigation well equipped with a 100HP electric motor. The estimated flow of this well is 773 GPM with a standing water level of 310', pumping water level of 340', and overall pump efficiency of 61% as provided via a pump test report dated March 3rd, 2023. The table grapes are irrigated via a suspended single line drip irrigation system that is interconnected to a centralized reservoir, booster pumps and a series of four (4) filtration stations. Property is located within the boundaries of Kern Delta Water District but with no service.

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

PRICE

\$5,318,605.36 (\$23,065.20 per acre) with all cash to be paid at the close of escrow. The 2023 table grape crop is also available with the purchase price of the property subject to Buyer's reimbursement of Seller's cultural costs at close of escrow for producing varieties. The purchase price excludes any of the Seller's oil, gas, and mineral rights interests associated with the property.

CONTACT

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SITE PHOTOS



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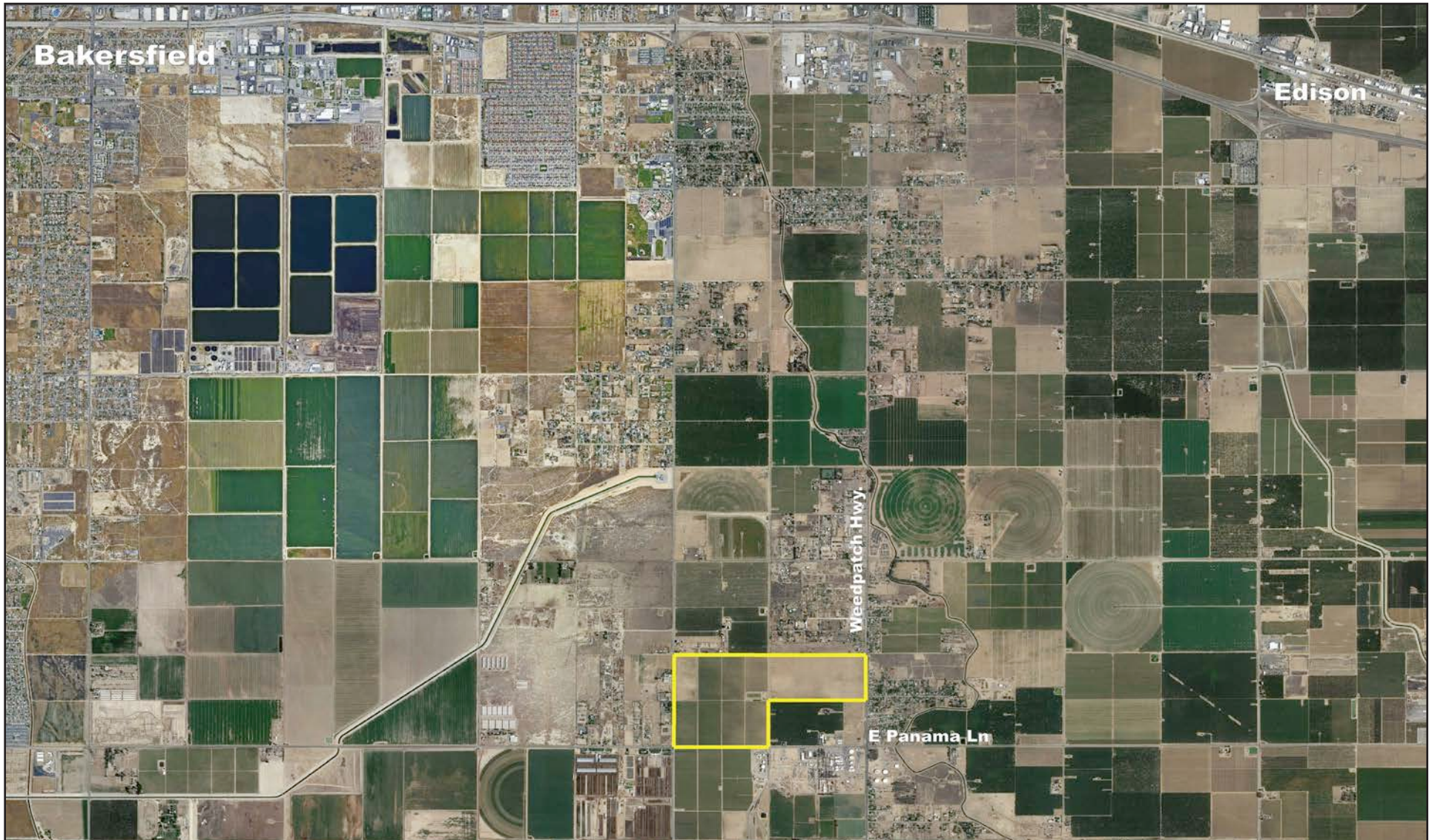
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LOCATION MAP



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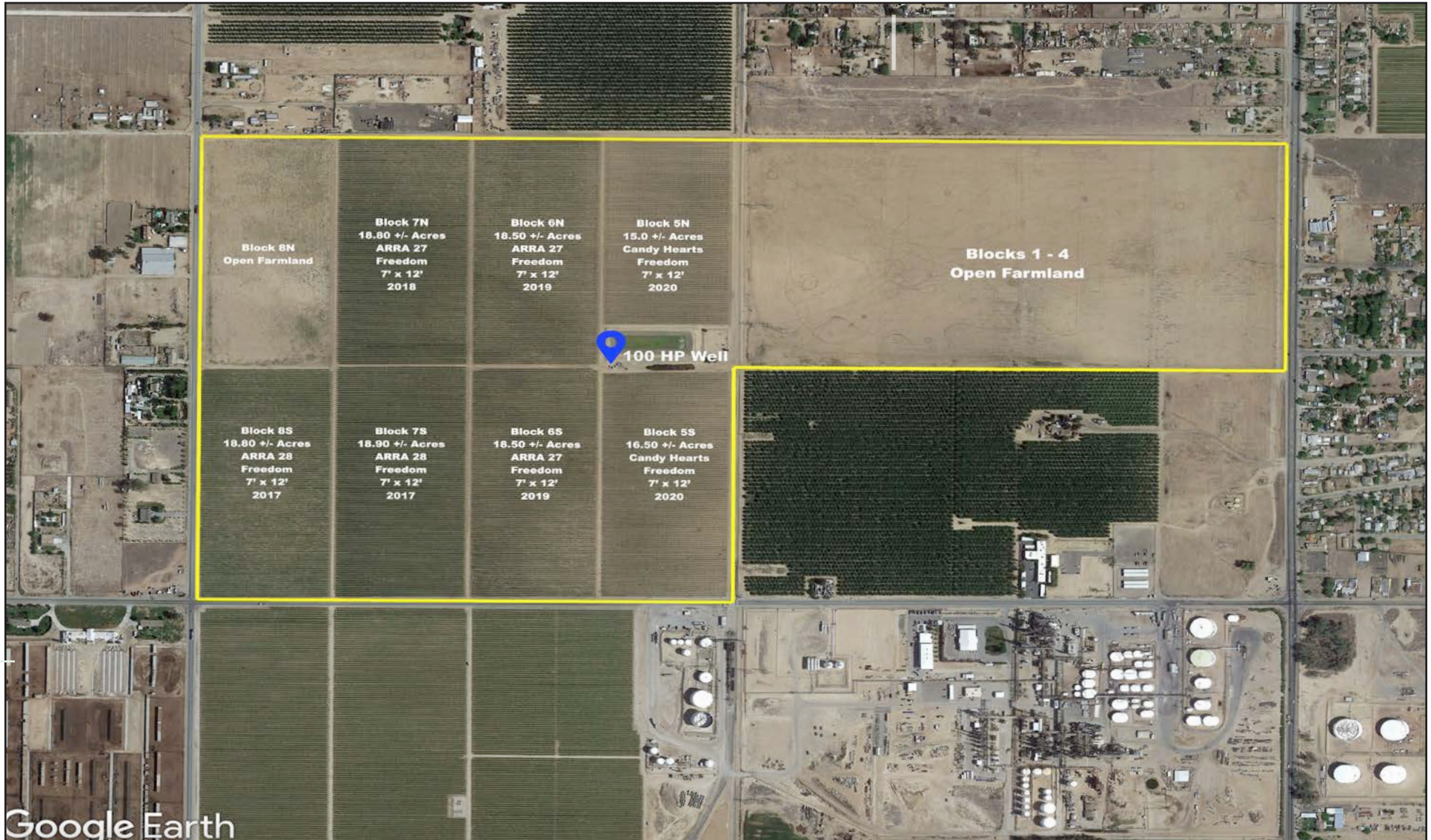
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AERIAL MAP



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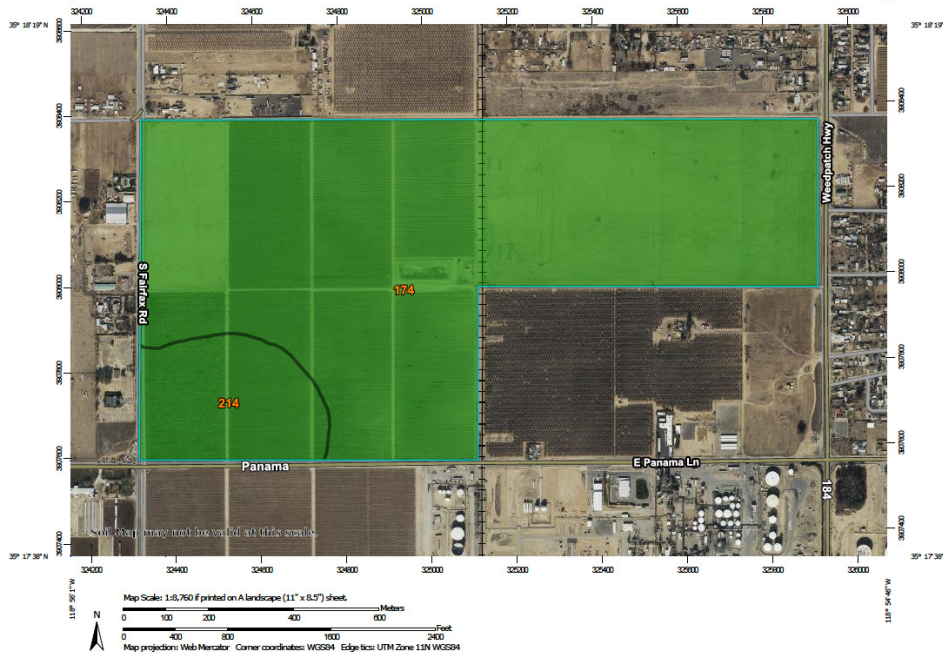
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SOIL MAP



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	Perecent in AOI
174	Kimberlina fine sandy loam, 0 - 2% slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	205.5	87.8%
214	Califlex clay loam salin-sodic, 0 - 2% slopes MLRA 17	Grade 1 - Excellent	Califlex, clay loam, saline sodic (85%)	28.7	12.2%
Totals for Area of Interest				234.2	100.0%

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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!