

FOR SALE

**200.89 +/- Acres of Table Grapes and Open
Farmland in Arvin Edison Water Storage District**



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

200.89 +/- acres with 65.86 +/- acres of Sweet Scarlet table grapes planted in 2017 and 135.03 +/- acres of open farmland with water provided via a 150 HP irrigation well in Arvin Edison Water Storage District.

LOCATION

Property is located at the southwest corner of the intersection of Hermosa Road and South Vineland Road to the southeast of the City of Bakersfield in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Numbers: 178-410-01; 178-410-08; 178-410-10; Portion(s) of Section 19; T 30S; R29E; MDB&M

PLANTINGS

Block	Variety	Spacing	Plant Date	Net Acres
1	Sweet Scarlet, Freedom	7' x 12'	2017	12.02
1	Sweet Scarlet, Freedom	7' x 12'	2017	8.83
2	Sweet Scarlet, Freedom	7' x 12'	2017	13.56
2	Sweet Scarlet, Freedom	7' x 12'	2017	9.33
3	Sweet Scarlet, Freedom	7' x 12'	2017	13.56
3	Sweet Scarlet, Freedom	7' x 12'	2017	8.56
Total Net Acres				65.86

PRODUCTION

For the 2022 crop year, the Sweet Scarlet table grapes had a yield equivalent to 905 +/- boxes per acre.

IRRIGATION

The property is located within the boundaries of Arvin Edison Water Storage District (AEWSD), and is subject to an annual General Administrative and Project Service Charge of \$149.57 per acre that is billed by AEWSD and collected via the Kern County Assessor 2022-2023 tax roll. The property also has one (1) irrigation well equipped with a 150HP electric motor. The estimated flow of this well is 782 GPM with a standing water level of 368', pumping water level of 459', and overall pump efficiency of 58% as provided via a pump test report dated July 18th, 2022. The table grapes are irrigated via a suspended single line drip irrigation system that is interconnected to a centralized reservoir, booster pump and a series of 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>

SOIL

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

PRICE

\$4,110,008.51 (\$20,459 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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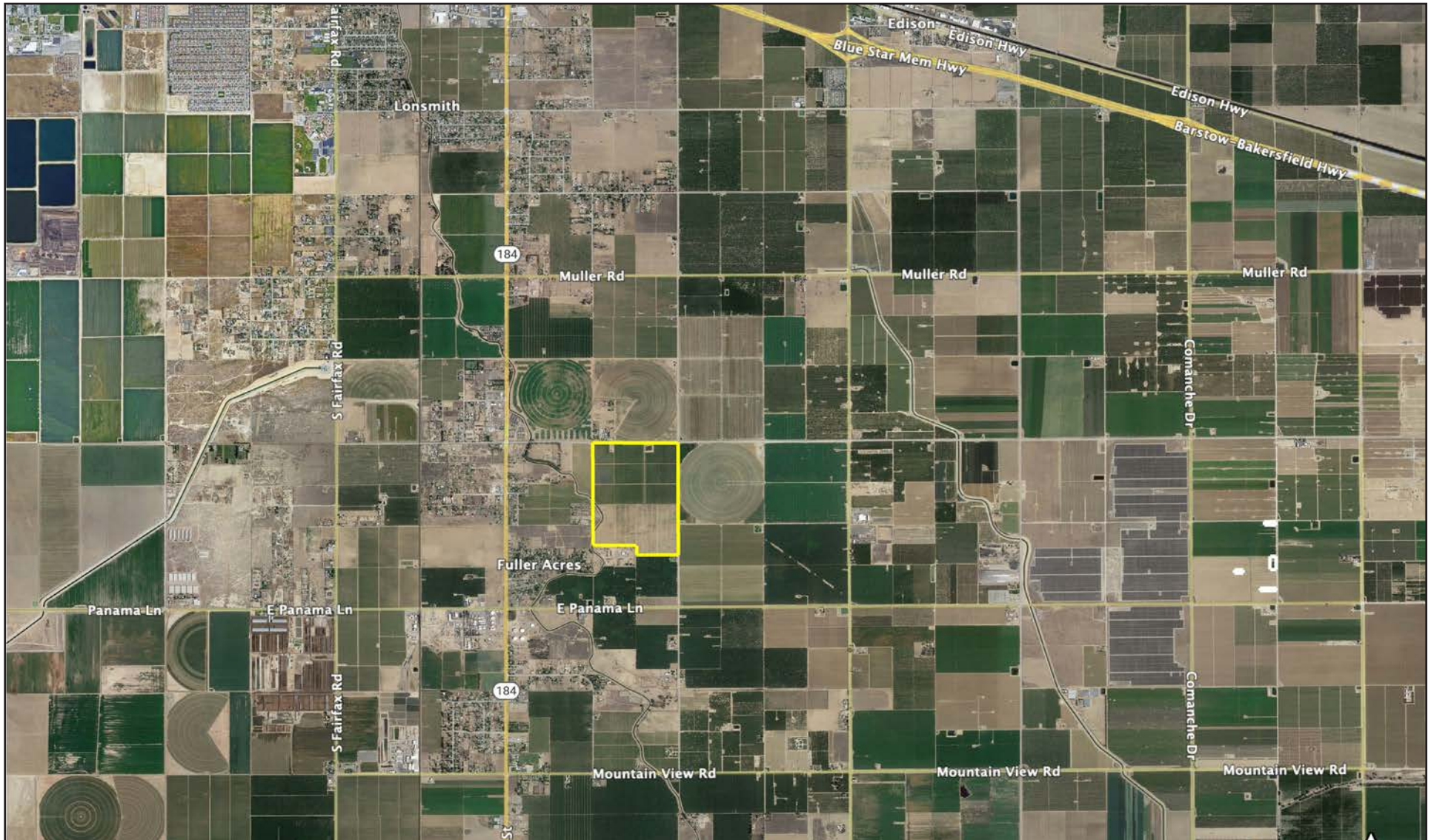
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LOCATION MAP



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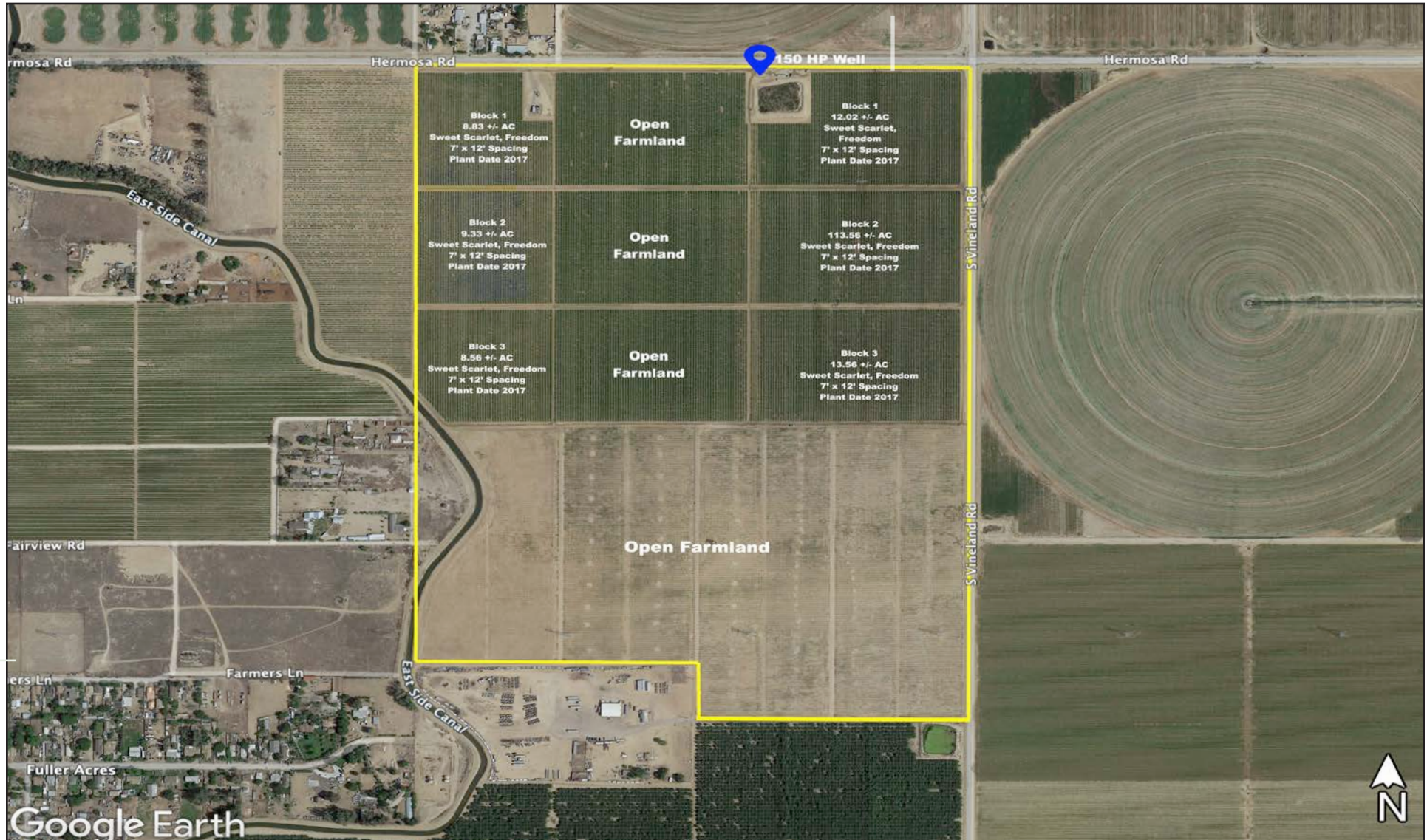
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AERIAL MAP



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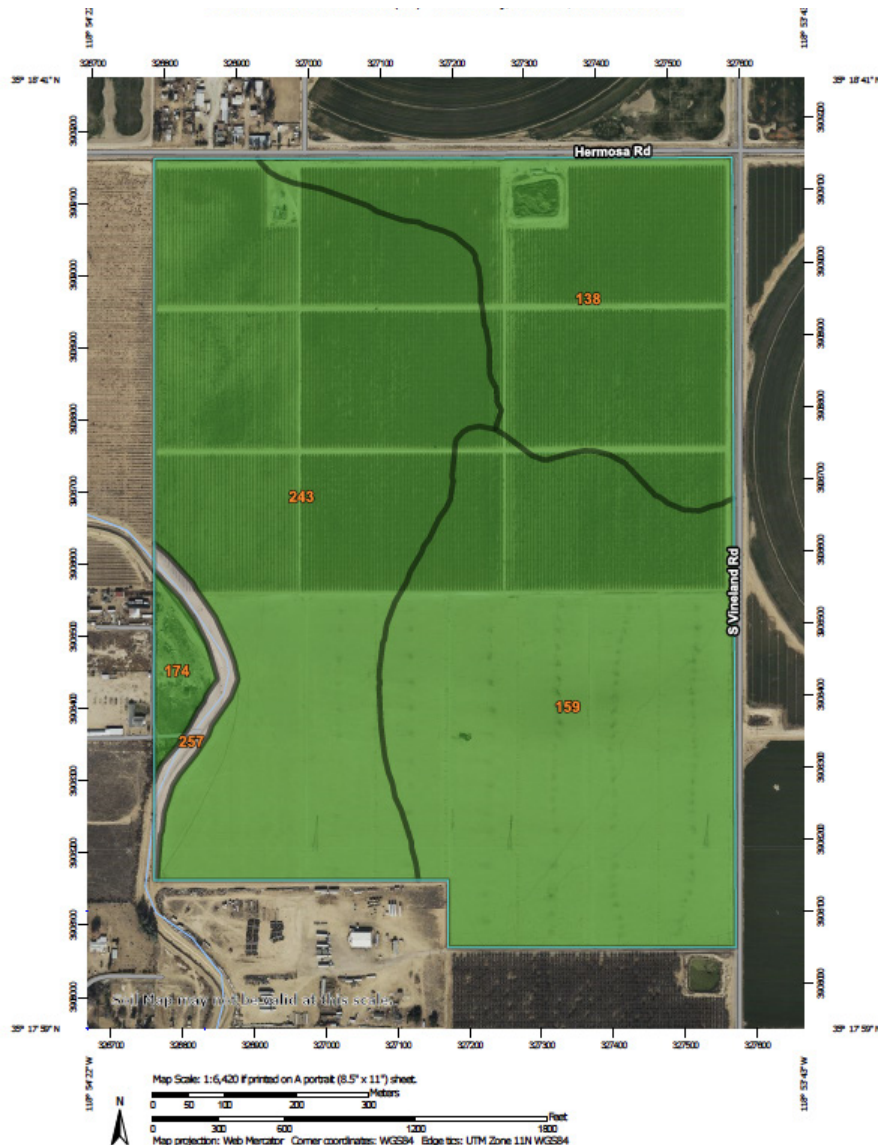
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SOIL MAP



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
138	Delano sandy loam, 0 - 2 % slopes	Grade 1 - Excellent	Delano (85%)	42.3	20.2%
159	Hesperia sandy loam, 0 - 2 % slopes	Grade 1 - Excellent	Hesperia (85%), occasionally flooded	74.6	35.6%
174	Kimberlina fine sandy loam, 0 - 2 %	Grade 1 - Excellent	Kimberlina (85%)	3.6	1.7%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	85.9	41.0%
257	Water	Not Rated	Water (100%)	3.0	1.4%
Totals for Area of Interest				209.4	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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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!