

FOR SALE

**156.86 +/- Acres of Pistachios in
Semitropic Water Storage District**



Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

**3430 Unicorn Rd.
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

This offering consists of 156.86 +/- gross acres of young pistachios that were planted in March of 2022 with multiple sources of water to include a Class 1 contract to receive surface water delivery for all assessed acres from Semitropic Water Storage District (SWSD), and groundwater supplied via two (5) on-site irrigation wells.

LOCATION

Property is located along the south side of Highway 46 between Gun Club and Rowlee Road approximately seven and one-half miles (7 ½) to the west of the City of Wasco in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 069-262-01; 069-262-51; Portion(s) of the northwest ¼ of Section 10; Township 27S; Range 23E; MDB&M. The property is zoned A (Exclusive Agricultural).

PLANTINGS

Block	Description	Tree Spacing	Plant Date	Net Acres
CR101	Golden Hills, UCB1	19' x 17'	2022	74.62
CR102	Golden Hills, UCB1	19' x 17'	2022	74.82
Total Net Acre				149.46

IRRIGATION

Property is located within the boundaries of Semitropic Water Storage District (SWSD) and has a Class 1 contract to receive 549.01 acre feet of surface water at 100% allocation, which is equivalent to 3.50 acre feet per assessed acre of real property. Surface water is delivered to the property via SWSD turnout no. S-58. The 2022-2023 District assessment is \$139.40 per acre of real property billed by the District and collected via the Kern County Assessor's tax roll. For the 2023 crop year, STWSD water cost is \$86.00 per acre foot for 100% of the property's contract allocation and \$69.00 per acre foot for any contract water delivered to the property.

The property also has two (2) irrigation wells equipped with 200 HP and 250HP motors respectively that are reported to be in good working condition. The pistachios are irrigated via a single line drip irrigation system interconnected to a centralized reservoir equipped with two (2) 40HP booster pump and a series of seven (7) 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>. 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.

SOILS

82% - (196) Milham sandy loam, 0 to 2% slope MLRA 17

16% - (174) Kimberlina fine sandy loam, 0 to 2% slope MLRA 17

PRICE

\$4,483,800.00 (\$30,000 per acre) with all cash to be paid at the close of escrow.

CONTACT

Morgan Houchin

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www.TechAgFinancial.com

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SITE PHOTOS



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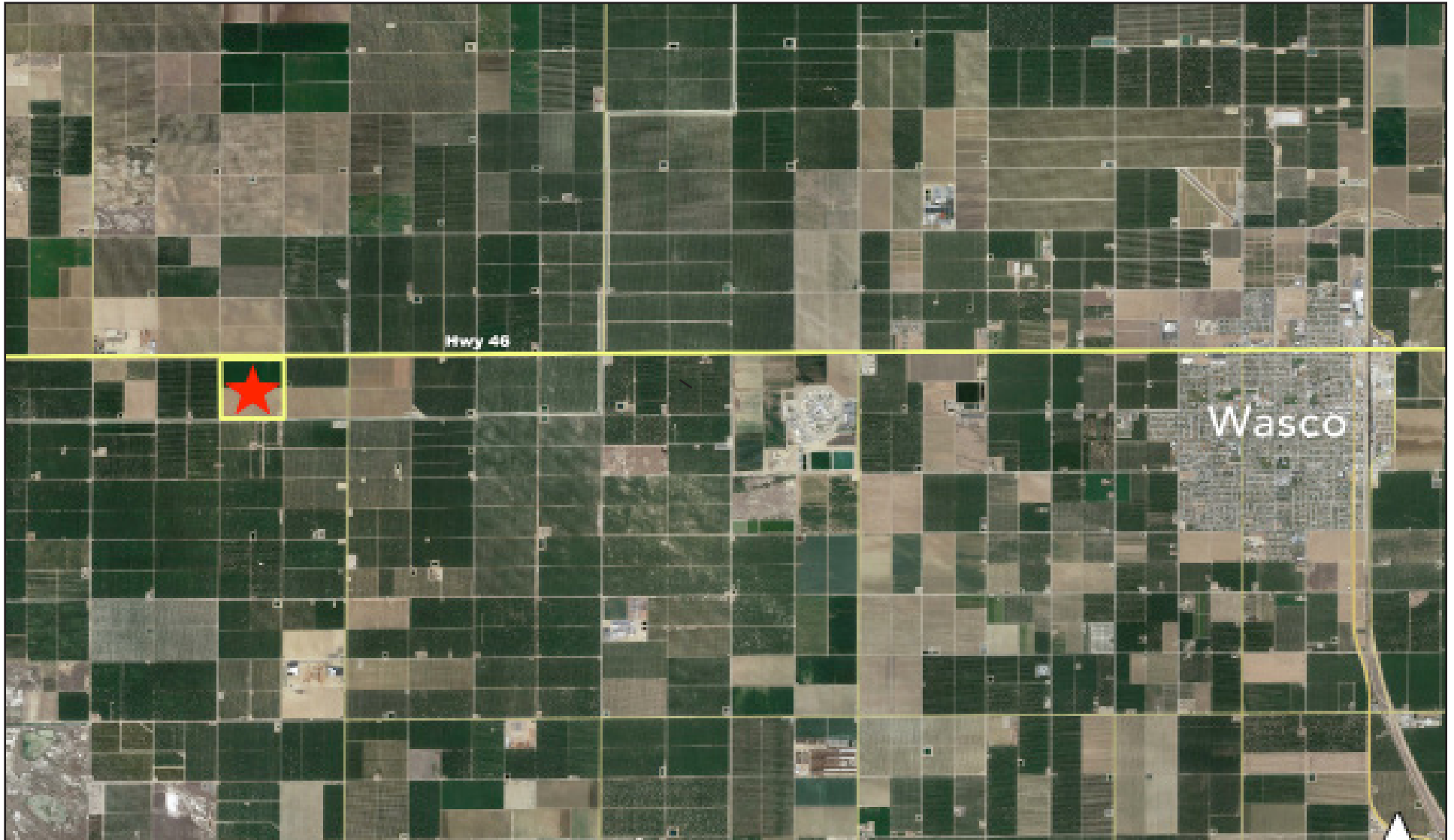
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LOCATION MAP



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AERIAL MAP



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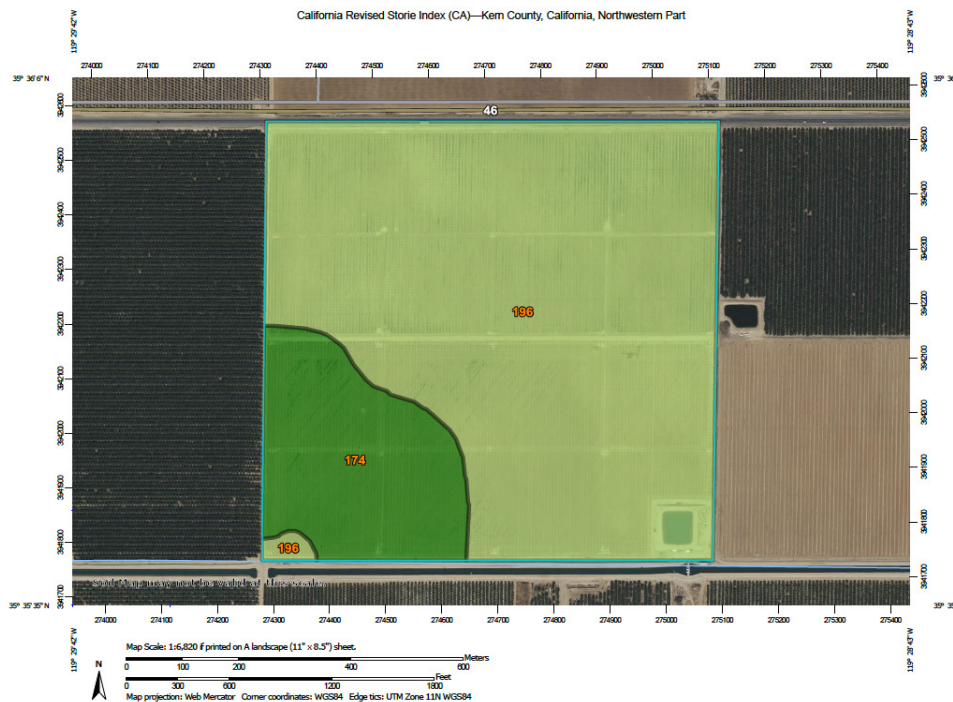
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SOIL MAP



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	Percents in AOI
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	29.8.1	18.5%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	130.9	81.5%
Totals for Area of Interest				160.7	100.0%

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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!