

FOR SALE

30586 Elmo Highway
McFarland, CA 93250



Tech Ag Financial Group, Inc.

CA 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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LOCATION

Property is located at the northwest corner of Elmo Highway and Hiatt Avenue to the Northwest of the City of McFarland in the County of Kern and State of California.

DESCRIPTION

38.18 +/- gross acres of land with approximately 12,000 +/- sf of warehouse and 5,000 +/- sf of residential space via two (2) homes with detached game room and outdoor bar. The property was previously used as a dairy with a milk barn and corrals on site as well. The property has a domestic well that is in good working condition, and is on septic.

BRIEF LEGAL

Kern County Assessor Parcel Number: 060-011-17; Portion of the SW ¼ of Section 3; Township 26 South; Range 25 East; MDB&M. Zoned A - Exclusive Agriculture. Enrolled in the Williamson Act.

CABIN

Multiple story building with 800 +/- sf open floor plan to include living room, bathroom, bar, multiple storage closets, and fireplace on the 1st floor, and approximately 800 +/- sf loft floor plan to include two bedrooms, storage closet, and bathroom on the 2nd floor.

MAIN HOUSE

2,400 +/- sf two story residence with large open kitchen, walk-in pantry, living room and powder room on the 1st floor, and three (3) bedrooms, two (2) bathrooms, walk-in closet, and rooftop access on the 2nd floor.

EAST SHOP

4,000 +/- sf warehouse with concrete slab foundation and metal siting. Two roll-up doors to the west side of the building and one(1) 10 x 10 enclosed office. Good condition.

WEST SHOP

8,000 +/- sf warehouse with concrete slab foundation and metal siting. Four (4) roll-up doors and two (2) entrance doors. No electricity. Good condition.

BAR/GAME ROOM

Large outdoor dining area w/ fireplace and built-in barbecue. Indoor space is an open floor plan used for entertaining with bar and bathroom.

PRICE

\$2,500,000.00 with all cash to be paid at the close of escrow.

CONTACT

Morgan Houchin

661-477-3669 (mobile)

661-695-6500 (office)

Mhouchin@techag.com

www.techagfinancial.com



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SITE PHOTOS



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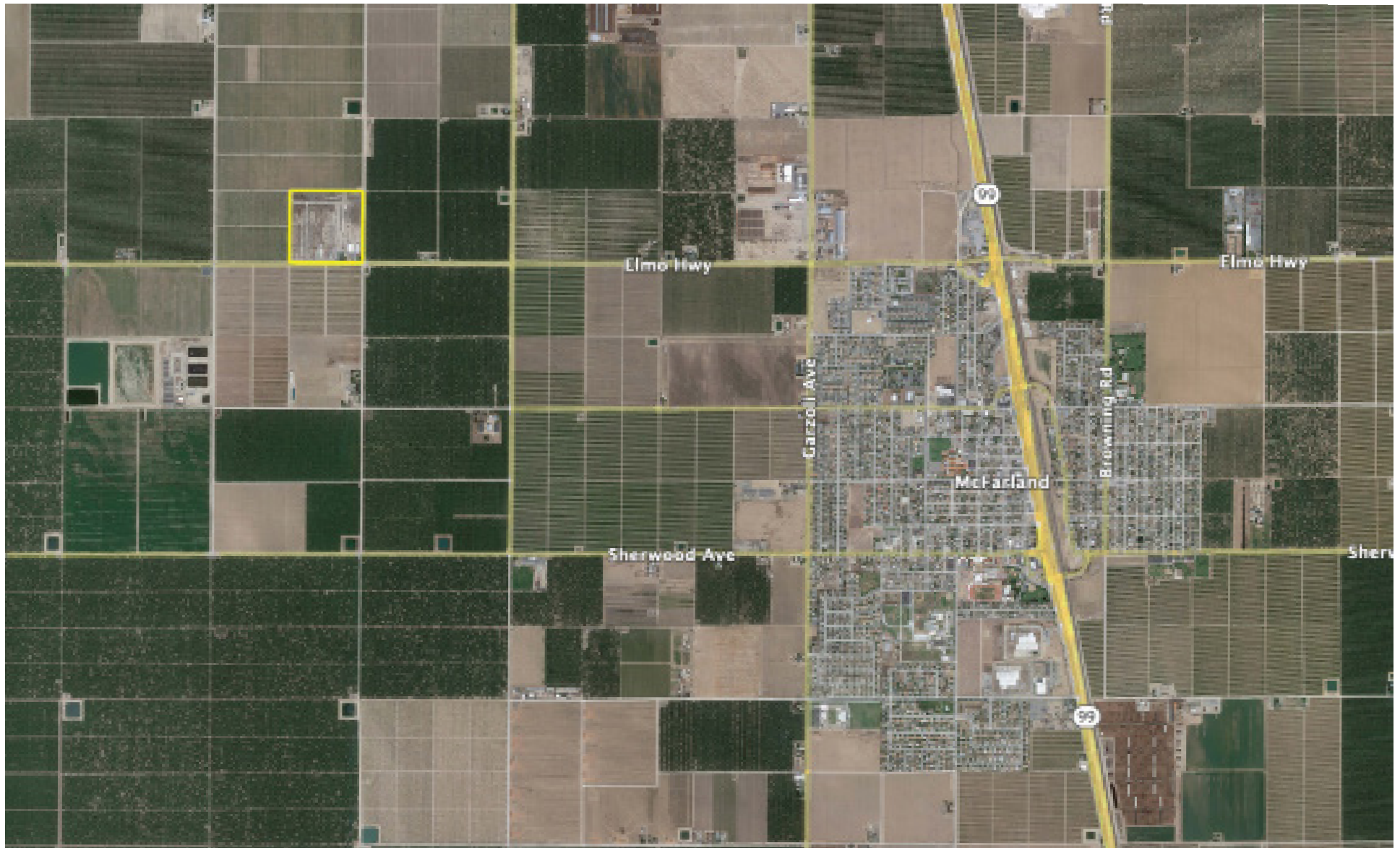
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LOCATION MAP



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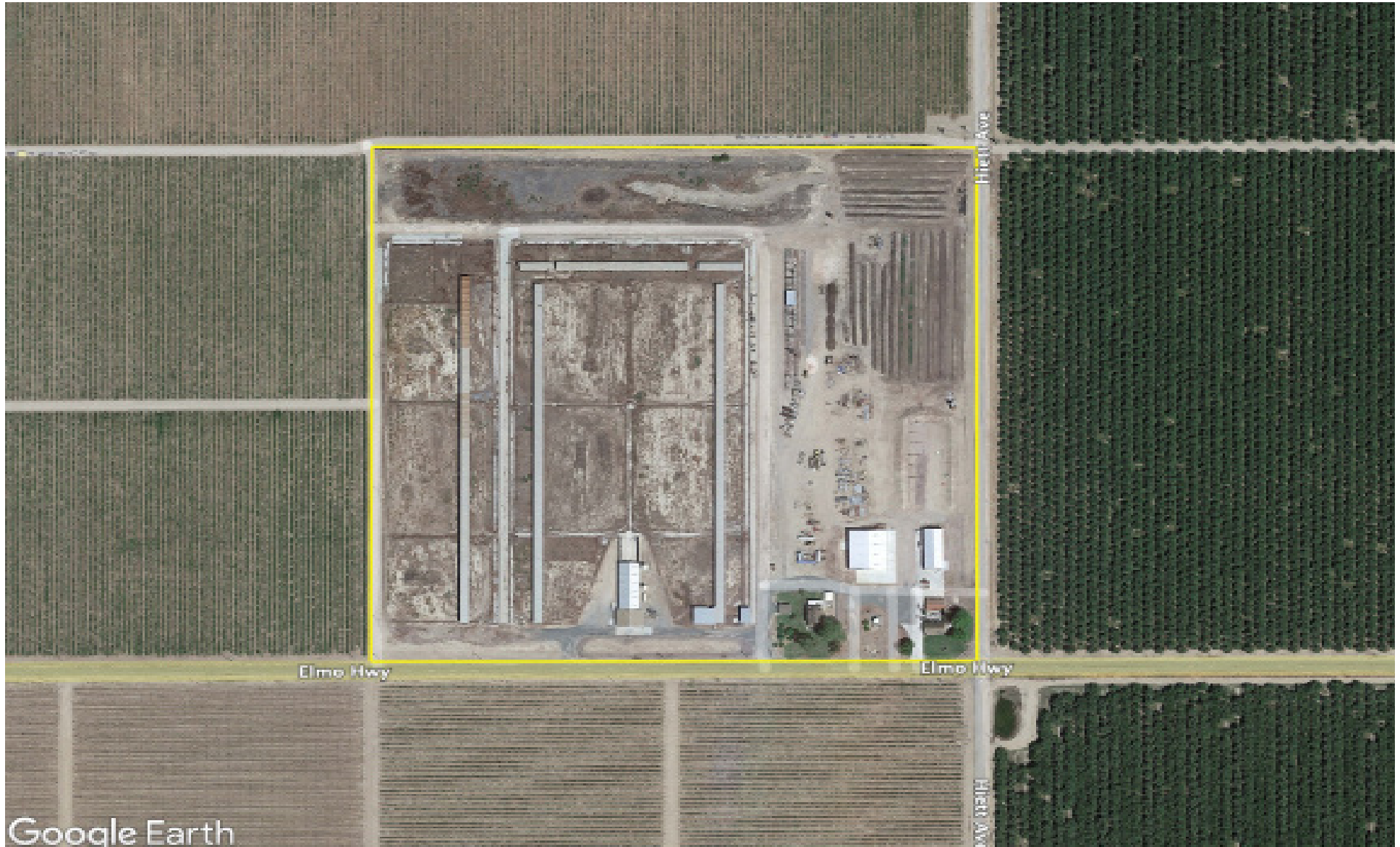
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AERIAL MAP



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FOR EVERYTHING UNDER THE SUN

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- Orchards
- Vineyards
- Ranches
- Developed or Vacant Land

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!