

NEWLY PRICED

**77.04 +/- Acres of Open Farmland in
Arvin Edison Water Storage District**



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 .5 mile to the west of Rockpile Road and 1 miles to the north of Panama Road and 10 miles southeast of City of Bakersfield in County of Kern.

DESCRIPTION

This multi-crop producing opportunity consists of 77.04 +/- gross acres of open farmland in the desirable Arvin-Edison Water Storage District ("AEWSD", "District"). For water, the property has a surface water contract through turnout C-53. The property consists of a majority Grade 2 soils, lending itself to predominately annual crop production due to its sandy properties and proximity to Caliente Creek.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 179-110-32; Section 30, Township 30, Range 30, Quarter; MDB&M.

IRRIGATION

The property is located in the Arvin-Edison Water Storage District with irrigable supply provided by the Federal Central Valley Project and Friant-Kern Canal to the benefit of both surface and groundwater users. The property is in the Surface Water Service Area and has a surface water contract from turnout C-53 located on the northeast corner of the property through the N55-P2 pipeline. The base rate for

surface water supply is \$159/AF plus \$63/AF for the First Energy Lift and an additional \$27/AF for lifts two to six (\$249/AF for the subject property); there is a \$100 water use charge to be credited to the landowner. The property is subject to an annual AEWS assessment of \$155.57 per gross acre to be collected through the Kern County Assessor tax roll.

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

27.5% (209) Whitewolf loamy sand, 0 to 2 % slopes – Grade 2 – Good Soils
59.5% (213) Calicreek loamy coarse sand, 0 to 2 % slopes – Grade 2 – Good Soils
13.0% (217) Whitewolf-Riverwash complex, 0 to 5 % slopes, frequently flooded – Grade 4 – Poor Soils

The property has been historically farmed to row crops. The soil types contribute to ease in harvest operations.

PRICE

\$905,220.00 (\$11,750.00 per acre)
All cash to be paid at the close of escrow.

CONTACT

John Moore

661-303-6536 (mobile)

661-695-6500 (office)

JMoore@techag.com

www.techagfinancial.com



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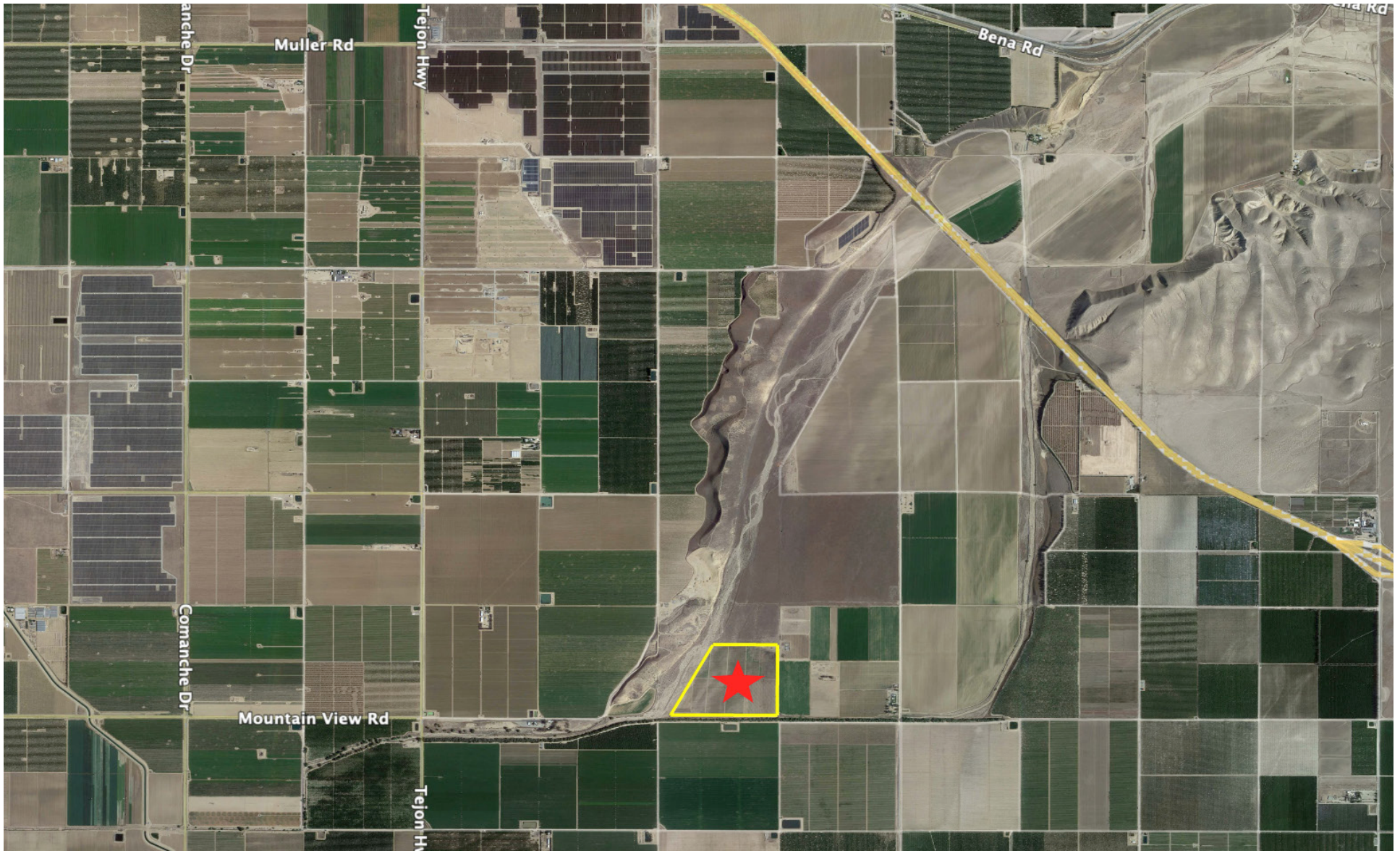
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LOCATION MAP



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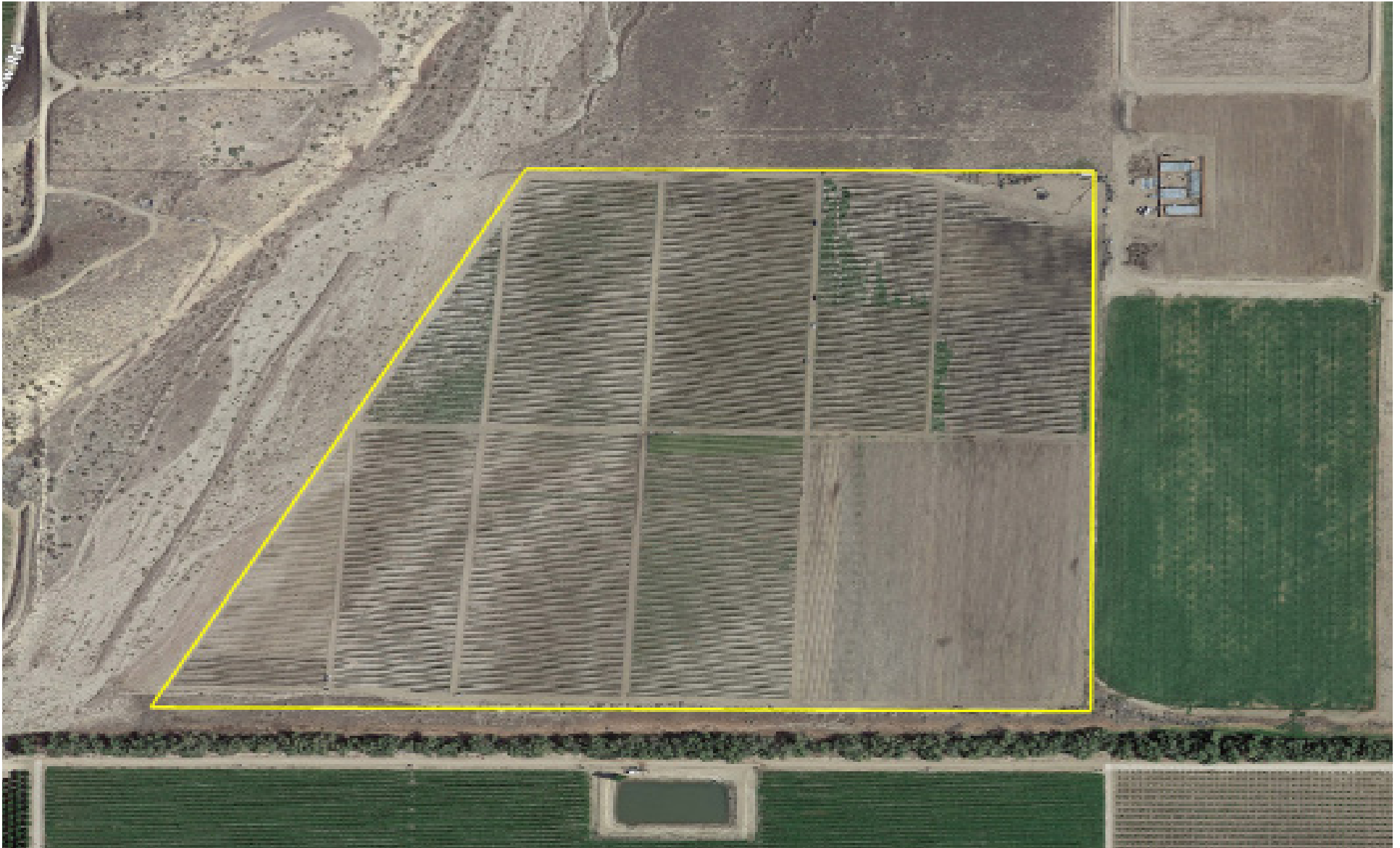
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AERIAL MAP



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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
209	Whitewolf loamy sand, 0 to 2 percent slopes, occasionally flooded	Grade 2 - good	Whitewolf (85%)	22.1	27.5%
213	Calicreek loamy coarse sand, 0 to 2 percent slopes, occasionally flooded	Grade 2 - Good	Calicreek (85%)	47.8	59.5%
217	Whitewolf-Riverwash complex, 0 to 5 percent slopes, frequently flooded	Grade 4 - Poor	Whitewolf (55%)	10.4	13.0%
Totals for Area of Interest				80.4	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:

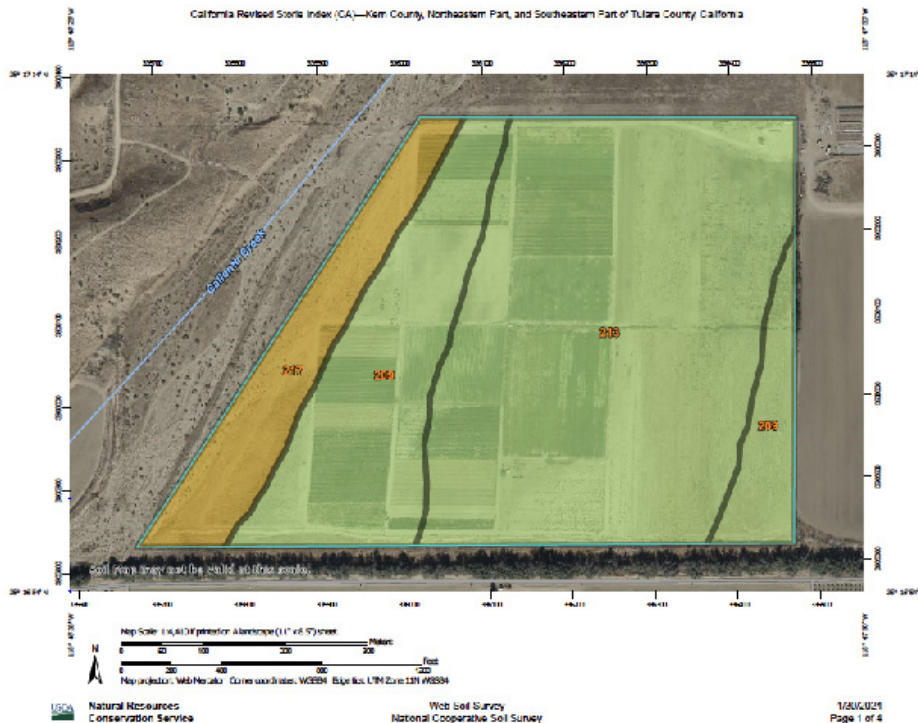
- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption 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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**FOR
EVERYTHING
UNDER
THE SUN**

- **Row Crops**
- **Orchards**
- **Vineyards**
- **Ranches**
- **Developed or Vacant Land**

Call John Moore 661-303-6536

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!