

# FOR SALE

2,252.70 +/- Gross Acre Cattle Ranch  
in Tulare County



**Morgan Houchin**  
Tech Ag Financial Group, Inc.

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## LOCATION

Property is located to the west of the Sierra-Nevada Mountain Range in the south-central portion of Tulare County, which is approximately 8.00 +/- miles to the southeast of the small community of Fountain Springs, and 10.00 +/- miles to the northwest of the City of Porterville. The south boundary of the property is the Tulare County/Kern County line, and the west boundary is approximately 2.50 miles to the east of the junction of Old Stage Road and Grapevine Road. The property has access off of Grapevine Road via a series of four (4) separate gates.

## DESCRIPTION

This offering consists of approximately 2,252.70 +/- gross acres of rangeland with approximately 2.70 +/- acres dedicated to county road(s), and 3.00 +/- acres for farmstead area(s). The topography varies from moderately rolling open meadows to moderately steep to rough terrain with trees and rock outcropping in the southern portion of the ranch. The grass season in the lower elevations typically range from mid-November to early-May, and from May to late-August in higher elevations. The property has been historically operated as a cow-calf operation with an estimated carrying capacity for approximately 180 cows over a 12 month period.

## BRIEF LEGAL

Tulare County APN(s): 344-010-005; 344-020-004; 344-090-010; 344-170-001; 344-170-011; 344-170-010; Portion(s) of Section 24; Section 25; West 1/2 of Section 19; West 1/2 of Section 30; Section 31; Township 24 South; Range 29 East; Township 24 South; Range 30 East; MDB&M

## STRUCTURES

**Main Dwelling** - 1,318 sf, 2 bed, 1 bath, kitchen, living room, and a solar panel installation  
**2nd Dwelling** - 945 sf, 1 bed, 1 bath, kitchen, and living room  
**Storage Barn** - 864 sf, dirt floor and foundation  
**Corrals** - 2 sets of livestock corrals  
**Hay Barn** - 2,910 sf, wood frame, concrete foundation  
**Calf Shed** - 726 sf, pipe frame, concrete foundation  
**Tool Shed** - 432 sf, mud sill, wood floor  
**Fencing** - Full perimeter fencing with six (6) cross fences for pastures

## WATER

The source of livestock water is provided through multiple springs, a pond, and the White River. The ranch has a well developed water system with a series of springs interconnected to PVC pipeline for the managed distribution of water into a series of water-holding tanks and troughs located throughout the ranch including a large watering pond. The source of domestic water is a spring-fed water tank. There are no public utilities on the property.

## LEASE

The property is being offered subject to an existing grazing lease with a cattle operation that is scheduled to expire on June 30th, 2022. The annual rental rate of \$30,000 (\$13.32 per gross acre), which is payable in two equal installments due on January 1st and July 1st of each lease year. The property taxes, and any approved fencing and/or related materials excluding labor are paid for by the Landlord.

## OTHER

The property is zoned AF—Foothill Agriculture, and is enrolled in the agricultural preserve under the terms of the Williamson Act. The 2018 - 2019 property tax expense was \$6,643.00 as billed by the Tulare County Assessor Office.

## PRICE/TERMS

\$2,703,240.00 *(All cash to be paid at the close of escrow).*

## CONTACT

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## SITE PHOTOS





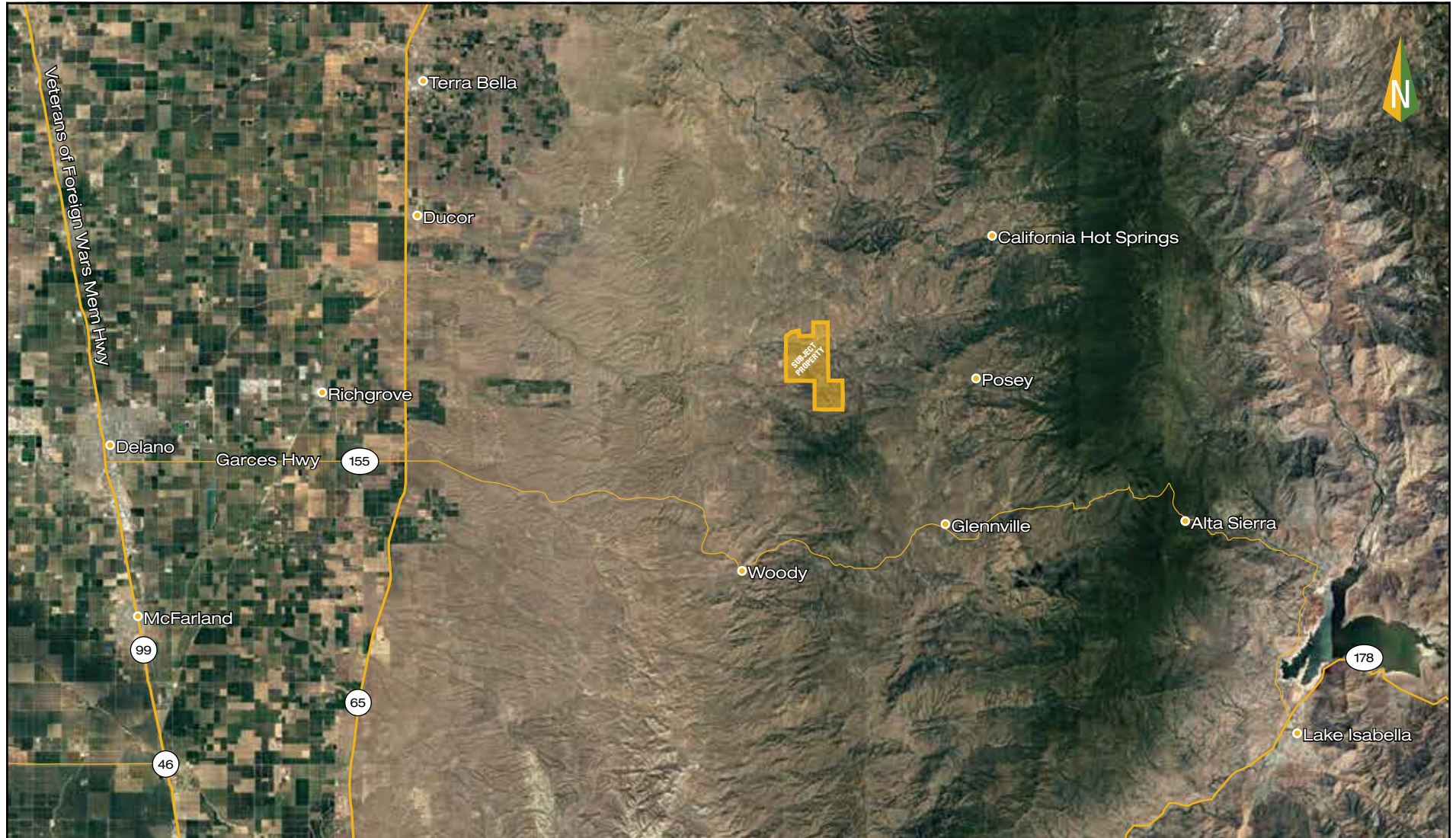
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## LOCATION MAP





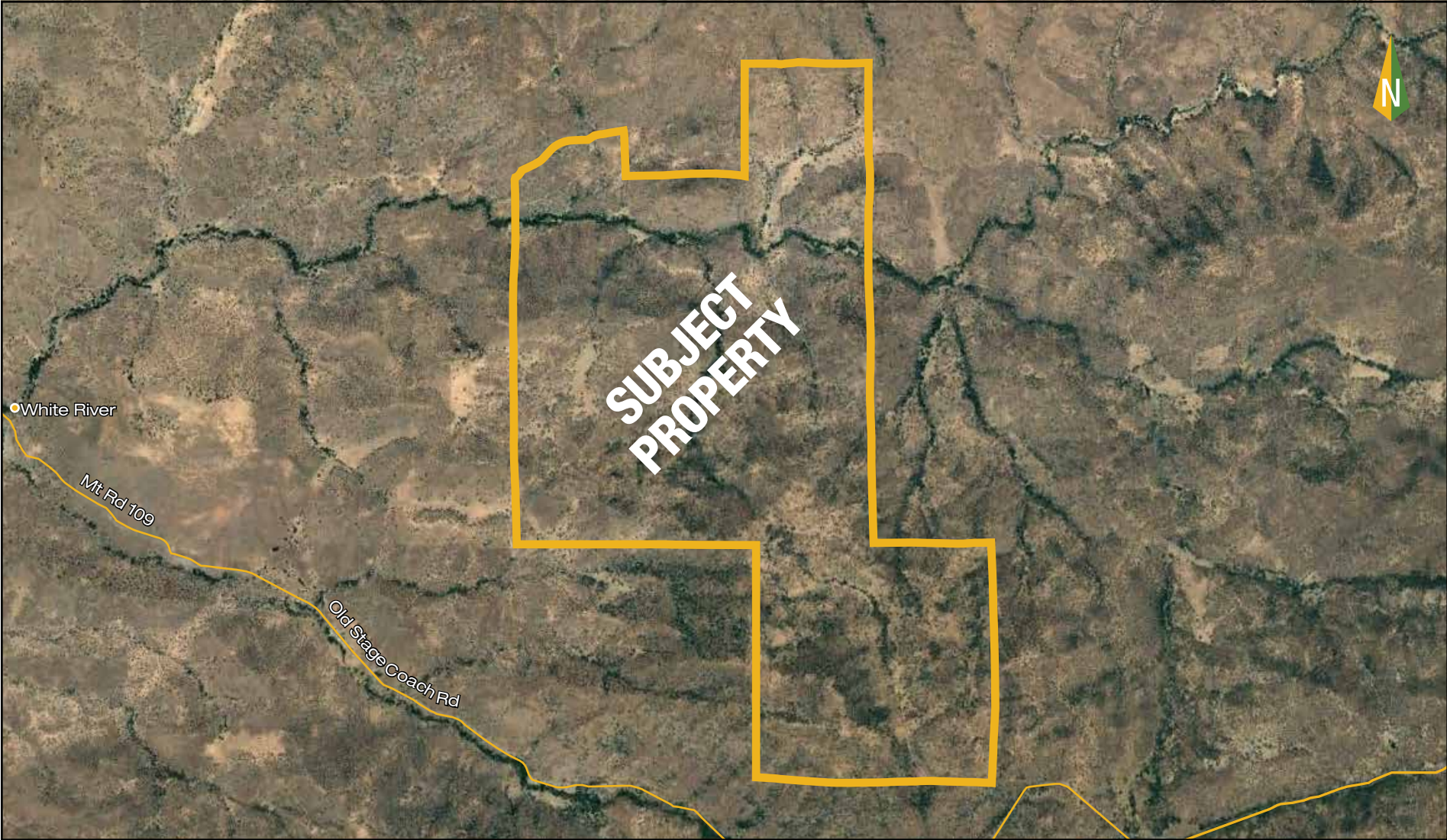
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**AERIAL MAP**





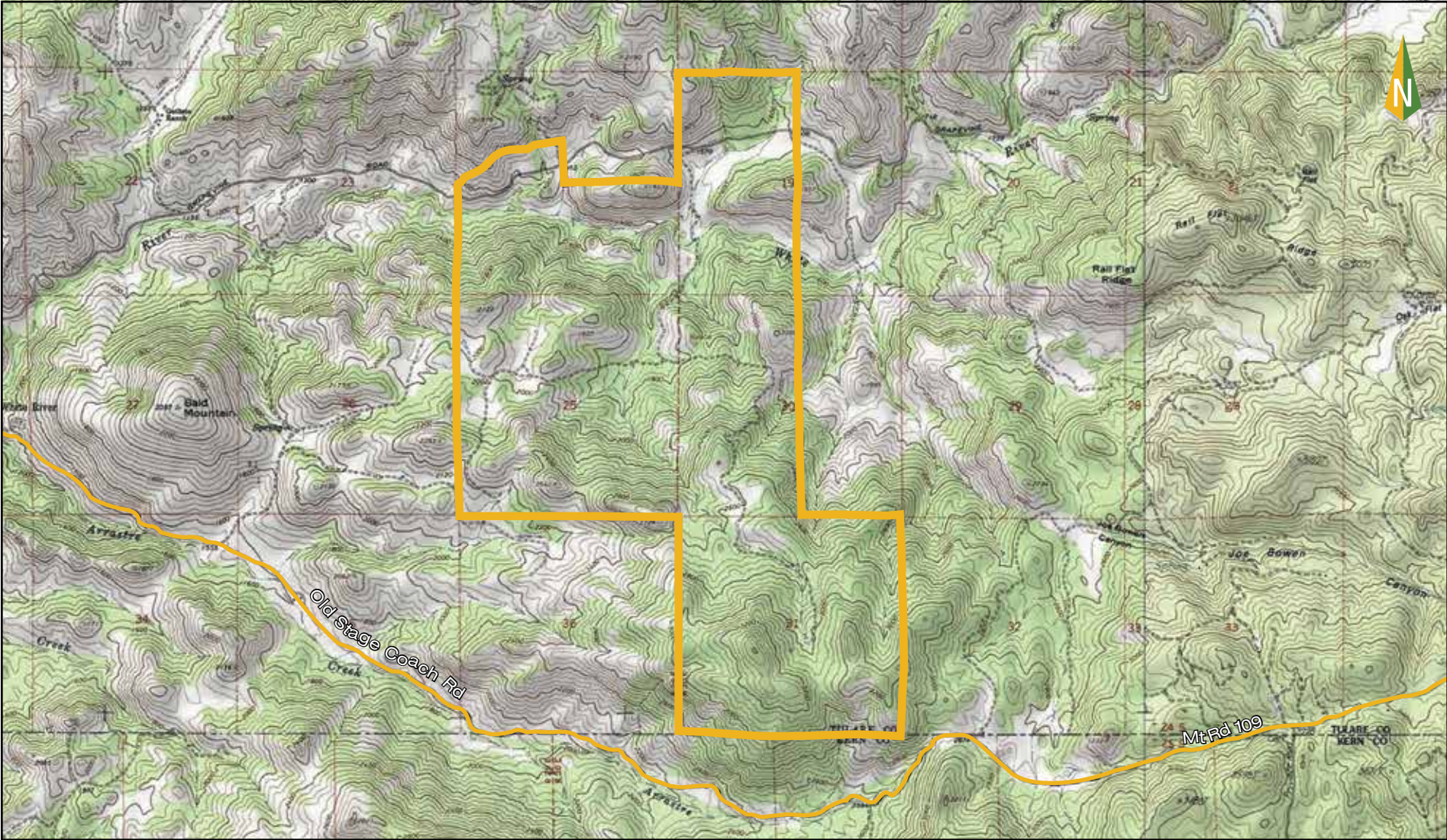
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**TOPOGRAPHIC MAP**



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.



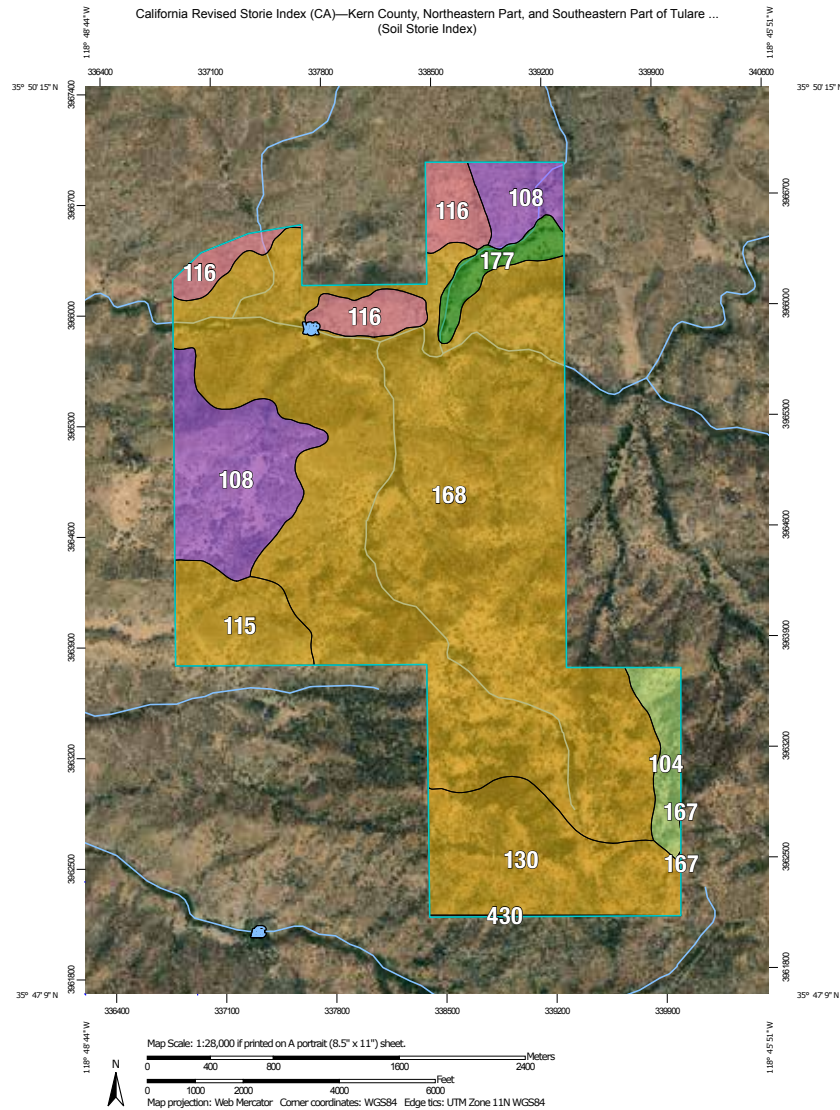
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## SOIL MAP



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
430	Friant-Rock outcrop complex, 15 to 75 percent slopes	Grade 5 - Very Poor	Friant (70%)	3.0	0.1%
<b>Subtotals for Soil Survey Area</b>				<b>3.0</b>	<b>0.1%</b>
<b>Totals for Area of Interest</b>				<b>2,337.8</b>	<b>100.0%</b>
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
104	Auberry-Rock outcrop complex, 9 to 50 percent slopes	Grade 2 - Good	Auberry (50%)	57.2	2.4%
108	Blasingame-Rock outcrop complex, 9 to 50 percent slopes	Grade 3 - Fair	Blasingame (50%)	264.5	11.3%
115	Cibo-Rock outcrop complex, 15 to 50 percent slopes	Grade 4 - Poor	Cibo (50%)	114.9	4.9%
116	Cieneba-Rock outcrop complex, 15 to 75 percent slopes	Grade 5 - Very Poor	Cieneba (55%)	120.7	5.2%
130	Friant-Rock outcrop complex, 15 to 75 percent slopes	Grade 4 - Poor	Friant (50%)	256.9	11.0%
167	Vista coarse sandy loam, 30 to 50 percent slopes	Grade 4 - Poor	Vista (80%)	0.5	0.0%
168	Vista-Rock outcrop complex, 9 to 50 percent slopes	Grade 4 - Poor	Vista (80%)	1,476.0	63.1%
177	Yetter sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	Yetter (85%)	44.2c	1.9%
<b>Subtotals for Soil Survey Area</b>				<b>2,334.8</b>	<b>99.9%</b>
<b>Totals for Area of Interest</b>				<b>2,337.8</b>	<b>100.0%</b>

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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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!