FOR SALE

307.92 +/- Acres of Cawelo Open Farmland and Vineyard

Morgan Houchin
Tech Ag Financial Group, Inc.
Broker DRE No. 01865336
mhouchin@techag.com
3430 Unicorn Road
Bakersfield, CA 93308
661-477-3669 mobile
661-695-6500 office
661-384-6168 fax

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LOCATION

Property is located approximately one-half (1/2) of a mile to the east of the intersection of Zerker Road and Jackson Ave approximately eight (8.0) miles to the northwest of the City of Bakersfield in the County of Kern and State of California

DESCRIPTION

This 307.92 +/- acre offering consists of approximately 126 +/- acres of planted vineyard and 123 +/- acres of open farmland with surface water delivery from Cawelo Water District (Cawelo), and a 300HP deep agricultural well.

LEGAL

Formerly Kern County Assessor Parcel Number: 073-230-02 now referred to as Parcel 1 of Parcel Map No. 12127 in the County of Kern being a division of the East 1/2 of Section 23; T 27S; R 26E; MDB&M

PARCEL MAP

Property is being offered subject to the vesting and recordation of Parcel 1 (11.20 +/- AC) and Parcel 2 (307.92 +/- AC) of Parcel Map No. 12127

SOIL

According to the USDA Soil Storie Index, the property has predominantly Class I & II soil(s) with a portion of the soil profile consisting of riverwash historically condusive for drainage and groundwater recharge

PLANTING

Field 2ne – 17.10 +/-net acres of Muscat vineyard planted on a 4' x 12' spacing
Field 3n – 17.50 +/- net acres of Muscat vineyard planted on 4' x 12' spacing
Field 3s – 17.86 +/- net acres of Muscat vineyard planted on a 4' x 12' spacing
Field 4 – 26.29 +/- net acre of Muscat vineyard planted on a 4' x 12' spacing
Field 5 – 17.76 +/- net acres of Muscat vineyard planted on a 4' x 12' spacing
Field 6 – 18.61 +/- net acres of Muscat vineyard planted on a 4' x 12' spacing
Field 7 – 2.50 +/- net acres of Muscat vineyard planted on a 4' x 12' spacing
Field 8 – 8.45 +/- net acres of Sweet Celebration planted on a 6' x 12' spacing

WINERY CONTRACT

Vineyard is farmed pursuant to an agreement for the purchase and sale of grapes with Sutter Home Winery dated March 23rd, 2012. Contract includes 119.92 +/- acres of grafted and Muscat Alexandria vineyard for a minimum of seven (7) years of production commencing on 2014 and subject to annual renewal on a year-by-year basis following the completion of harvest for the 2020 crop year. Winery provides reimbursement for hauling expense up to Fresno CA, and payment for grapes is made in full by December 1st of each year following the delivery of grapes to the winery. Contract payment is subject to a minimum price per ton.

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IRRIGATION

Property is located within the boundaries of the north service area of Cawelo Water District (Cawelo), and receives surface water delivery via District turnout no. C-46. For the 2019 crop year, Cawelo's budgeted water allocation is 1.8 acre feet per acre in the District subject to any increases in actual water delivery for District landowners . The District assessment of the 2019 crop year is $82 per acre, and $220 per acre foot of Cawelo's budgeted allocation for 2019. Cawelo's historical average water delivery has been approximately 75,000 acre feet/year or 2.27 acre feet/surface water acre.

For supplemental water delivery, the property has a 1,200' deep agricultural well that was drilled in 1994. The well is equipped with a 300HP gearhead, and a John Deere 6135 diesel engine. The reported flow is approx. 1,254 GPM with a standing water level at 420', and a pumping water level at 613', and a pump setting at 700' via a pump test report dated 10/10/18 from S.A. Camp Pump & Drilling Company. Both the vineyard and open farmland has a previously installed in-field irrigation system with central reservoir, series of filtration stations, and booster pump connected to a John Deere 6068 diesel engine.

Lastly, the property has a developed 25.65 +/- acre lake and/or reservoir that has been historically used to divert water from Poso Creek in "high flow" years subject to District meters and records.

SGMA

The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSP(s) may limit the amount of well water pumped. For more information go to https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management

PRICE

$6,774,240.00 ($22,000 per acre)
(All cash to be paid at the close of escrow).

CONTACT

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SITE PHOTOS

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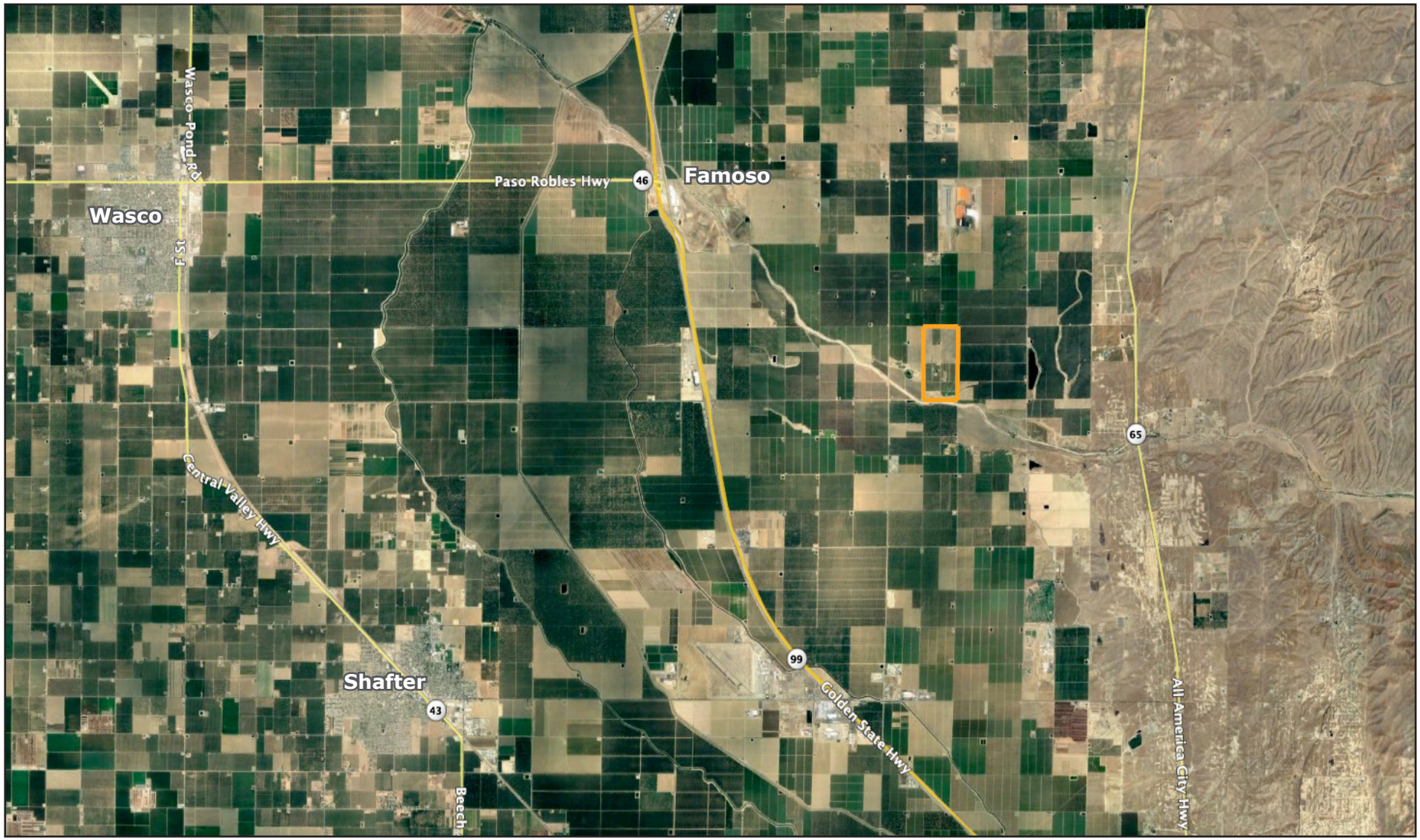
LOCATION MAP



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AERIAL MAP

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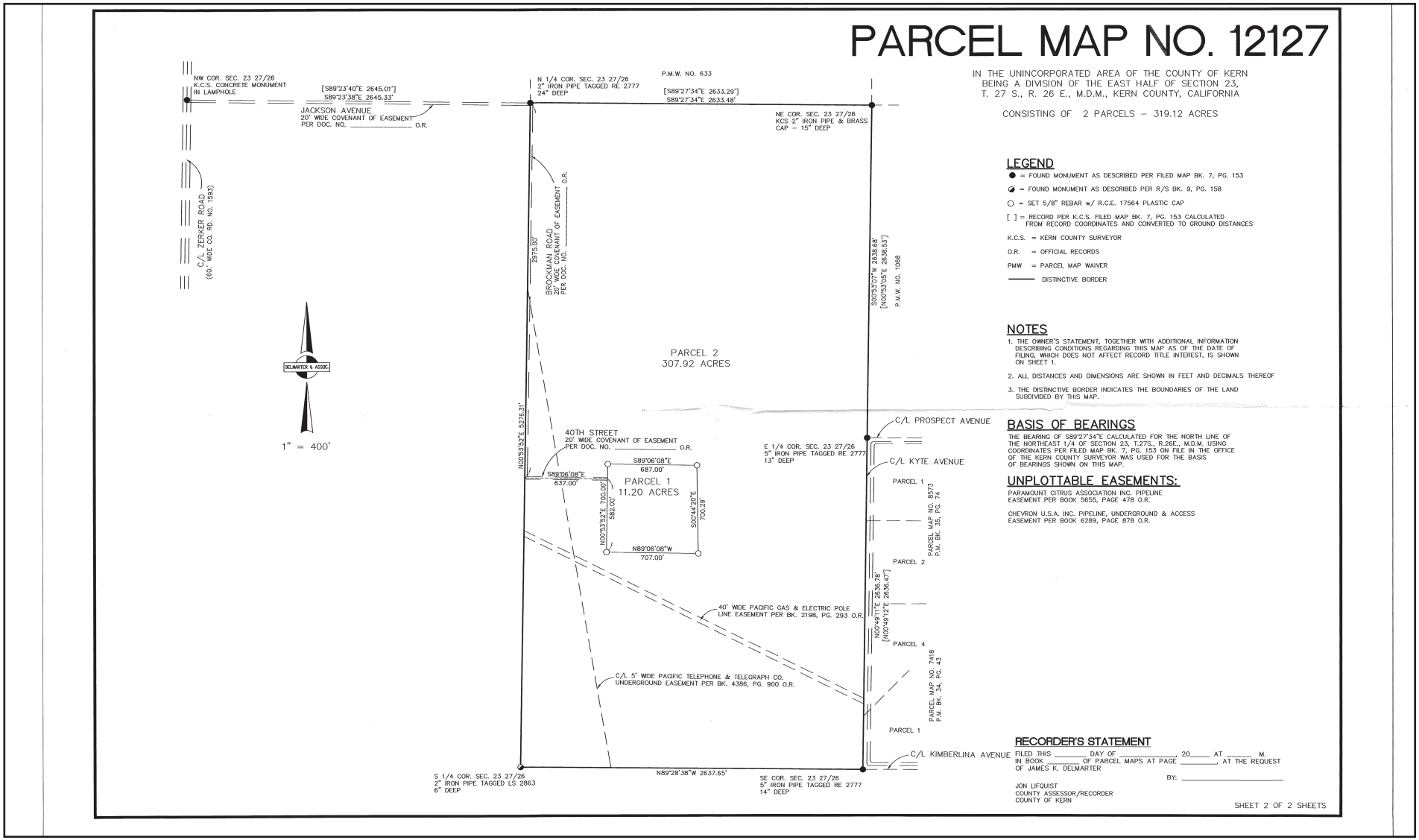
PARCEL MAP NO. 12127



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SOIL MAP

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unite Name	Rating	Component Name	Acres in AOI	Perecent in AOI
138	Delano sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Delano (85%)	89.2	28.0%
139	Delano sandy loam, 2 to 5 percent slopes	Grade 2 - Good	Delano (85%)	31.1	9.8%
140	Delano sandy loam, 5 to 9 percent slopes	Grade 1 - Excellent	Delano (85%)	0.3	0.1%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	28.8	9.0%
223	Premier coarse sandy loam, 5 to 9 percent slopes	Grade 1 - Excellent	Premier (85%)	155.2	48.7%
229	Riverwash	Not Applicable for Stories Index	Riverwash (100%)	6.6	2.1%
256	Zerker sandy clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Zerker (85%)	7.2	2.2%
Totals for Area of Interest				**318.4**	**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!

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