

FOR SALE

182.50 +/- Gross Acres of Stone Fruit &
Open Farmland in People's Ditch Company



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

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3430 Unicorn Road

Bakersfield, CA 93308

661-477-3669 mobile

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661-384-6168 fax



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 6880 Elder Ave, Hanford CA 93230 at the northeast corner of the intersection of 7th and Elder Ave to the northeast of the City of Hanford in the County of Kings and State of California

DESCRIPTION

This 182.50 +/- acre offering has 68.00 +/- planted acres of plums with varieties to include Angeleno, Howard Sun, August Yummy, September Yummy and the balance of the property consists of approximately 114.50 +/- acres of open farmland with dual sources of water provided by Consolidated Peoples Ditch Company and two (2) groundwater irrigation wells. A prospective Buyer also has the option to retain rental income from an existing agricultural lease or could pursue an option for early lease termination to farm the property

LEGAL

Kings County Assessor Parcel Number: 014-020-018; Portion(s) of Section 3; T 18S; R 22E; MDB&M

PRODUCTION

Variety	Plant Date	Acres	2016 (Per AC)	2017 (Per AC)	2018 (Per AC)
Angelino - East	2011-G	12.60	968.81	784.60	1,262.70
Angelino - West	2014-G	27.70	496.28	545.13	1,039.82
Howard Sun	2011-G	6.70	467.76	254.33	485.07
August Yummy	2004	17.50	1,122.88	974.40	1,306.29
September Yummy	Plum	3.5	-	263.14	-

PLANTING

12.60 +/- net acres of Angelino Plums grafted in 2011, 18' x 15' spacing

27.70 +/- net acres of Angeleno Plums grafted in 2014, 18' x 15' spacing

6.70 +/- net acres of Howard Sun Plums grafted in 2011, 18' x 15' spacing

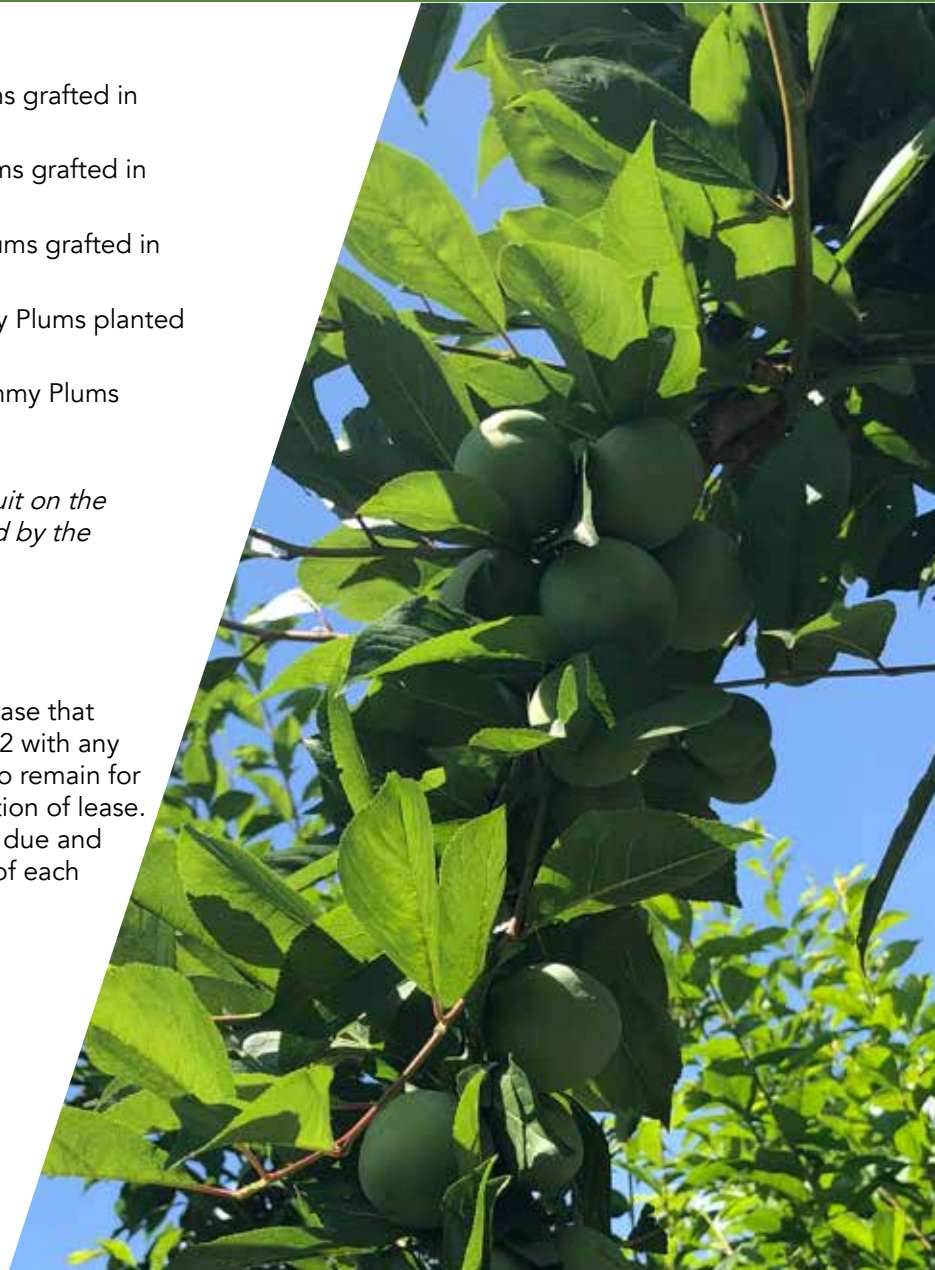
17.50 +/- net acres of August Yummy Plums planted in 2004, 18' x 15' spacing

3.50 +/- net acres of September Yummy Plums planted in 2004, 18' x 15' spacing

(The balance of the planted stone fruit on the property is scheduled to be removed by the Tenant.)

AGRICULTURAL LEASE

Property is being sold subject to a lease that will terminate on October 22nd, 2022 with any improvements made by the Tenant to remain for the benefit of property at the expiration of lease. The annual rent is \$65,981.00 that is due and payable on or before October 23rd of each lease year.



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IRRIGATION

Property is located in People's Ditch Company. According to People's Ditch, for the 2019 crop year, the ditch delivery system is open from May 1st – September 1st. The cost of water for the property is equivalent to \$15 per irrigated acre, which is payable to People's Ditch by January in a given crop year. The additional water use charge for the property is \$55 per acre foot of delivered water from People's Ditch. Ditch water is delivered to the property via a 20 HP electric lift pump. According to People's Ditch, there are no additional assessments and restrictions for water use. The property does have any water shares or stock.

For supplemental water, the property has two (2) irrigation wells. One (1) 60HP electric irrigation well, and a 640' deep well that was drilled in 2016 equipped with 100HP gear head and a diesel engine. The estimated combined flow for these wells was approx. 1,308 GPM as reported via pump test report dated 7/3/19.

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>

SOILS

67 +/- % (131) Kimberlina fine sandy loam, sandy substratum, Class I
33 +/- % (130) Kimberlina fine sandy loam, saline-alkali, Class III

STRUCTURES

Property has a dwelling, domestic well, shop, and fenced yard space

PRICE

\$5,110,000.00 (\$28,000 per acre)
(All cash to be paid at the close of escrow)

CONTACT

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SITE PHOTOS



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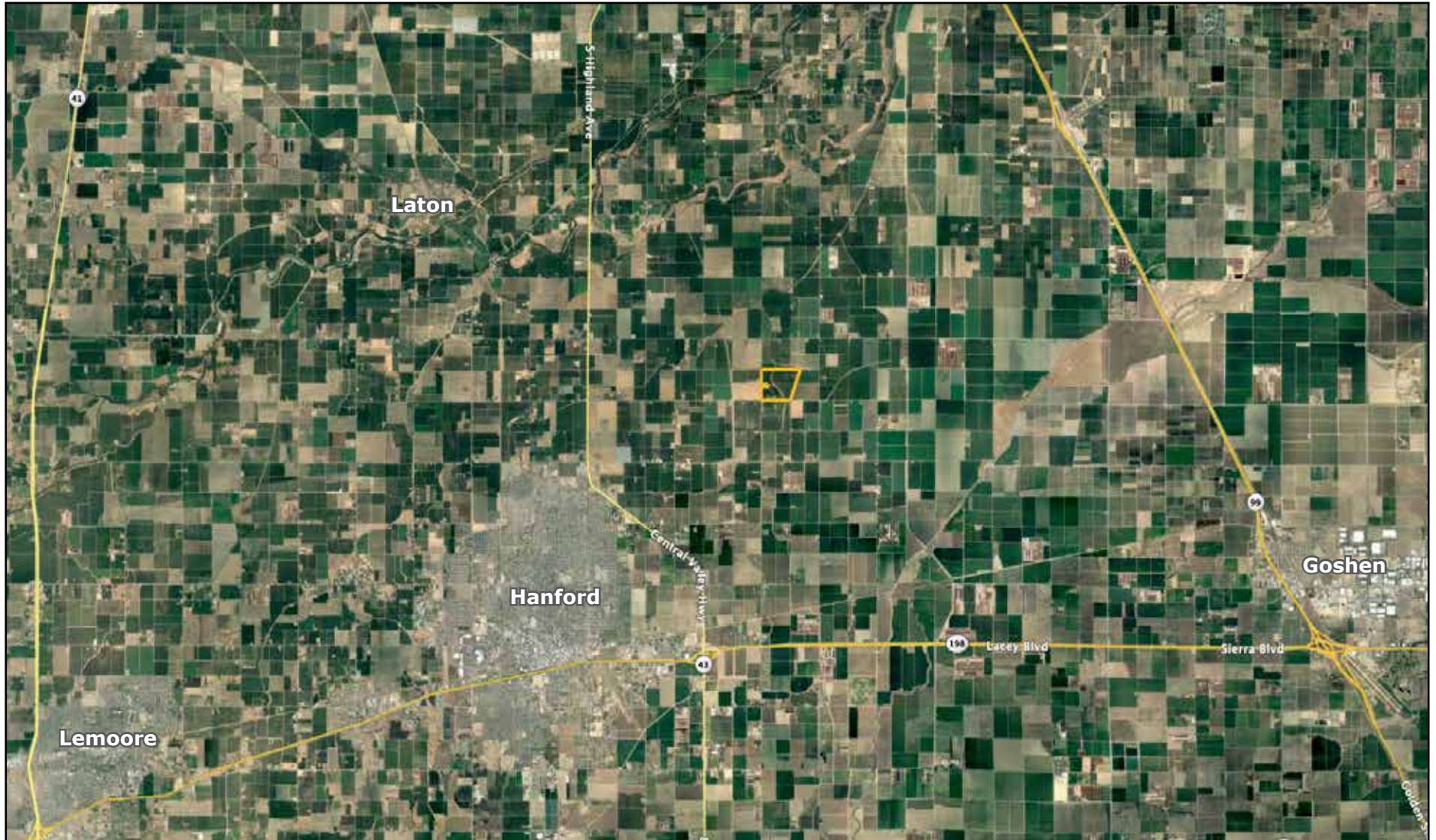
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LOCATION MAP



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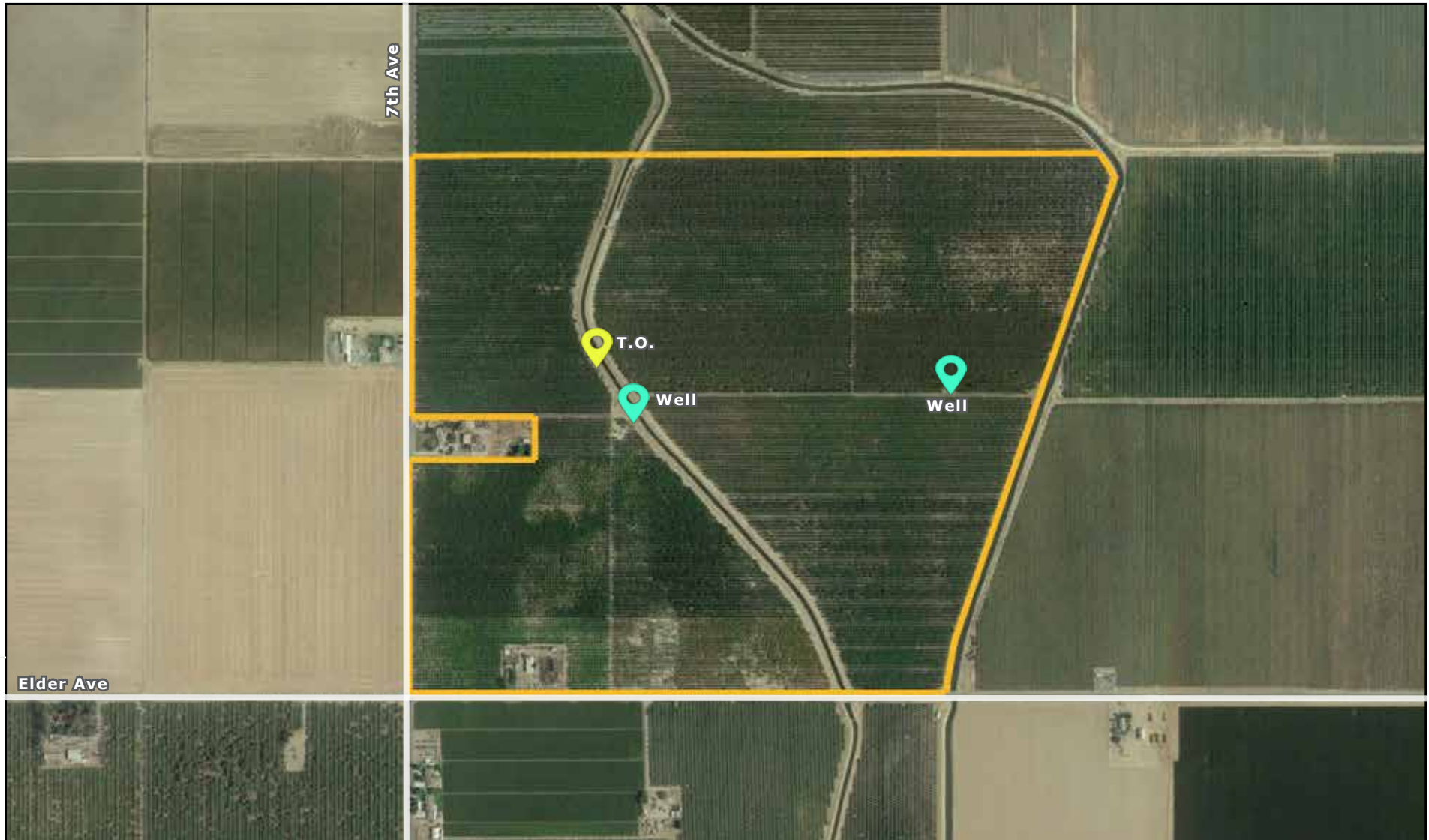
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AERIAL MAP



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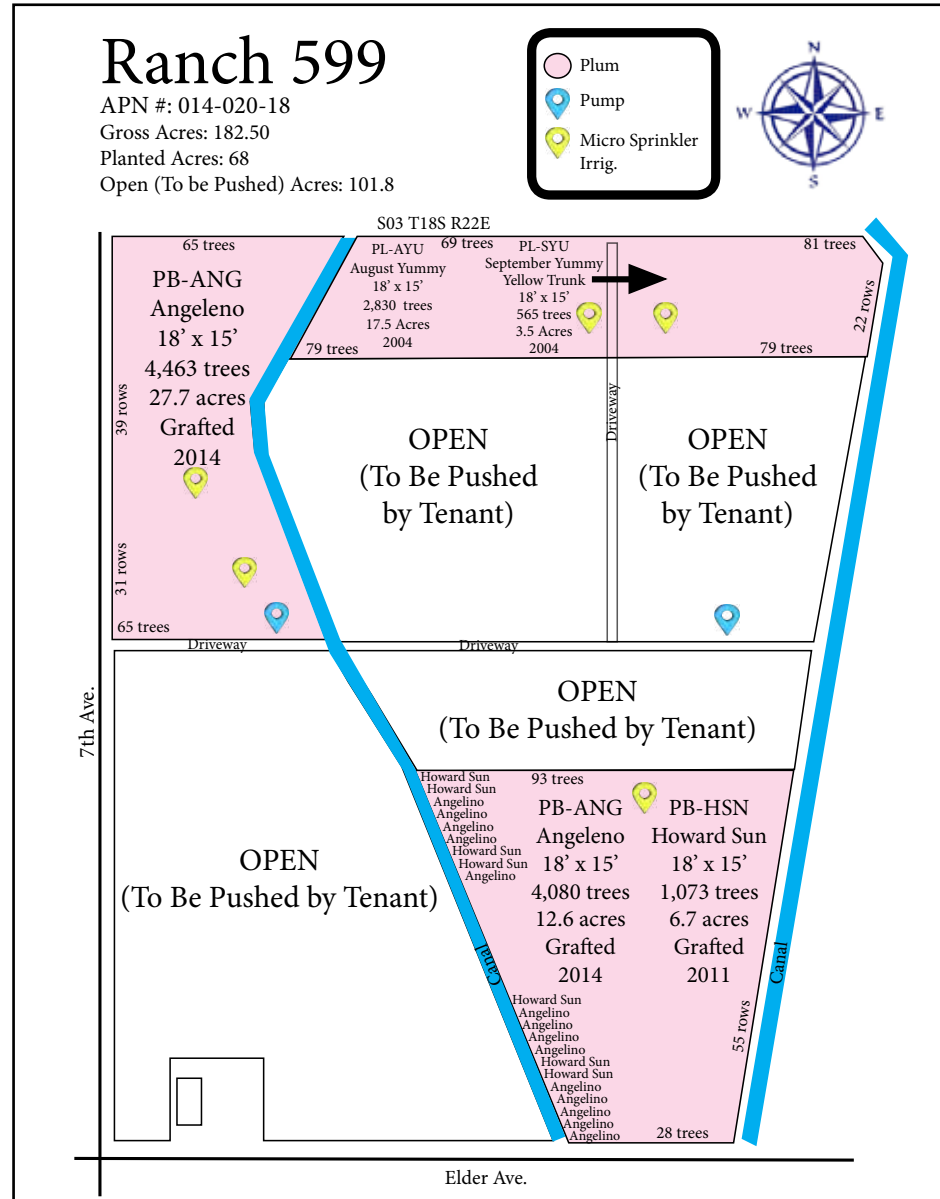
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FIELD MAP



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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 - Kings County, California

Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
130	Kimberlina fine sandy loam, saline-alkali	Grade 3 - Fair	Kimberlina (85%)	61.3	33.3%
131	Kimberlina fine sandy loam, sandy substratum	Grade 1 - Excellent	Kimberlina (85%)	123.0	66.7%
Totals for Area of Interest				184.3	100.0%

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FOR EVERYTHING UNDER THE SUN

- Row Crops
- 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!