

FOR SALE

297.07 +/- Gross Acres of Citrus & Open
Farmland in Cawelo Water District



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 on Sherwood Ave approximately one (1) mile to the west of Highway 65 at the northwest and southwest corner(s) of the intersection of Sherwood Ave and Fay Ridge Road approximately six and one-half (6 ½) miles to the east of the City of McFarland in the County of Kern and State of California

DESCRIPTION

297.07 +/- gross acres with 41.20 +/- acres of Lemons, 22.60 +/- acres of Minneolas, 30.60 +/- acres of Navels, and 9.30 +/- acres of Mandarins for a total of 103.70 +/- acres of planted citrus on Class I & II soil(s) and 193.37 +/- acres of open farmland with dual sources of water provided via surface water delivery from Cawelo Water Storage District and a 200 HP electric irrigation well

BRIEF LEGAL

Kern County Assessor Parcel Number(s): 060-321-19; 060-321-21; 060-321-23; 060-321-25; Portion(s) of South ½ of Section 18; T 26S; R 27E; MDB&M

PRODUCTION

Three (3) year average production history for the planted lemons is approximately 34 bins per acre (Production history for all planted citrus is available upon request)

IRRIGATION

Property is located within the boundaries of the north service area of Cawelo Water District, and receives surface water delivery via District turnout C-41. 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

During the months of November to February, the Cawelo Winter Supplemental Water Program provides available water to growers at a cost of \$25 per acre feet which does not go against a growers budgeted water allocation of 1.8 acre feet per acre. The property also has a 200 HP electric agricultural well with an estimated flow of 761 GPM with a standing water level at 576', pumping water level at 636', and 55% overall pump efficiency as provided via a pump test report dated 2/12/19. The property is irrigated by one (1) 50 HP booster pump and one (1) 75 HP booster pump for a total of two (2) booster pumps each equipped with a filter station that is interconnected to a centralized reservoir that provides both district and ground water to irrigate the planted citrus via a single line fan jet irrigation system.

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:

\$ 6,500,000.00 (\$22,000 per acre)
(All cash to be paid at close of escrow)

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SITE PHOTOS



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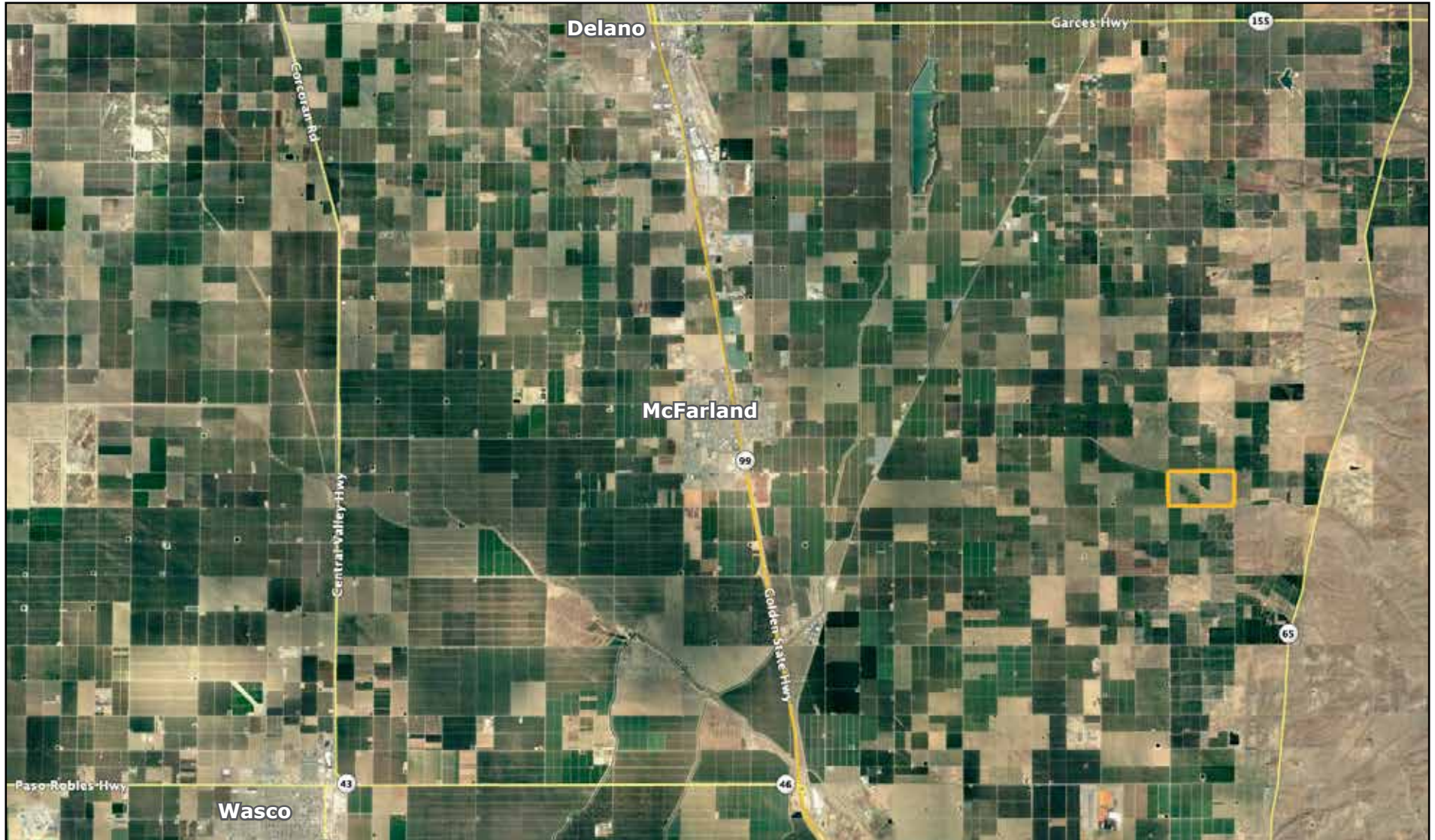
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LOCATION MAP



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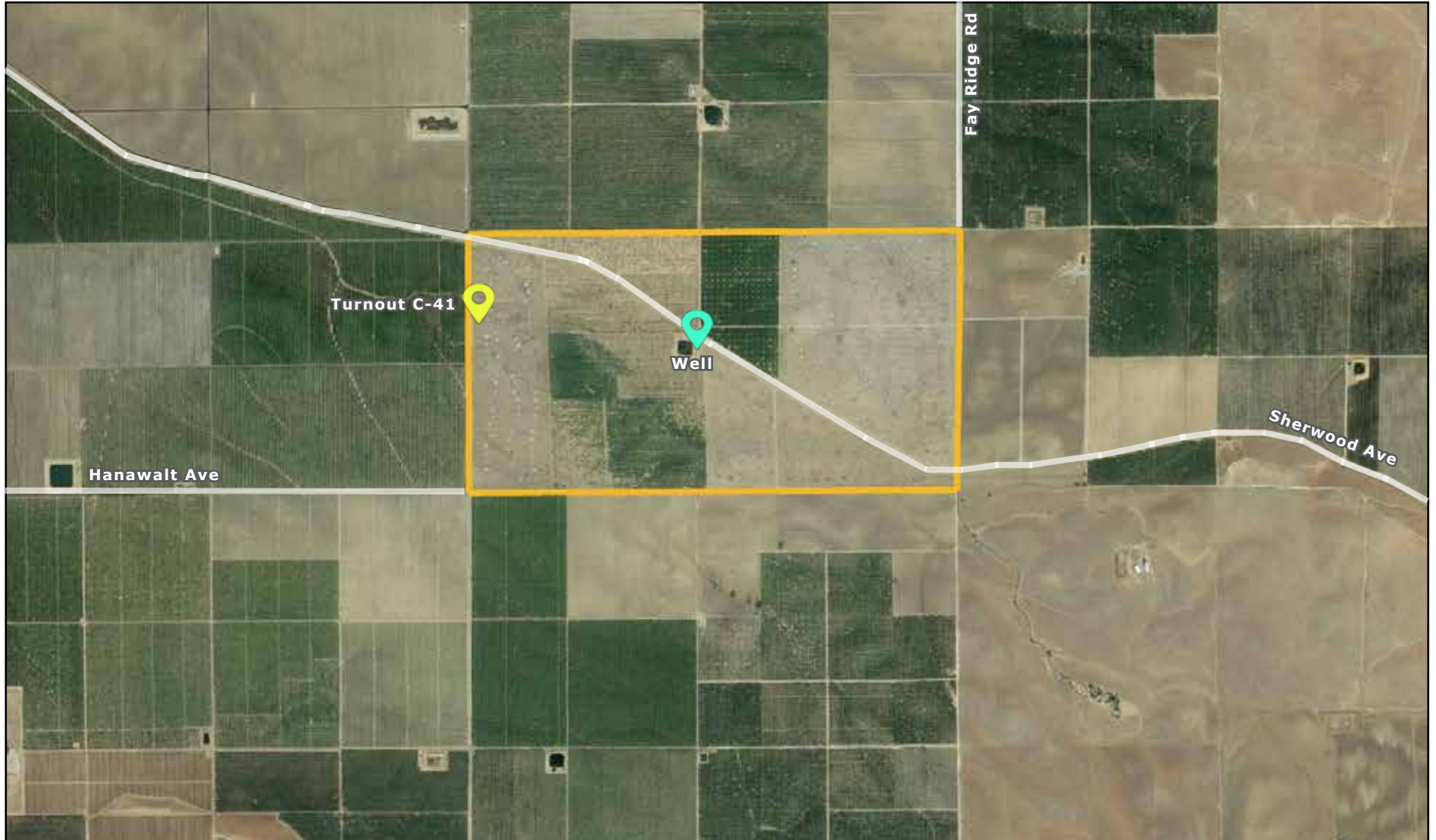
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AERIAL MAP



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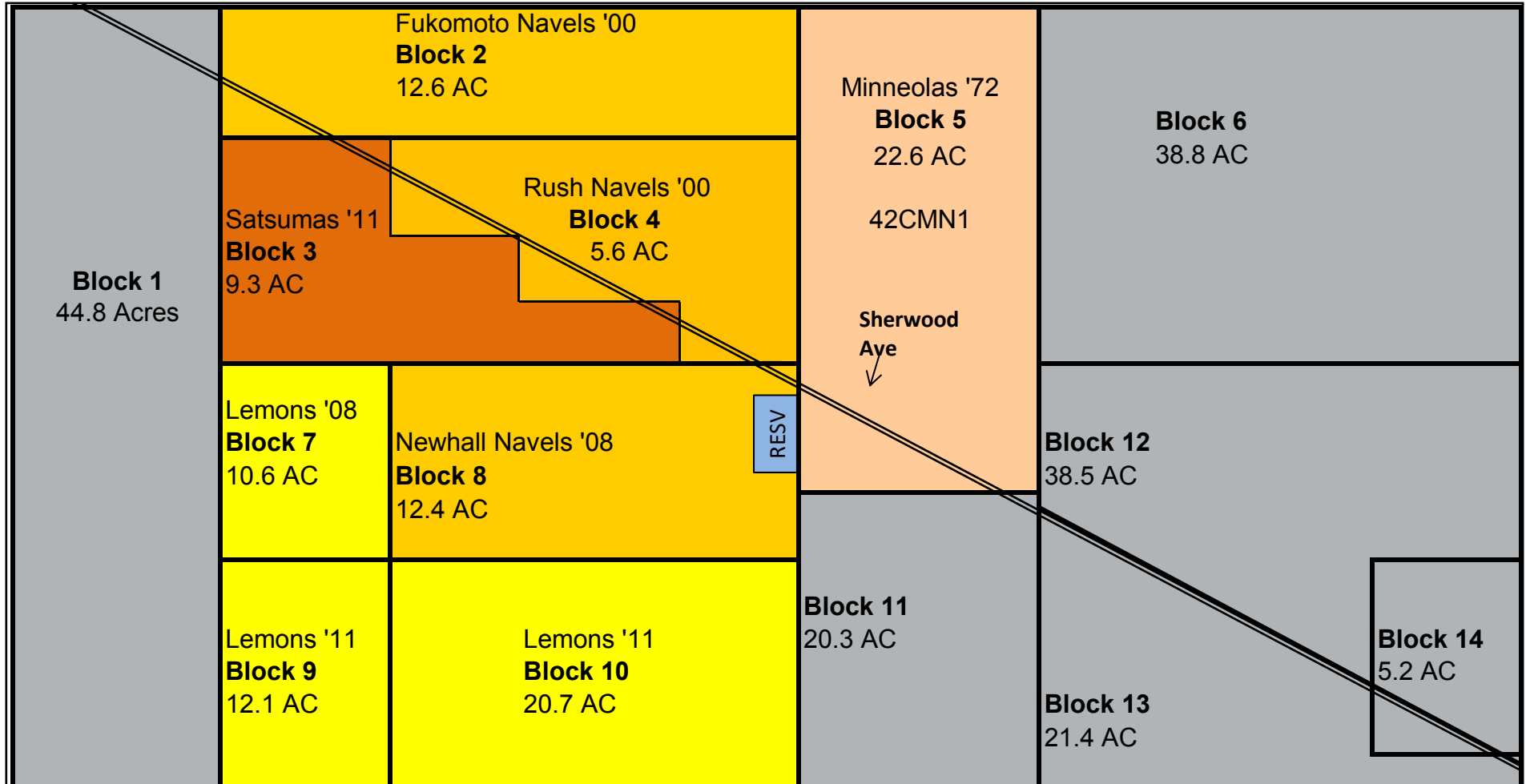
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FIELD MAP



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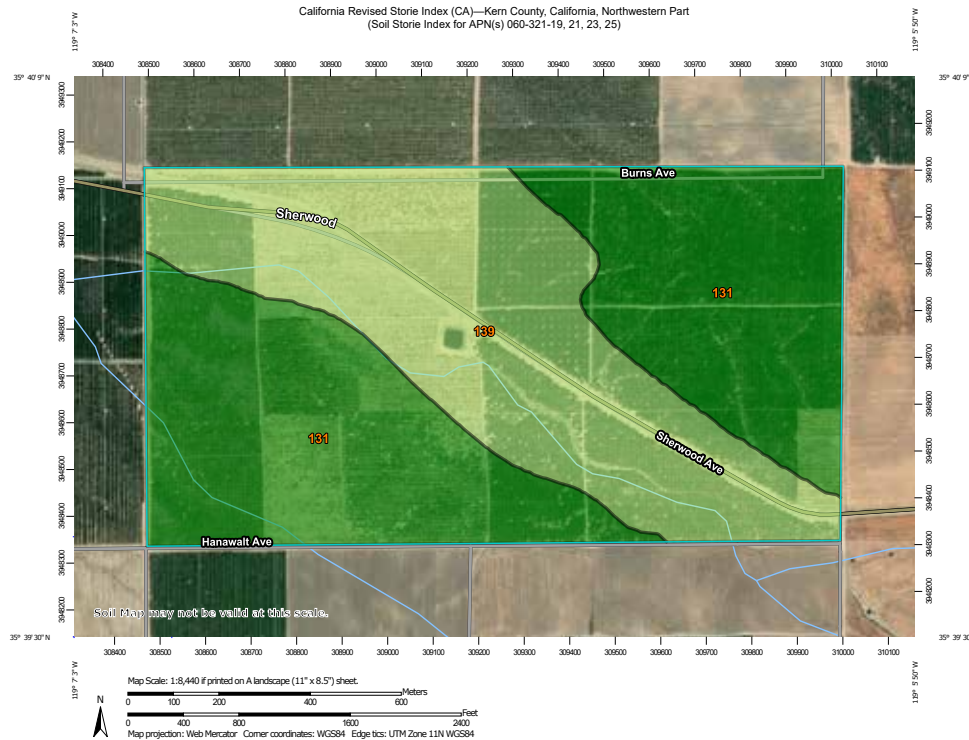
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SOIL MAP



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 - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
131	Chanac clay loam, 9 to 15 percent slopes	Grade 1 - Excellent	Chanac (85%)	173.5	56.9%
139	Delano sandy loam, 2 to 5 percent slopes	Grade 2 - Good	Delano (85%)	131.6	43.1%
Totals for Area of Interest				305.1	100.0%

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FOR EVERYTHING UNDER THE SUN

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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!