

FOR SALE

563.43 +/- Acres of Almonds, Pistachios &
Open Farmland in Semitropic Water
Storage District



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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LOCATION

Property is located near the northwest corner of the intersection of McCombs and Gun Club Road approximately nine (9) miles to the northwest of the City of Wasco in the County of Kern and State of California

DESCRIPTION

563.43 +/- gross acre offering with approx. 307 +/- planted acres of almonds, 40 +/- acres of newly planted pistachios, and the balance of property consisting of open farmland with four (4) irrigation wells in Semitropic Water Storage District.

LEGAL/ZONING

Kern County Assessor Parcel Numbers: 059-160-44; 43; 42; 059-180-27; 13; 14; 01; 11; 12; 03; Portion(s) of Section(s) 32 & 29; Township 26 South; Range 23 East; MDB&M.

ALMONDS

Field 11 – 78 +/- acres planted in 2004 / 2005 (½ NP, ¼ Butte, ¼ Padre, Hansen Hybrid, 22' x 18')
Field 12 – 73 +/- acres planted in 2007 (½ Butte, ½ Padre, Hansen Hybrid, 22' x 18')
Field 13 – 19 +/- acres planted in 2012 (½ NP, ¼ Butte, ¼ Fritz, Hansen Hybrid, 22' x 18')
Field 15 – 33 +/- acres planted in 1999 (½ NP, ¼ Butte, ¼ Fritz, Nemaguard, 22' x 18')
Field 16 – 38 +/- acres planted in 2007 (½ NP, ¼ Butte, ¼ Fritz, Hansen Hybrid, 22' x 18')
Field 17 – 66 +/- acres planted in 1997 (½ Butte, ½ Padre, Nemaguard, 22' x 18')

PISTACHIOS

40 +/- acres planted in 2018 (Golden Hills, Pioneer Gold, 20' x 17')

PRODUCTION

Three (3) year production history across all various ages is 2,300 lbs per net acre

IRRIGATION

Property is located within the boundaries of Semitropic Water Storage District in the groundwater service area with no contract of service or turnouts. The 2018 – 2019 District assessment was \$139.40 per acre of real property billed by the District, and collected via the Kern County Assessor's tax roll. For irrigation supply, the property also has a total of four (4) groundwater wells equipped with a 150 HP and three (3) 200 HP motor respectively. The combined flow of these wells was 5,475 GPM as reported via a series of pump tests dated 12/2/2019. The pistachios and almonds planted in field(s) 11, 12, and 13 are irrigated via a single line fan jet irrigation system interconnected to a centralized reservoir with a 60 HP electric booster pump, and a series of seven (7) filtration stations. Field(s) 15, 16, and 17 are flood irrigated.

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

\$8,500,000.00 (\$15,086 per gross acre)
(All cash to be paid at the close of escrow)

The 2020 almond crop to be included in the asking price with Buyer's full reimbursement of Seller's cultural costs at closing.

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SITE PHOTOS



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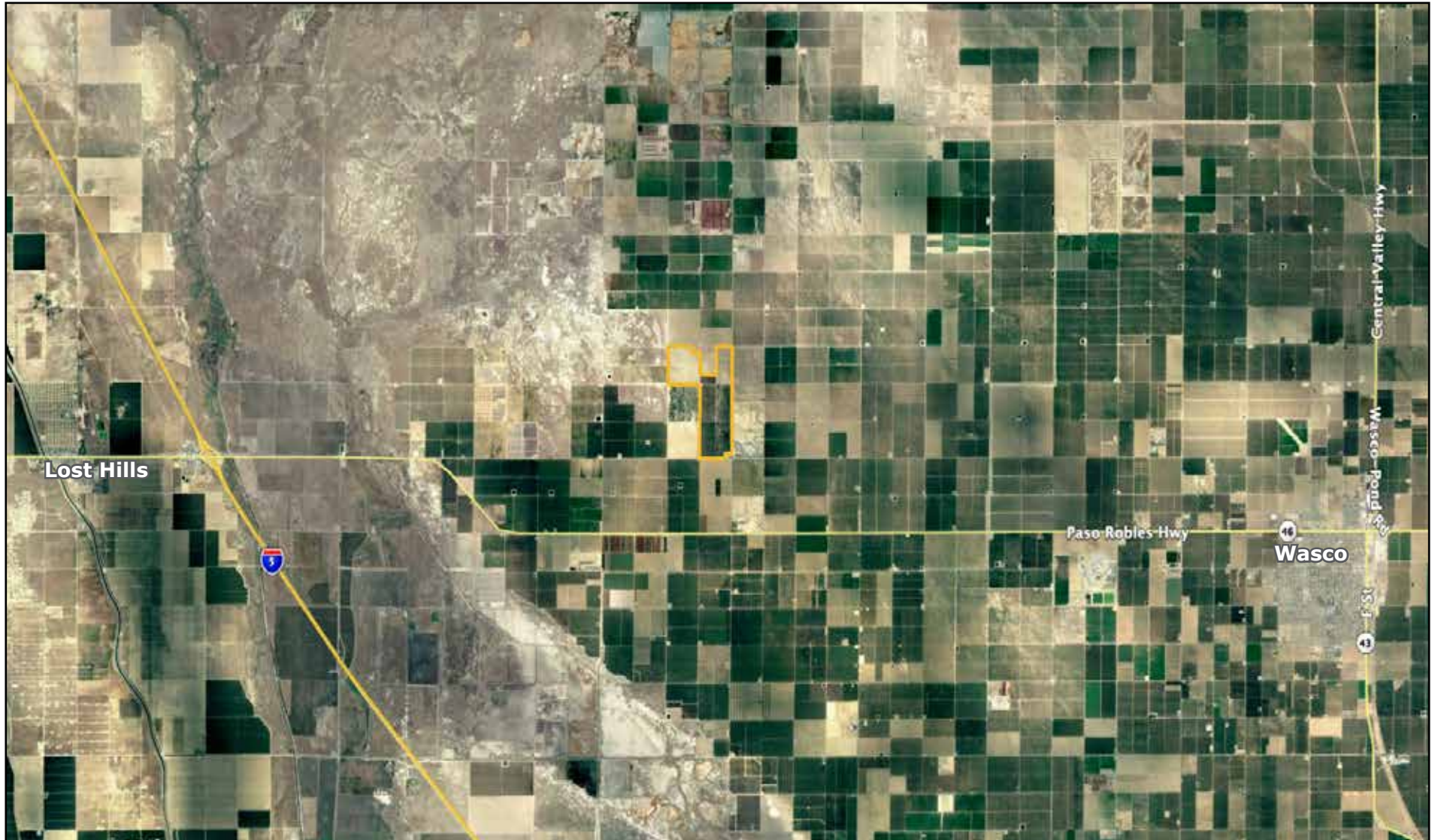
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LOCATION MAP



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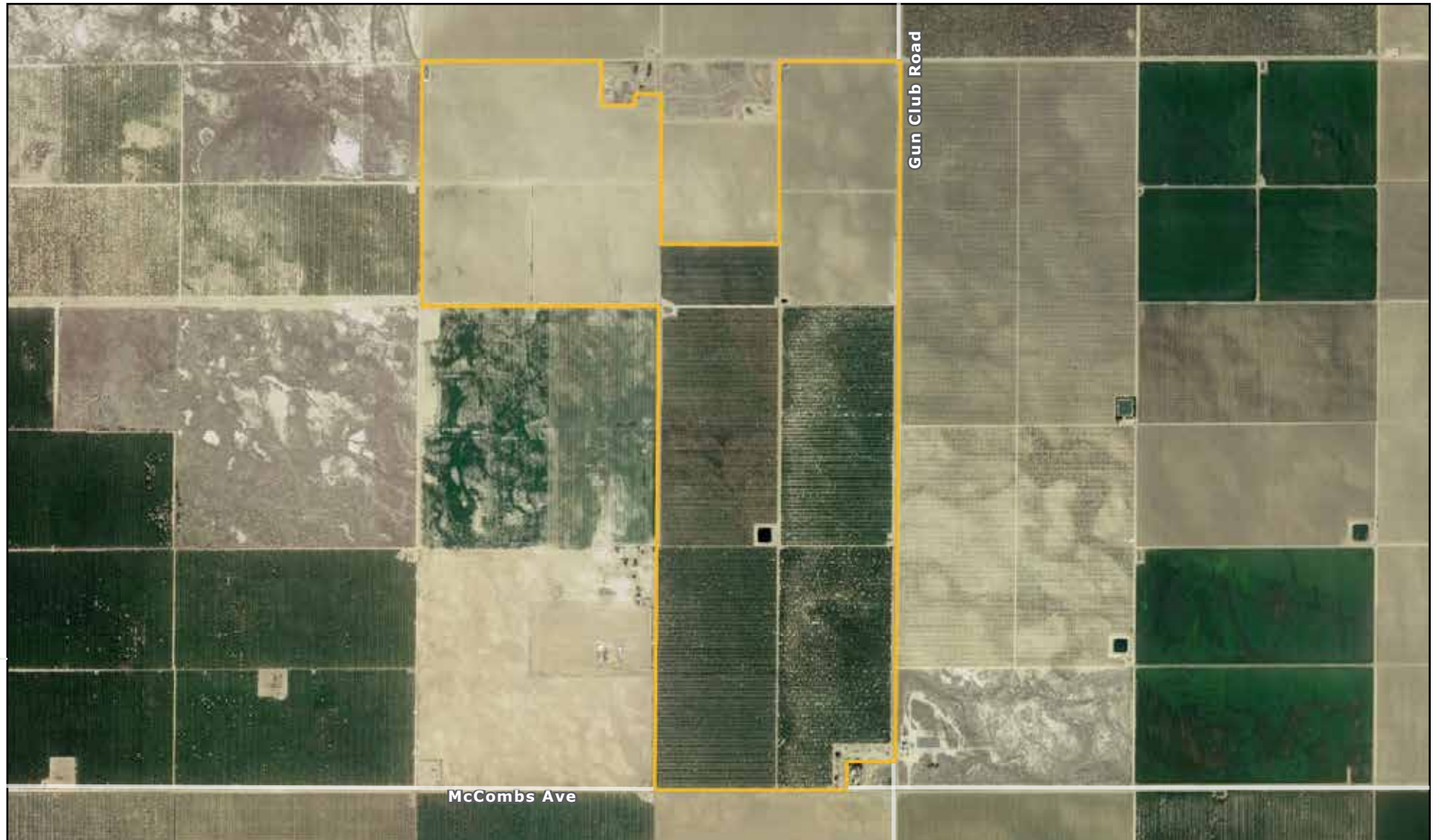
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AERIAL MAP



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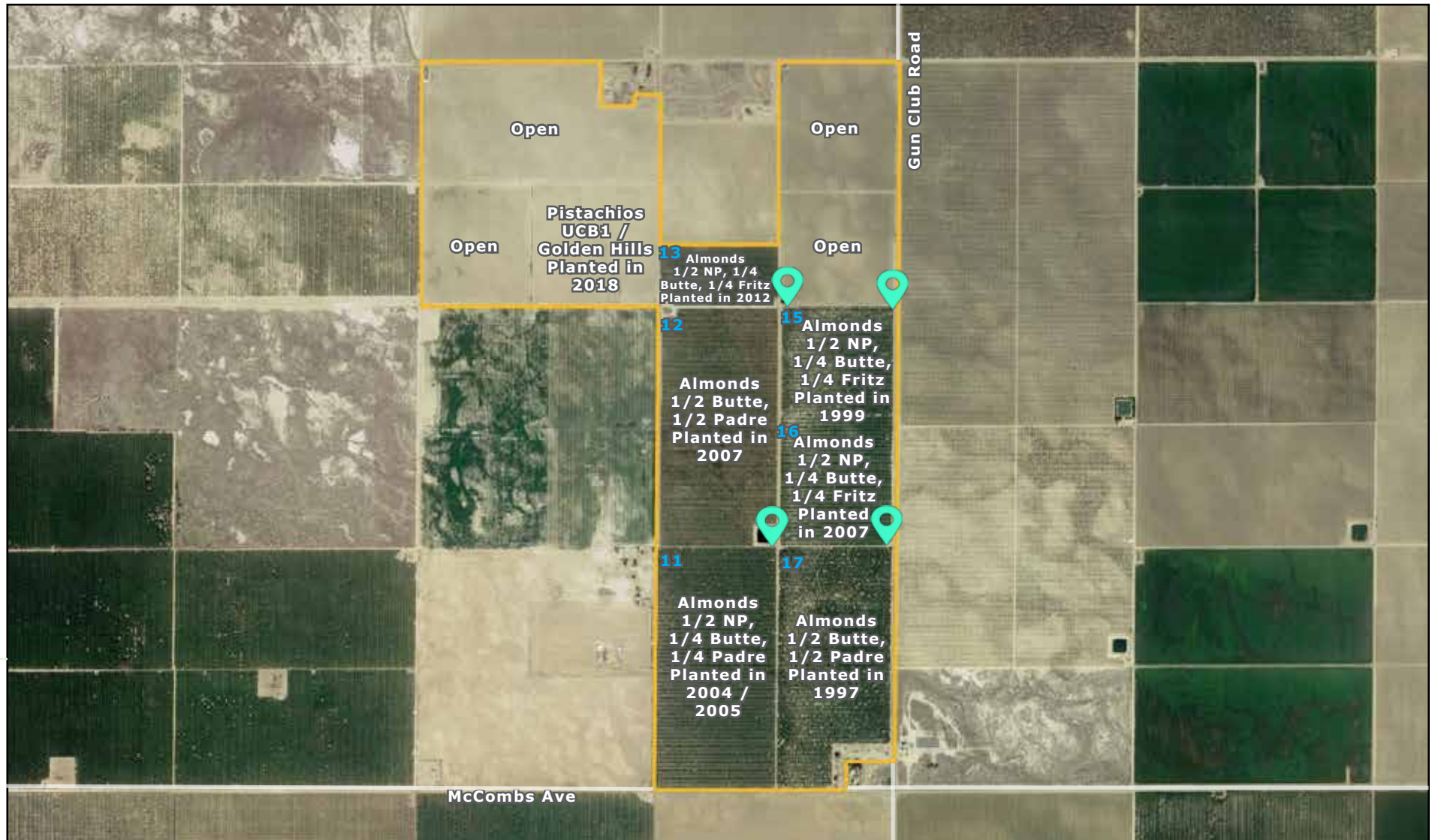
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PLANTINGS MAP



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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
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	517.4	89.9%
196	Milham sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Milham (85%)	58.4	10.1%
Totals for Area of Interest				575.8	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!