

FOR SALE

158.18 +/- Acres of Open Farmland in
Arvin Edison Water Storage District



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

3430 Unicorn Road

Bakersfield, CA 93308

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661-695-6500 office

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 the northwest corner of Edison Road and Kenmar Lane approximately one (1.0) mile to the north of the intersection of Herring Road and Edison Road on the west side of Edison Road approximately two and a quarter (2 1/4) miles to the southwest of the City of Arvin in the County of Kern and State of California

DESCRIPTION

This opportunity consists of 158.18 +/- gross acres of open farmland in Arvin Edison Water Storage District with Class I & II soil(s) that have been previously farmed to potatoes, but are suitable for most row crop commodities and permanent plantings to include almonds, cherries, citrus, and table grapes

LEGAL/ZONING

Kern County Assessor Parcel Number: 446-022-06; Portion(s) of the SE 1/4 of Section 5; T 32S; R 29E; MDB&M. The property is zoned A – Exclusive Agriculture, and is enrolled in the agriculture preserve under the terms of the Williamson Act. The 2018 – 2019 property expense was \$23,937.47 as billed by the Kern County Assessor Office

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>

IRRIGATION

The property's primary source of water is a 913' deep agricultural well that is equipped with a 200 HP gearhead and a diesel engine. The estimated flow of the well is approx. 1,336 GPM with standing water level at 365', pumping water level at 409', and pump setting 620' as reported via a pump test dated 11/2/18 from S.A. Camp Pump & Drilling Company. Additionally, the property is located within the boundaries of Arvin Edison Water Storage District (AEWSD) but does not have a contract for service. The 2018 – 2019 District assessment for the property was \$16,488.68 or \$104.24 per acre billed by AEWSD and collected via the Kern County Assessor's 2018 – 2019 tax roll

SOILS:

68 +/- % (210) Kimberlina fine sandy loam, 0 to 2% slope MLRA 17, Class I
32 +/- % (120) Granoso loamy sand, 0 to 2% slope, Class II

PRICE:

\$3,163,600.00 or \$20,000 per gross acre
(All cash to be paid at the close of escrow)

CONTACT

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SITE PHOTOS



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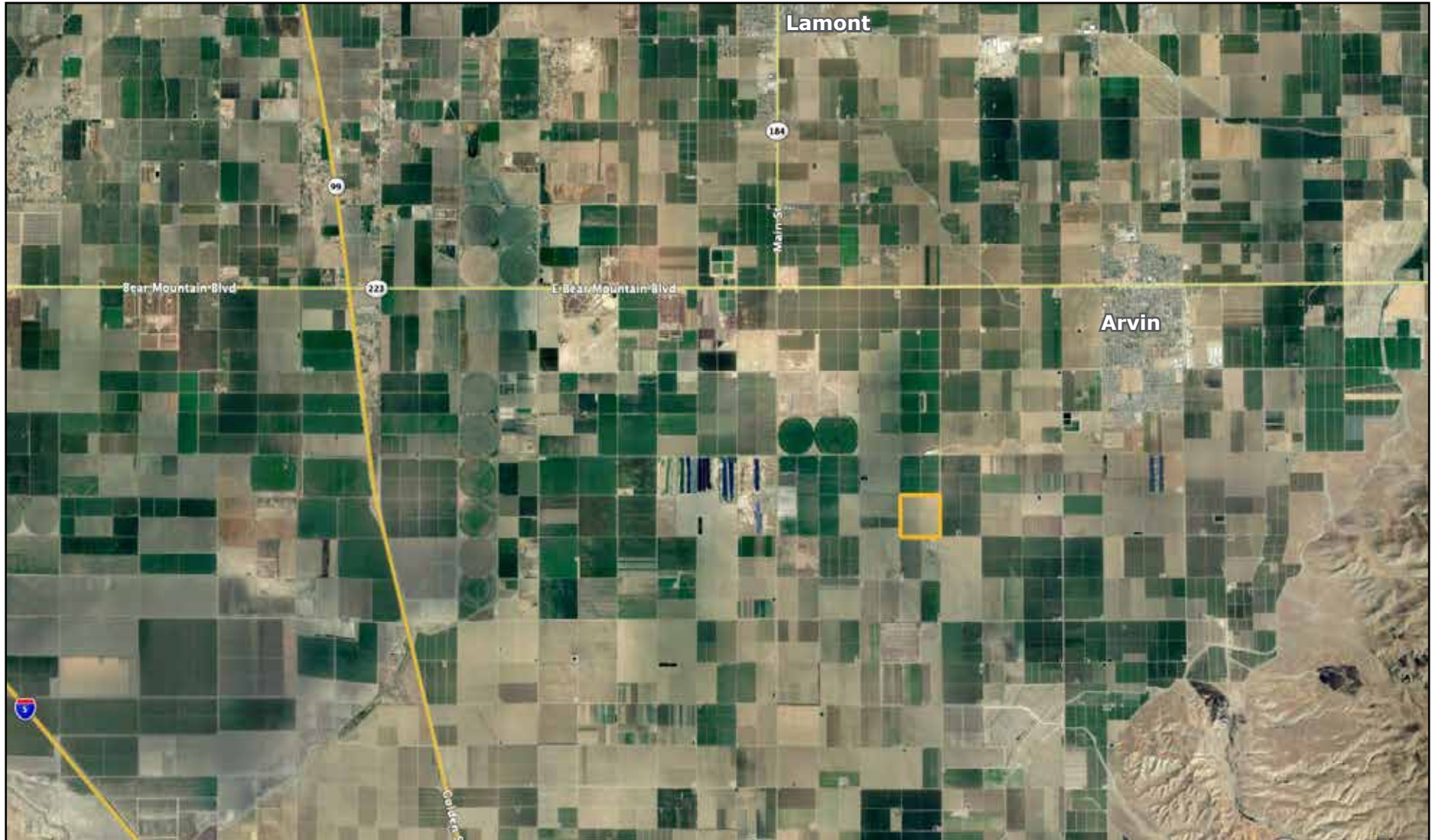
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LOCATION MAP



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AERIAL MAP



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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	Percent in AOI
120	Granoso loamy sand, 0 to 2 percent slopes	Grade 2 - Good	Granoso (85%)	53.3	31.8%
210	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	114.2	68.2%
Totals for Area of Interest				167.4	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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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!