

FOR SALE

160.43 +/- Gross Acres of Navel Citrus in
Arvin-Edison Water Storage District, Edison
Region



John C. Moore III
Tech Ag Financial Group, Inc.
DRE No. 02083662 / CalBRE 01855257

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661-384-6168 fax



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LOCATION

Property is located less than one quarter (0.25) Miles to the northeast of Edison Rd. and Muller Rd. and one (1) miles to the north of Hwy 58 in the City of Bakersfield, County of Kern and State of California.

DESCRIPTION

The opportunity consists of 160.43 +/- gross acres of notable production navel citrus in the Arvin-Edison Water Storage District (AEWSD) groundwater service area and adjacent to an AEWSD settling pond. The property is serviced by two (2) deep irrigation wells. The spacing on the 156.6 +/- net acres citrus varieties is 22' x 20' and consists of 77.30 +/- acres of Atwoods, and 79.30 +/- acres of Washingtons planted in 1992 on Grade 1 – Excellent soils.

BRIEF LEGAL

Kern County Assessor Parcel Number: 117-210-34; Section 9, Township 30, Range 29 Quarter; MDB&M

PRODUCTION

The (5) five-year production history for the planted citrus is approximately 41 bins per acre. Crop has been sold through open buyer and contract packing house network.

SOILS

100% (141) Delano sandy clay loam, 0 to 2 % sloped (Grade 1 – Excellent)

IRRIGATION

The property is located east adjacent to an Arvin-Edison Water Storage District settling pond and is located in the AEWSD groundwater service area. The opportunity's primary sources of water are two (2) deep wells, one of which is currently active. The active well is a 200 HP electric deep well delivering 712 gpm with bowls set at 780'. The active deep well delivers to a 75 HP booster pump with a 7-filter filtration station and an approximated 4.0 AF capacity reservoir. This well was pulled in 2015 and had extensive repairs completed at that time. All citrus is irrigated with fan jet sprinklers and can be irrigated in two (2) irrigation sets. Alternatively, a second and newer well was drilled in 2018 to 1,024'. The new well is estimated to produce 1250 gpm with a 200HP electric motor. Additional information on the old and new well is available upon request. The property is subject to an annual AEWSD assessment of \$109.28 per gross acre.

SGMA

The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040. SGMA requires submittal of Groundwater Sustainability Plans (GSP) by 2020, and are currently being reviewed the Department of Water Resources. GSP(s) may limit the amount of well water pumped and are available for review. For more information go to <https://sgma.water.ca.gov/portal/>

OTHER

The property is not currently enrolled in the agricultural preserve under the terms of the Williamson Act.

PRICE

\$3,930,535.00 (\$24,500.00 per gross acre) (All cash to be paid at the close of escrow)

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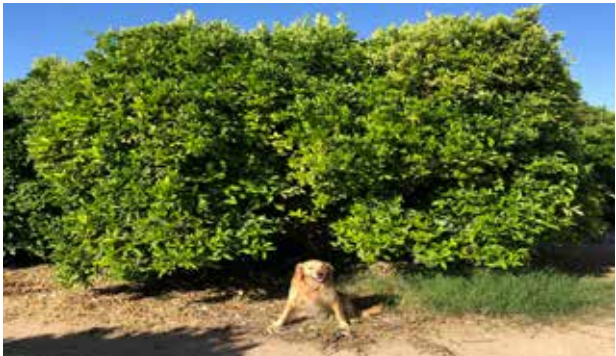


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SITE PHOTOS



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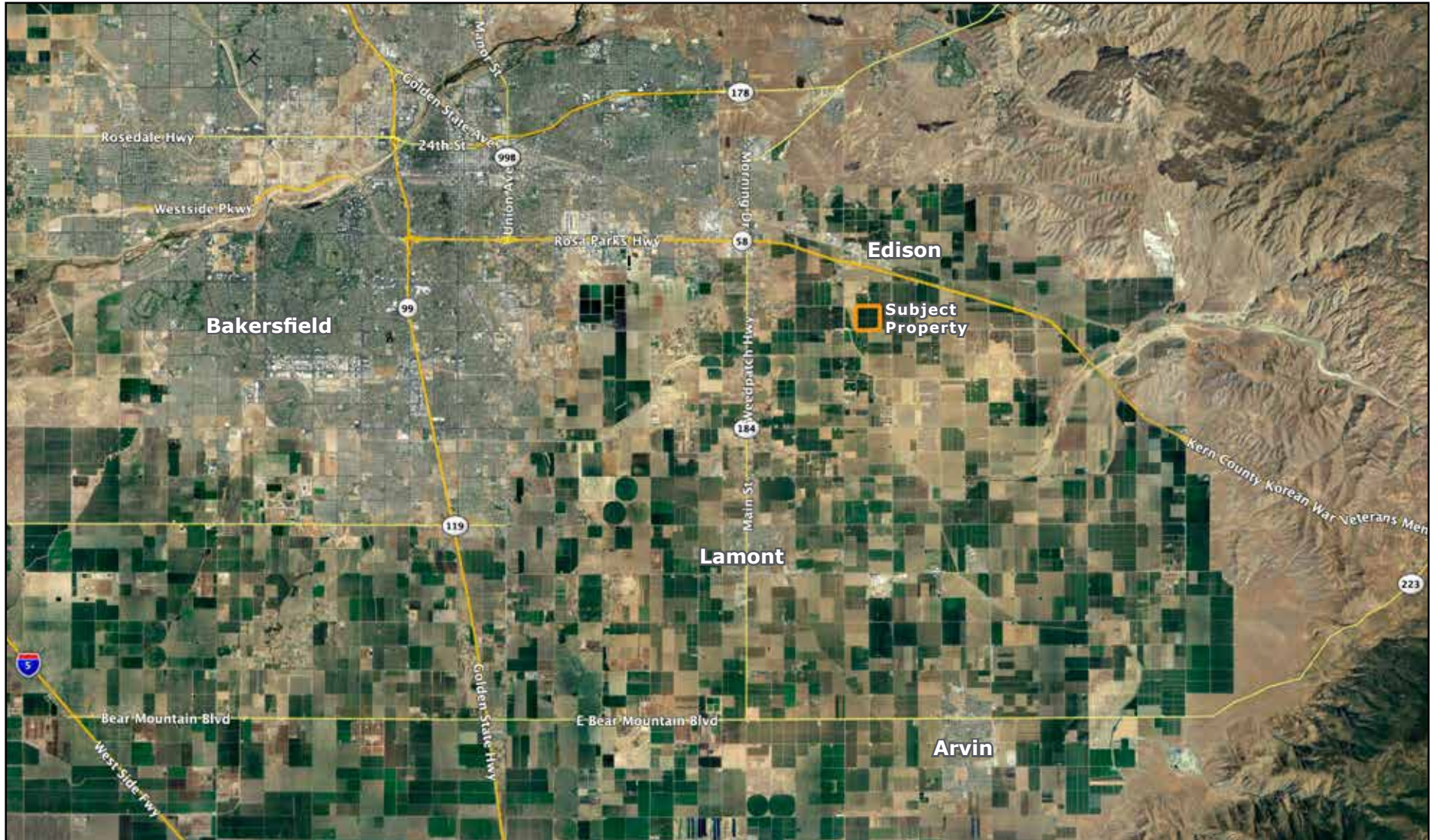


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LOCATION MAP



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AERIAL MAP



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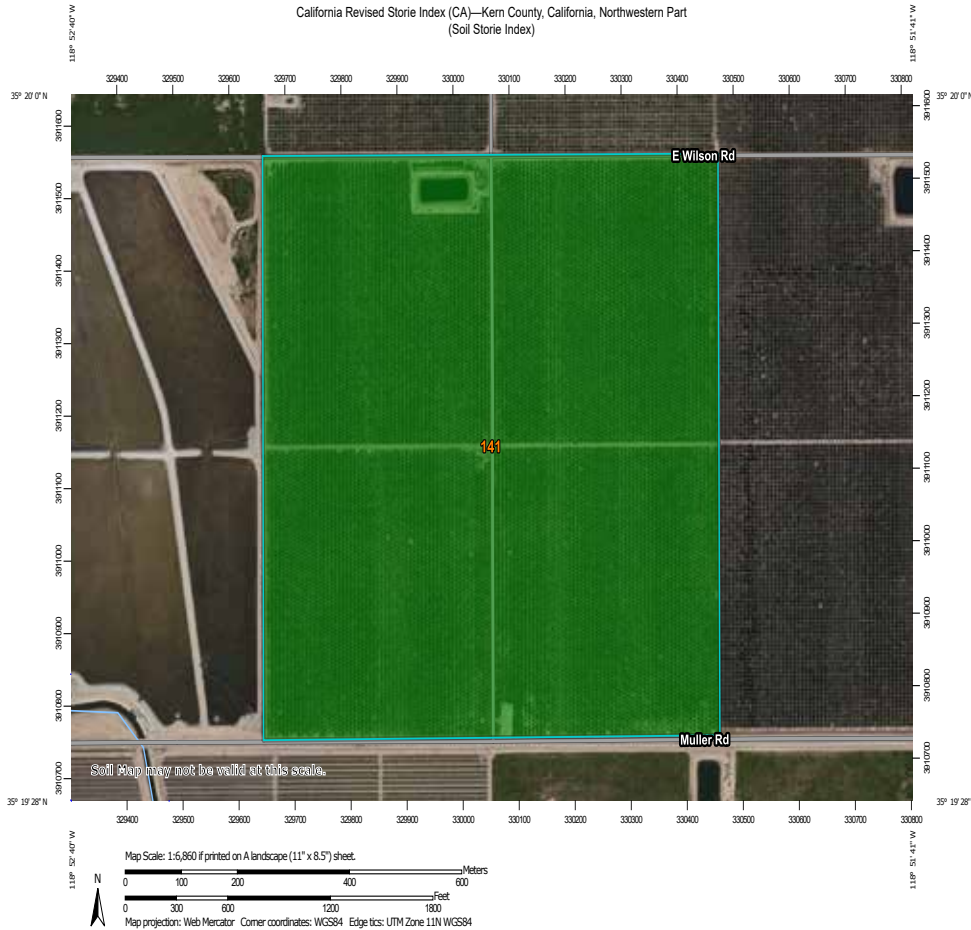


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SOIL MAP



California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California

Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percents in AOI
141	Delano sandy clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Delano (85%)	162.3	100.0%
Totals for Area of Interest				162.3	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!