

FOR SALE

**123.35 +/- Acres of Open Farmland
in Southern San Joaquin Municipal
Utility District (SSJMUD)**



Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

3430 Unicorn Road
Bakersfield, CA 93308

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 on the north side of Elmo Highway between Garzoli Ave and the west side of Highway 99 adjacent to the City Limits of McFarland and County of Kern.

DESCRIPTION

123.35 +/- acres of open farmland with 100% Class I soil(s) that are suitable to plant most high value permanent plantings and row crop commodities.

LEGAL/ZONING

Kern County Assessor Parcel Numbers: 060-030-08; 060-030-12; Portion(s) of Section 1; T 26S; R25E; MDB&M. The property is zoned A – Exclusive Agriculture, and is not enrolled in the agriculture preserve under the terms of the Williamson Act in Kern County.

IRRIGATION

Property is located within the boundaries of Southern San Joaquin Municipal Utility District (SSJMUD), and receives surface water delivery via SSJMUD turnout no(s) 04-06-5 and 04-07-1. The property is subject to a District assessment equivalent to \$98.17 per acre of real property as billed by SSJMUD, and collected via the Kern County Assessor's tax roll. For the 2023 crop year, the SSJMUD water cost is equivalent to \$150.50 per delivered acre foot which includes the cost for one energy lift to the property and there are no restrictions in delivery for all water users in the District service area.

SGMA

The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040 with Groundwater Sustainability Plans (GSP) in place by 2020. GSP(s) may limit the amount of well water pumped, and Buyers are encouraged to consult with a professional regarding the impacts of SGMA and possible limitations to the amount of groundwater that may be pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>.

SOILS:

According to the NRCS California Revised Storie Index, the property has 100% Class I soil(s)

PRICE:

\$3,083,750.00 (\$25,000.00 per acre) with all cash to be paid at the close of escrow. The purchase price specifically excludes any of the Seller's oil, gas, and mineral rights interests associated with the property.

CONTACT

Morgan Houchin

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661-477-3669 (mobile)
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SITE PHOTOS



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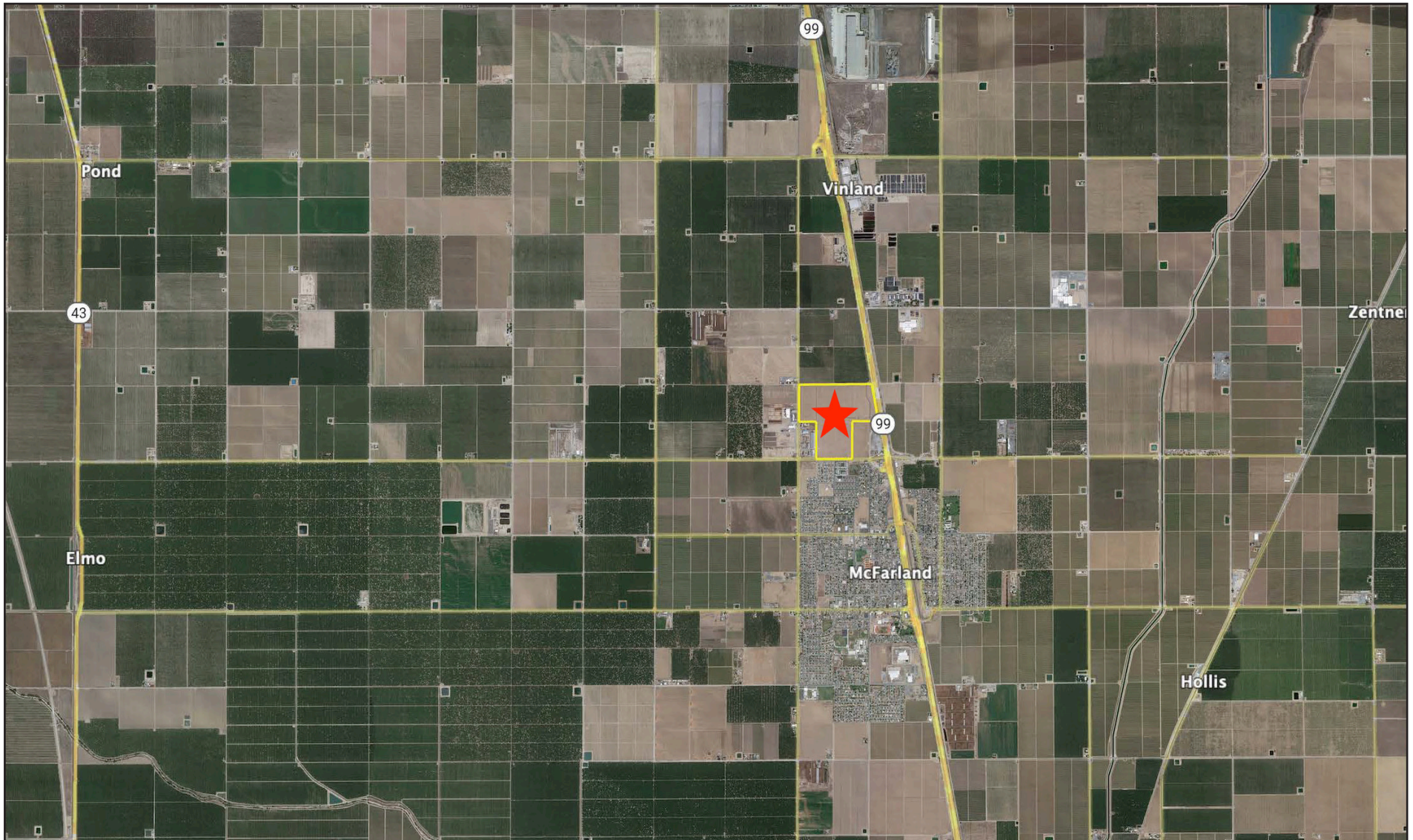
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LOCATION MAP



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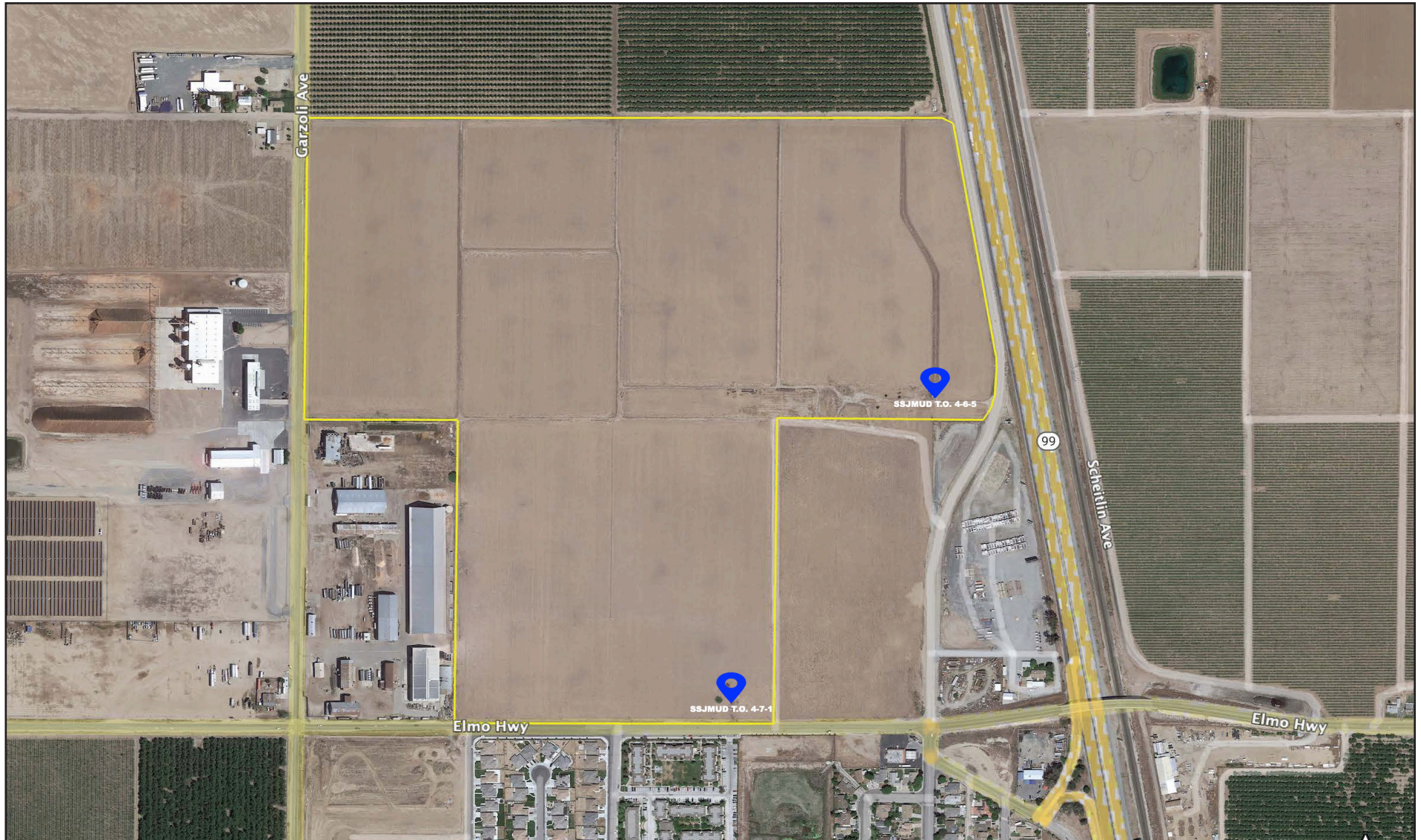
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AERIAL MAP



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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
192	McFarland loam	Grade 1 - Excellent	Kimberlina (85%)	118.9	95.8%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	5.2	4.2%
Totals for Area of Interest				124.0	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!