

FOR SALE

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



Tech Ag Financial Group, Inc.

CA Broker DRE No. 01865336

3430 Unicorn Rd.
Bakersfield, Ca 93308

Office (661) 695-6500
Fax (661) 384-6168



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 generally situated between Towerline and Neumarkel Road on both the north and south side(s) of Edison Highway to the east of the unincorporated area of Edison in the County of Kern and State of California. There is approximately 529.03 +/- contiguous acres of open farmland between Towerline and Neumarkel Road, and 21.32 +/- acres of land with improvements to include an Arvin Edison Water Storage District (AEWSD) turnout and a 300 HP irrigation well that is situated to the east on the north side of Edison Highway.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 179-020-13; 179-020-20; 179-020-21; 179-020-25; 179-020-65 (ptn of); Portion(s) of Section(s) 7; 8; Township 30 South; Range 30 East; MDB&M. Property is being offered subject to a parcel map application with the County of Kern for APN: 179-020-65 (132.29 AC) for Seller to retain an estimated 20 +/- acres near the intersection of Towerline Road and Highway 58.

SOIL

According to the USDA Soil Storie Index, the property has predominantly Class I & II soil(s).

IRRIGATION

Property is located within the boundaries of Arvin Edison Water Storage District (AEWSD) with a contract of service for APN(s): 179-020-13; 20; 21; and 25 totalling 438.06 +/- contract acres and surface water delivered via District turnout(s) E-1, E-2, E-3, and C-74. The

property is subject to an annual General Administrative and Project Service Charge of \$149.57 per acre that is billed by AEWSD and collected via the Kern County Assessor 2022-2023 tax roll, a standby charge of \$100 per acre that is deducted against water use charges in the amount of \$149 per delivered acre foot of water subject to an initial lift expense of \$59 per acre foot, and secondary lift expense of \$25 per acre foot.

For an additional water supply, APN: 179-020-13 has a 300 HP irrigation well with an estimated flow of 1,564 GPM as referenced via a pump test report dated March 3rd, 2023. This irrigation well can provide groundwater to APN: 179-020-65 via an underground pipeline.

WATER

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.

LEASE

Property is to be sold subject to an existing agricultural lease agreement for APN(s): 179-020-20 and 179-020-25 that expires on August 1st, 2024 with Lessee option to extend for an additional two (2) year period.

PRICE

\$10,996,620.00 (\$19,981.14 per gross acre)

All cash to be paid at the close of escrow. (Price does not include any oil, gas, and mineral rights interests under Seller's ownership associated with the Property.)

CONTACT

Morgan Houchin
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SITE PHOTOS



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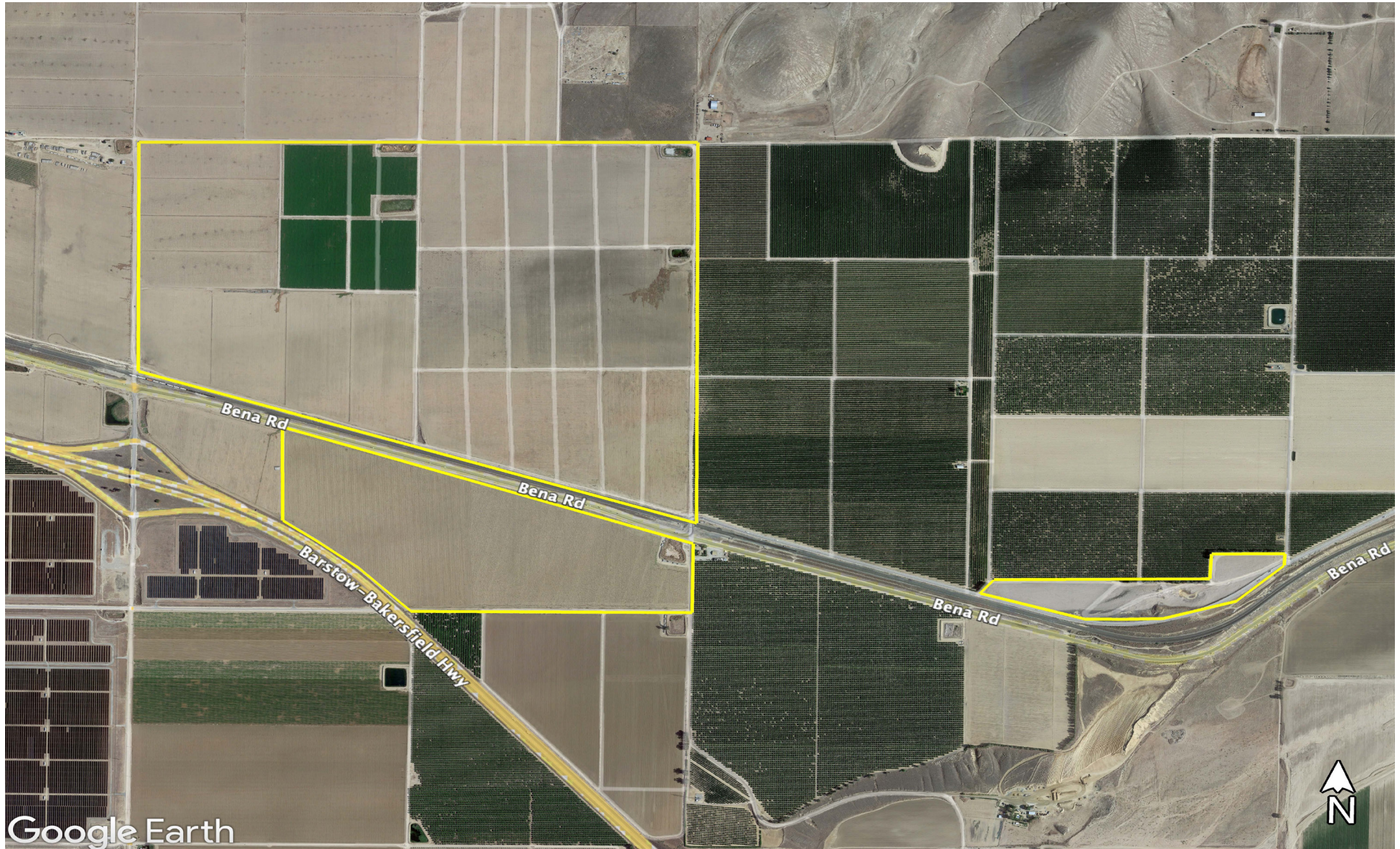
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AERIAL MAP



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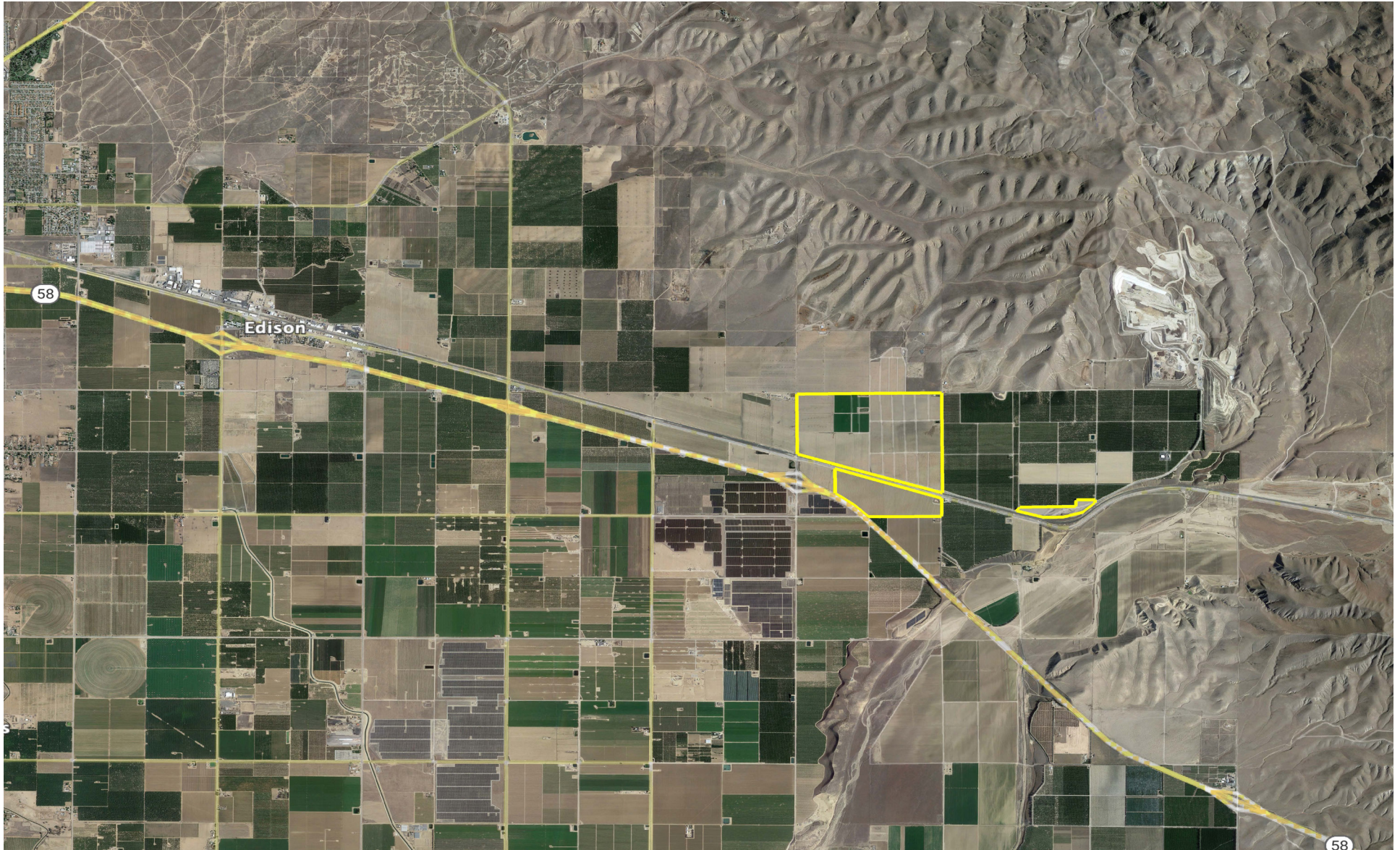
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LOCATION MAP



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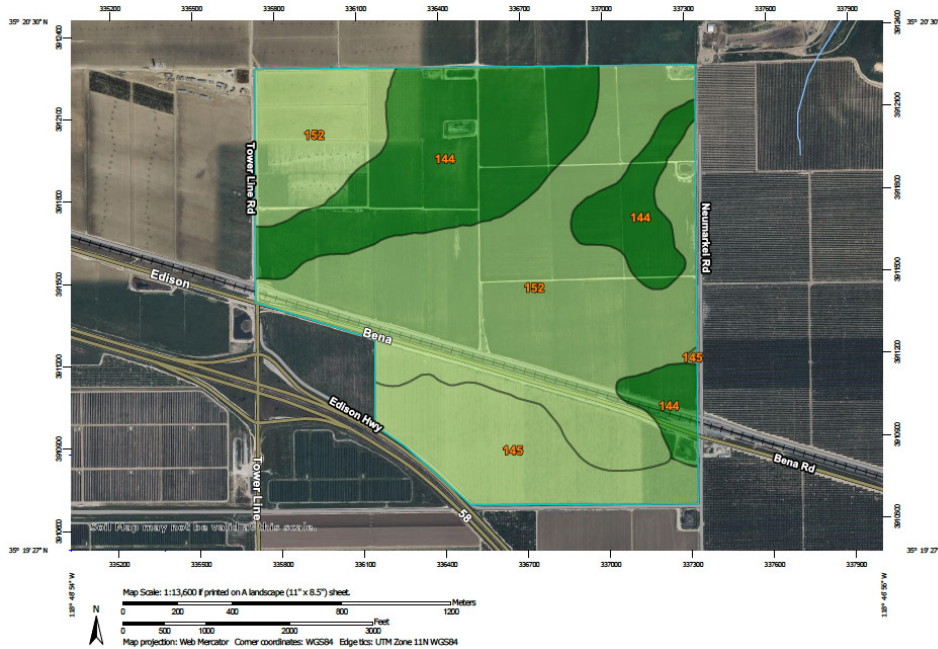
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SOIL MAP



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
144	Calicreek sandy loam, 0-2% slopes occasionally flooded	Grade 1 - Excellent	Calicreek (85%)	171.1	30.9%
145	Delano loamy sand, 0-2% slopes	Grade 2 - Good	Delano (85%)	76.6	13.8%
152	Pleito gravelly sandy clay loam, 2-5% slopes	Grade 2 - Good	Pleito (85%)	305.5	55.2%
Totals for Area of Interest				553.2	100.0%

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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!