

FOR SALE

**980.76 +/- Acres of Pistachios and Open
Farmland with Banked Water in BMWSD**



Tech Ag Financial Group, Inc.

**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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DESCRIPTION

This property consists of 980.76 +/- acres of assessed farmland with 695 +/- net acres of productive mature pistachio plantings. The balance of the property consists of the 289.52 +/- acres being open farmland and ancillary land located in the Berrenda Mesa Water Storage District (BMWSD) and managed by the Westside Water Authority (WWA).

LOCATION

The subject farmland asset is located on the northwest corner of Highway 33 and Highway 46 in the unincorporated area of Blackwells Corner and 10 +/- miles to the west of the city Lost Hills in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 057-180-26, 27, 28, 29, 32; Parcel Map 9590; Parcel Lot(s) 1, 2, 3, 4; Section 36; Township 26, Range 19, Quarter; MDB&M. The property is enrolled in the Williamson Act as an Ag Preserve.

SOIL(S)

19.5 % (174) Kimberlina Fine Sandy Loam, 0 to 2 percent slopes, Grade 1 - Excellent
30.0 % (144) Panoche clay loam, 0 to 2 percent slopes, Grade 1 - Excellent
50.5 % (235) Twisselman clay, 0 to 2 percent slopes, Grade 3 - Fair

IMPROVEMENTS

The property is host to 695 +/- net acres of pistachio improvements with 620 acres planted in 1991 and 75 acres planted in 1999. The plantings are on Pioneer Gold rootstock and Kerman cultivar. The 5-year average production for the pistachio trees is 3,637 pounds per acre making this a productive pistachio ranch. The 1999 plantings are on a single line drip system and the 1991 plantings are on a micro sprinkler system. There is a 1,053 +/- square foot shop building located at the irrigation center for machinery parking and tools.

PISTACHIO PLANTINGS

Property	Field	Commodity	Variety	Rootstock	Spacing	Plant Date	Net Acres
Blackwell	35-1	Pistachio	Kerman	PG1	20' x 17'	1991	145
Blackwell	35-2E	Pistachio	Kerman	PG1	20' x 17'	1999	75
Blackwell	35-3	Pistachio	Kerman	PG1	20' x 17'	1991	148
Blackwell	35-4	Pistachio	Kerman	PG1	20' x 17'	1991	150
Blackwell	36-1	Pistachio	Kerman	PG1	20' x 17'	1991	177
Total							695.00

PRICE

\$27,500,000.00 (\$28,039.48 per acre) All cash to be paid at close of escrow.

CONTACT

John Moore
CA DRE No. 02083662
661-303-6536 (mobile)
JMoore@techag.com



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WATER

The Property is located within Berrenda Mesa Water Storage District (BMWSD). BMWSD is included in the Westside Water Authority, receives surface water from the State Water Project, and is serviced by the Coastal Branch and Main Branch of the California Aqueduct. The estimated cost of surface water delivery is broken down in four buckets including a standby charge, base water toll, and delivery water toll. The estimated water cost for 2023 from BMWSD is \$270.90 per acre foot at 100% allocation. As of 12/31/2022 there is a banked water inventory with BMWSD of approximately 3,690-acre feet with a delivery fee of \$130.00 per acre foot (note: reported banked water inventory is a low-end estimate).

IRRIGATION IMPROVEMENTS

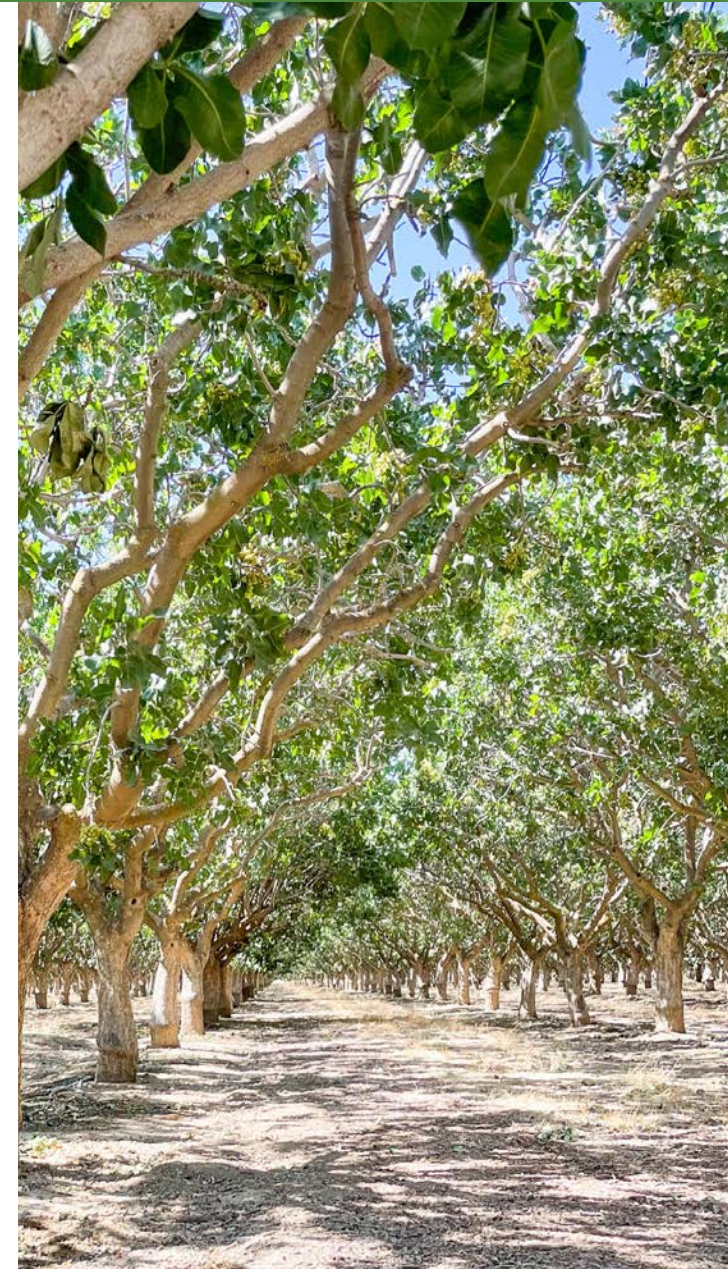
Block	Reservoir	Lined	Capacity (AF)	Filters	Lift Pump HP	Sulfuric Burner	Flow Rate GPM
35-1	1	No	6.2	10 Pots	100	1	2208
35-3	2	Yes	3.1	7 Pots	75	1	1474
35-4	3	No	3.1	6 Pots	60	1	1411
36-1	4	No	6	6 Pots	75	1	2036

ENTITLEMENT AND BANKED WATER

APN(s)	Net Planted AC (NPA)	Turnout	Enrolled AC	Entitlement (Total)	Entitlement (AF/AAC)	Entitlement (AF/NPA)
057-180-26	145	1001	225.95	847.00	3.75	3.85
057-180-26	75	1001	-	-	-	-
057-180-27	148	1002	155.54	633.00	4.07	4.28
057-180-28	150	1004	156.46	635.00	4.06	4.23
057-180-29	177	1006	188.24	753.00	4.00	4.25
057-180-32	253.39	N/A	254.57	859.00	3.37	3.39
Subtotal:	948.39		980.76	3727.00	3.85	4.00
All	948.39	All	-	3690.00	3.76	3.89
Total:	948.39		-	7417.00	7.56	7.82

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>.



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SITE PHOTOS



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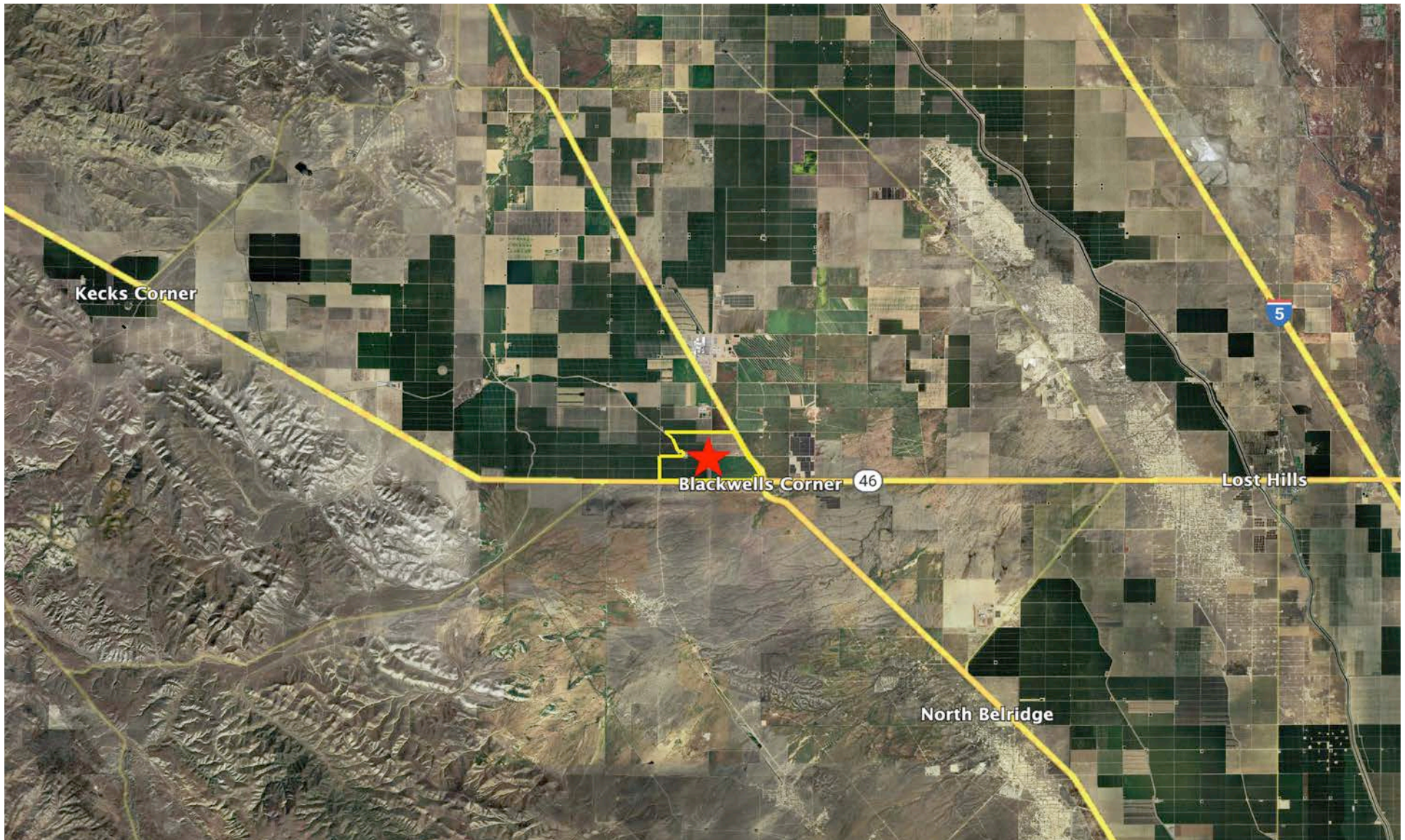


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LOCATION MAP



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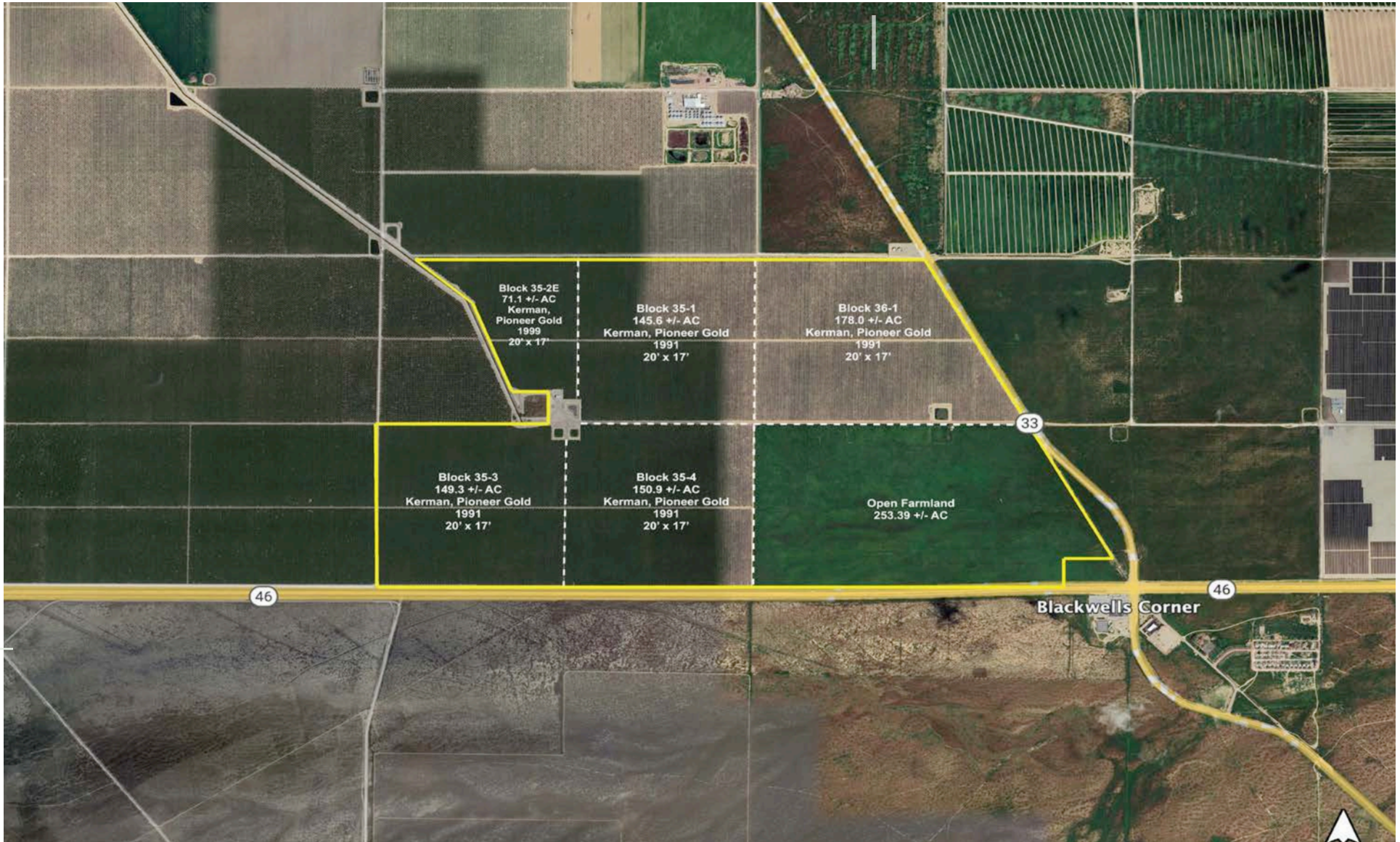


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AERIAL MAP



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SOIL MAP

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Perecent in AOI
174	Kimberlina fine sandy loam, 0-2% slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	190.9	19.5%
211	Panoche clay loam, 0-2% slopes	Grade 1 - Excellent	Panoche, clay loam (87%)	294.1	30.0%
235	Twisselman clay, 0-2% slopes	Grade 3 - Fair	Twisselman (85%)	494.1	50.5%
Totals for Area of Interest				979.1	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:

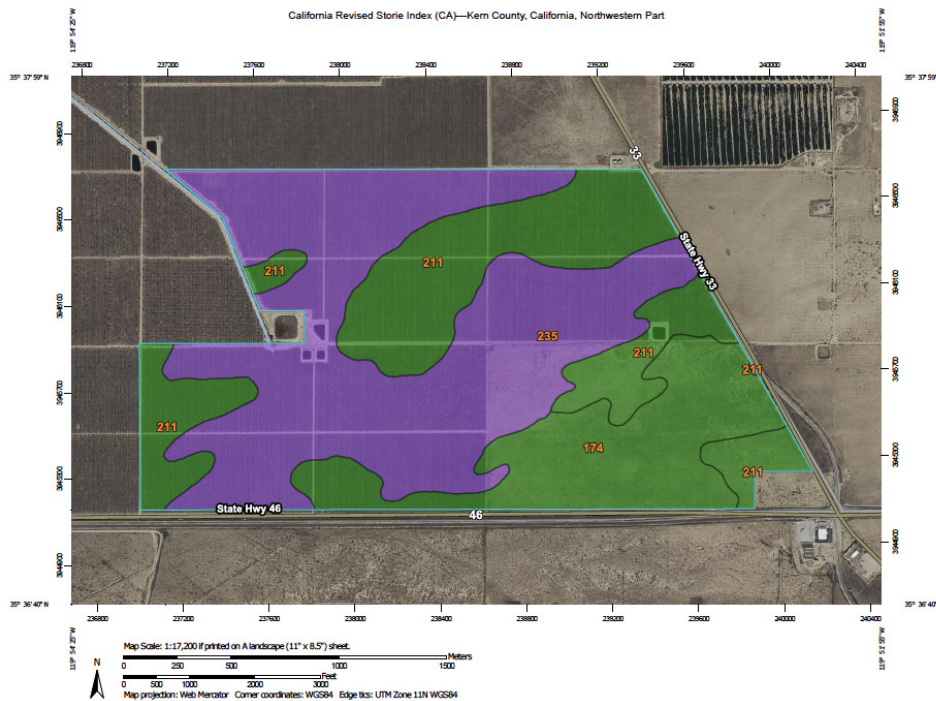
- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption 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!