

# FOR SALE

1,471.17 +/- Gross Acres of Young and  
Mature Almonds in Semitropic WSD



**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 1,471.13 +/- gross acres of mature and young almonds with multiple sources of water in Semitropic Water Storage District. The property consists of two (2) separate farming units known as the 1,156.57 +/- assessed acre **Tiger Ranch** with 1,103.20 +/- net acres of varied almond cultivars and is split between a 314.83 +/- assessed acre easterly block ("East") and 841.74 +/- assessed acre westerly block ("West"). The 314.56 +/- acre **Gun Club Ranch** consists of 312.50 +/- net acres of a Nonpareil and Monterey plantings. The subject property is irrigated with three (3) sources of water including groundwater, Supplemental Ag Water (SAW) and a Class 1 contract.

## LOCATION

This property is made up of two (2) separate farming units in the Semitropic Water Storage District (SWSD) in the unincorporated area of Semitropic and 5 +/- miles to the west of the City of Wasco in the County of Kern and State of California. The first farming unit, known as the **Tiger Ranch**, is located to the north of Highway 46 and east of Dairy Road, and the second farming unit, known as the **Gun Club Ranch**, is located on the southeast corner of Gun Club Road and Jackson Road.

## LEGAL/ZONING

**Gun Club Ranch:** Kern County Assessor Parcel Number(s): 069-310-31; Section 21; Township 27; Range 23; Quarter; MDB&M. The property is enrolled in the Williamson Act as an Ag Preserve.

**Tiger Ranch:** Kern County Assessor Parcel Number(s): 069-161-17, 19, 26, 27; 069-271-04, 05, 09, 10, 11, 12, 13; Section 1, 2, 5; Township 27; Range 22, 23; Quarter; MDB&M. The property is enrolled in the Williamson Act as an Ag Preserve.

## SOIL(S)

### Gun Club Ranch

100.0 % (127) Milham sandy loam, 0 to 2 percent slopes, Grade 2 – Good

### Tiger Ranch

West: 47.3% (174) Kimberlina fine sandy loam, 0 to 2 percent slopes, Grade 1 – Excellent  
West: 52.5 % (196) Milham sandy loam, 0 to 2 percent slopes, Grade 2 – Good  
East: 27.8 % (196) Garces silt loam, 0 to 2 percent slopes, Grade 4 – Poor  
East: 72.2 % (196) Milham sandy loam, 0 to 2 percent slopes, Grade 2- Good

## WATER

The properties are in Semitropic Water Storage District (SWSD) and have access to numerous categories of water including surface water equal to 3,793.20-acre feet Class 1 Contract and 751.79-acre feet of SAW at 100% allocation, two deep wells, a series of four (4) reservoirs, temporary consumptive use allowance and native supply. The current total consumptive use budget is 5,841.12 AF (3.97 AF/AC). The 2022 SWSD assessment was \$139.40 per acre of assessed property paid to and collected by the Kern County Assessor's office. For the 2022 crop year SWSD water cost was \$67.00 per acre foot for 100% of the contract allocation and \$60.00 per acre foot for contract water delivered to the property. SWSD delivered 5% of the full contract allocation in 2022 and will deliver 100% in 2023.

### Gun Club Ranch

The Gun Club ranch has a central reservoir with boosters, one (1) 150 HP deep well and receives contract entitlement through turnouts S-82 and S-84 with a 10-acre foot capacity reservoir, pressurization pumps and filter station. The property is irrigated via dual line drip

### Tiger Ranch

Tiger Ranch has the ability to convey its water supply through ten (10) turnouts (S-8, 13, 25, 26, 27, 39, 43, 44, 82, 84), has access to well water with a 300 HP deep well, and has three reservoirs on property with filter stations and pressurization pumps located at each site. The property has dual line drop throughout.

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## 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>.

## IMPROVEMENTS

The property is host to 1,415.30 +/- net acres of varied aged and variety almond plantings. The 1,103.20 net planted Tiger Ranch consists of Butte/Padre, Fritz, Monterey and Nonpareil cultivars on Nemaguard rootstock planted between 2005 and 2006. The 314.56 +/- net planted acre Gun Club Ranch consists of 2018 Monterey and Nonpareil plantings on a Titan rootstock. Both ranches are directly irrigated through a dual line drip system with a system of reservoirs throughout. Tiger Ranch has building improvements including 1,600 SF metal shop and 200 SF office.

### TIGER RANCH

Block	Variety	Acres
1	Butte/Padre, Fritz, Monterey, Nonpareil	151.00
2	Butte/Padre, Fritz, Monterey, Nonpareil	150.00
3	Butte/Padre, Fritz, Monterey, Nonpareil	82.00
4	Butte/Padre, Fritz, Monterey, Nonpareil	115.30
5	Nonpareil, Fritz, Monterey	76.00
6	Nonpareil, Fritz, Monterey	73.20
7	Nonpareil, Fritz, Monterey	76.00
8	Nonpareil, Fritz, Monterey	76.00
9	Butte/Padre, Fritz, Monterey, Nonpareil	78.50
10	Butte/Padre, Fritz, Monterey, Nonpareil	73.00
11	Butte/Padre, Fritz, Monterey, Nonpareil	78.50
12	Butte/Padre, Fritz, Monterey, Nonpareil	73.70
Total Net Acres		1,103.20

The average 5-year production is 2,838.5 pounds per acre across varieties.

### GUN CLUB RANCH

Block	Variety	Acres
1	Monterey, Nonpareil	87.70
2	Monterey, Nonpareil	84.80
3	Monterey, Nonpareil	69.80
4	Monterey, Nonpareil	69.80
Total Net Acres		312.10

1st year of production was 1,001 lbs per acre, and year 2 was 1,610 lbs per acre.

## PRICE

\$30,100,000.00 (\$20,459.91 per gross acre) All cash to be paid at the end of escrow.

## CONTACT

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



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### GUN CLUB RANCH SITE PHOTOS



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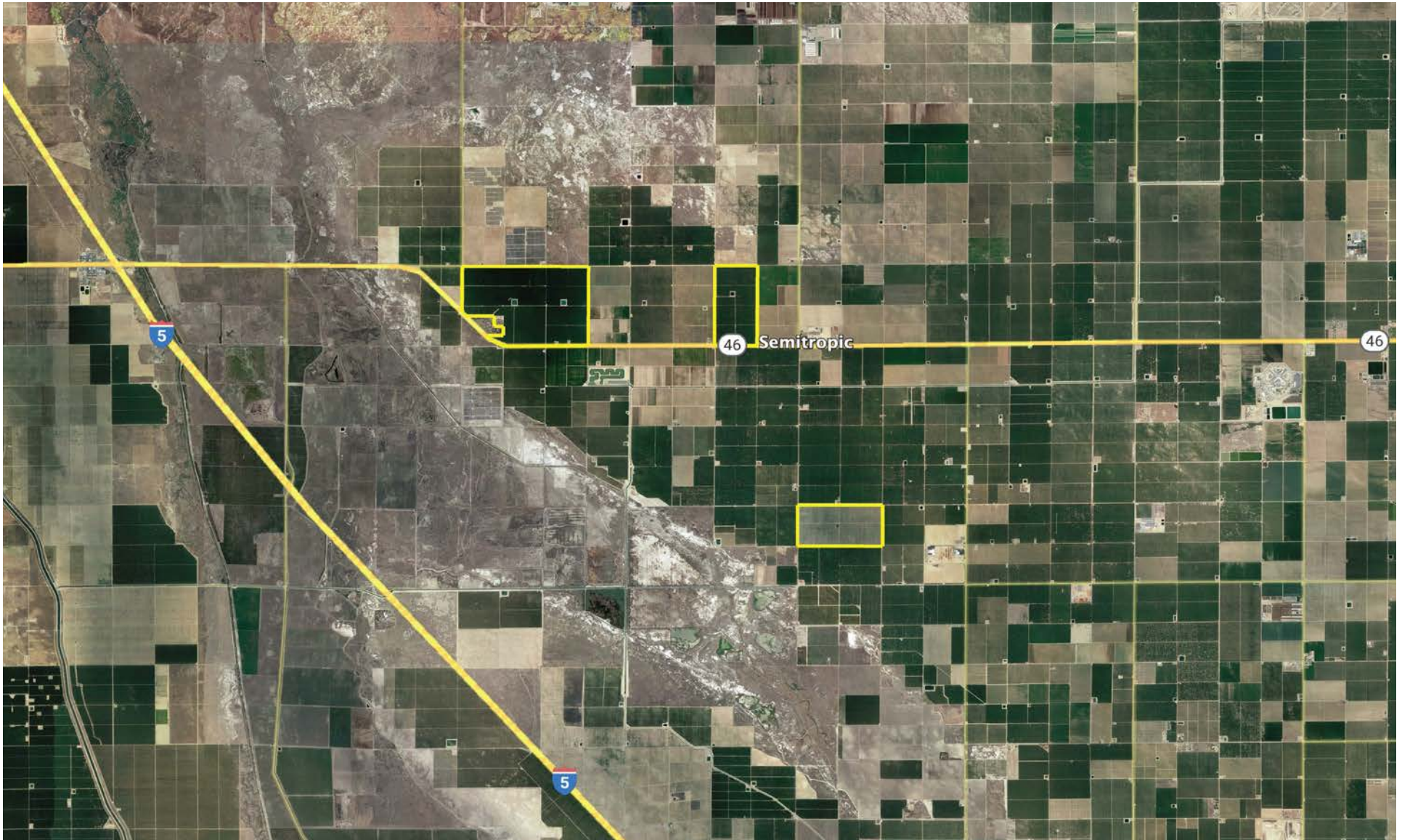


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## LOCATION MAP



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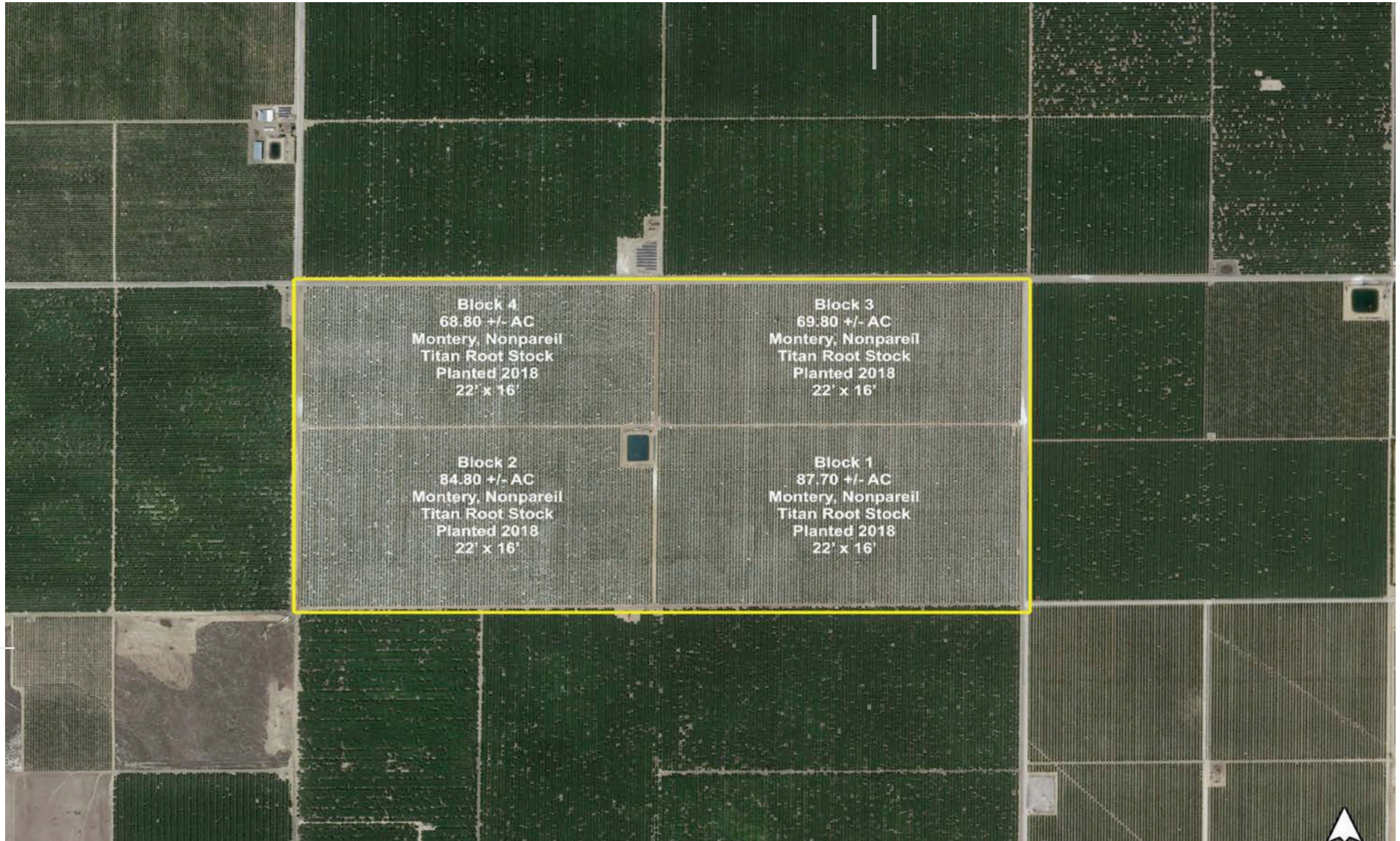


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## AERIAL MAP - GUN CLUB RANCH





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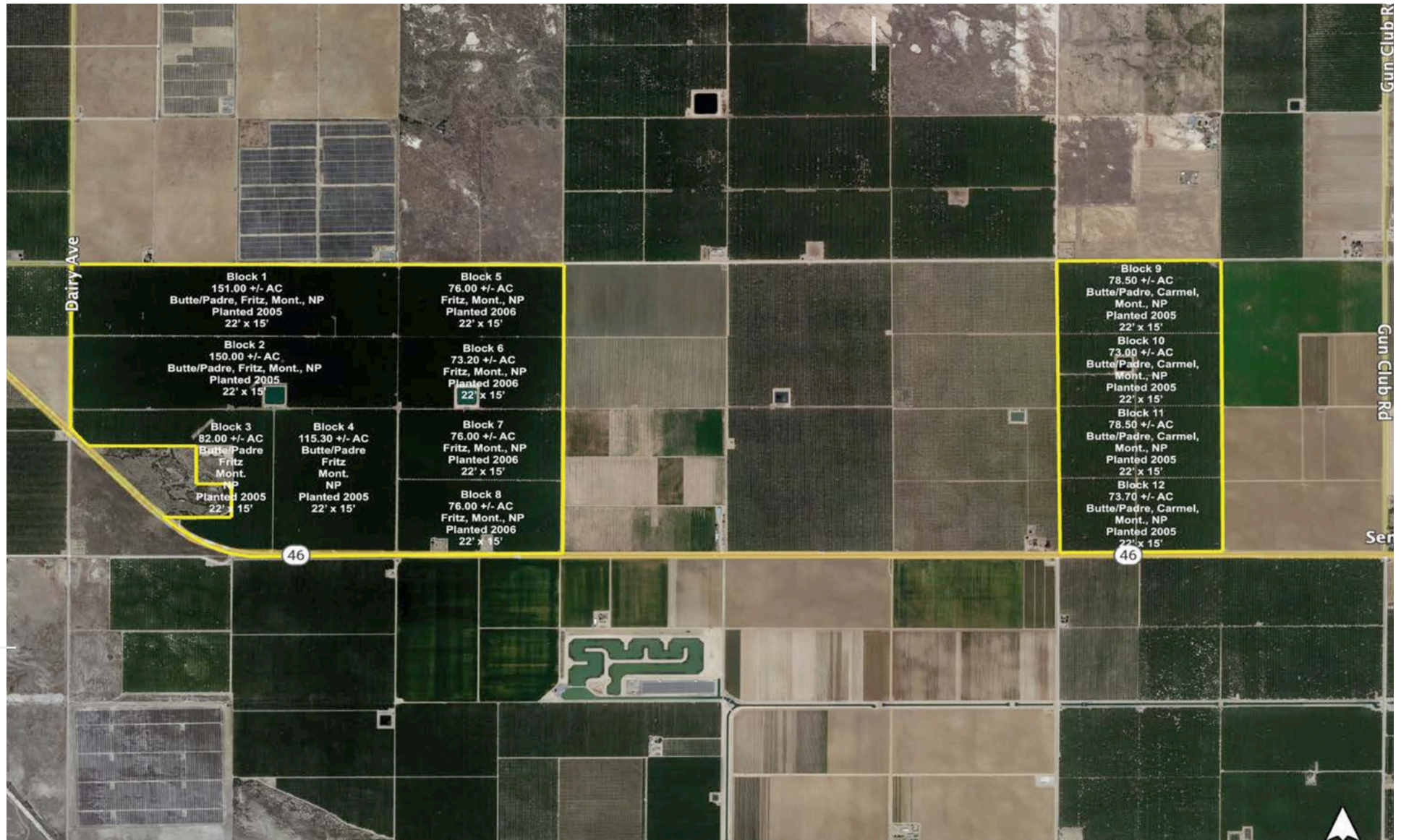


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## AERIAL MAP - TIGER RANCH



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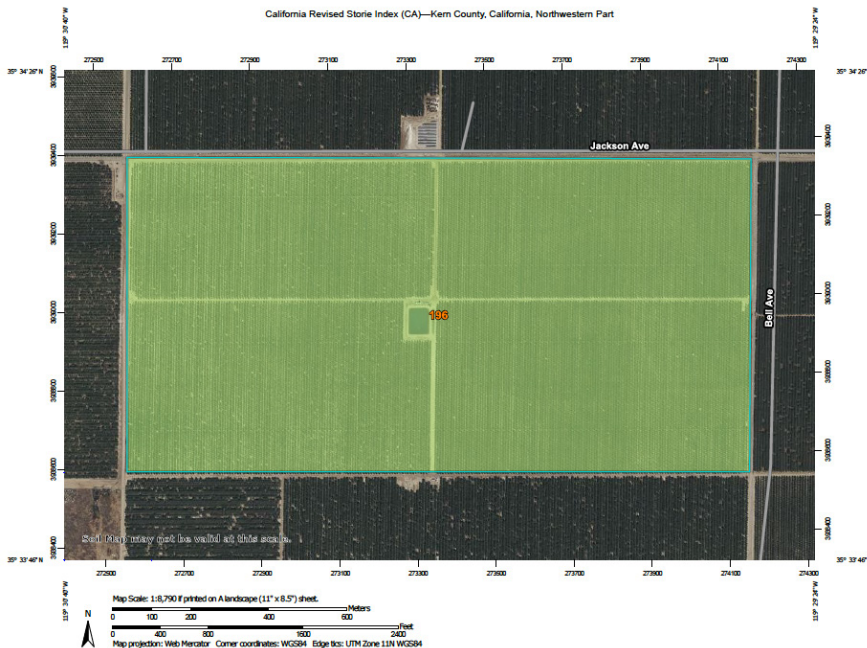
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## SOIL MAP - GUN CLUB RANCH

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

Map Unit Symbol	Map Unit Name	Rating	Component	Acres in AOI	Perecent in AOI
196	Milham sandy loam, 0-2% slopes MLRA 17	Grade 2 - Good	Milham (85%)	316.6	100.0%
Totals for Area of Interest				316.6	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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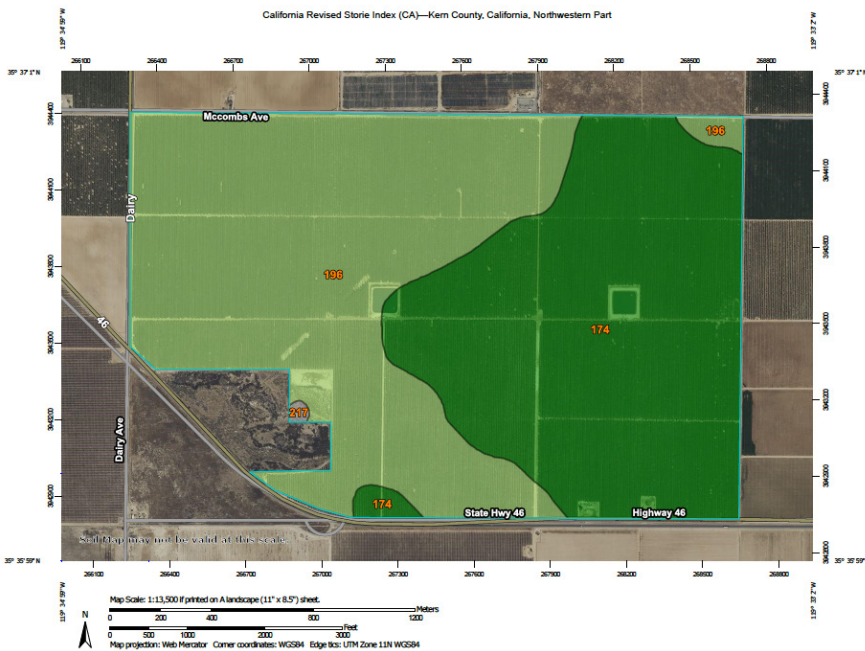
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## SOIL MAP - TIGER RANCH WEST

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

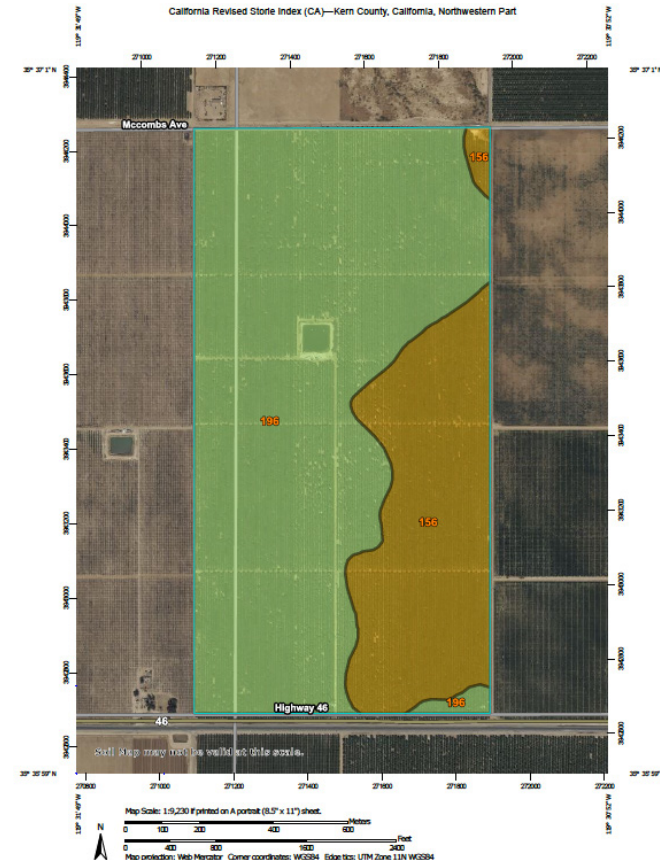
Map Unit Symbol	Map Unit Name	Rating	Component	Acres in AOI	Perecent in AOI
174	Kimberlina fine sandy loam, 0-2% slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	400.2	47.3%
196	Milham sandy loam, 0-2% slopes MLRA	Grade 2 - Good	Milham (85%)	444.1	52.5%
217	Pits	Not Rater	Pits(100%)	1.4	0.2%
Totals for Area of Interest				845.7	100.0%



## TIGER RANCH EAST

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	Garces silt loam	Grade 4- Poor	Garces (85%)	86.4	27.8%
196	Milham sandy loam, 0-2% slopes MLRA	Grade 2 - Good	Milham (85%)	224.1	72.2%
Totals for Area of Interest				311.0	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!