

For Sale

317.35 +/- Acres of Agricultural and
Transitional Use Lands in Kern County CA



Tech Ag Financial Group, Inc.

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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 centrally located in the Highway 58 corridor at the intersection with South Vineland Road in an actively growing transitional use area to the southeast of the City of Bakersfield in Kern County and Central Valley of California.

DESCRIPTION

317.35 +/- acres of real property with 117.00 +/- planted acres of citrus and 185.00 +/- net acres of open farmland with 100% Class 1 soil(s) and water supplied via two (2) agricultural irrigation wells plus supplemental water delivered from Arvin Edison Water Storage District (AEWSD).

Property is uniquely situated in the desirable farming area of Edison with both high elevation and flat topography that allows for historically strong citrus yields and production of other high value crop(s) such as carrots, potatoes, and wine grapes.

This unique property also provides a qualified Buyer with an opportunity to invest in the pathway of future development in a growing industrial landscape to the east of the City of Bakersfield in Kern County.

CITRUS

Variety	Rootstock	Spacing	Plant Date	Net Acres
Rush TI	Carrizo	20' x 15'	2001	28.30
Beck	Carrizo	20' x 14'	2001	17.70
Washington	Carrizo	22' x 18'	1985	71.00

PRODUCTION

Variety	2019 (Bins/AC)	2020 (Bins/AC)	2021 (Bins/AC)	2022 (Bins/AC)	2023 (Bins/AC)	5 Yr Avg. (Bins/AC)
Rush TI	43	36	32	43	38	38
Beck	11	25	21	29	14	20
Washington	16	15	11	18	10	14

SOILS

According to the USDA Soil Storie Index, the property has 100% Class 1 soil(s).

IRRIGATION

Property is located within the boundaries of Arvin Edison Water Storage District (AEWSD) in the groundwater service area with water supplied via two (2) agricultural irrigation wells equipped with 100HP and 200HP gear head(s). The combined flow of both the wells is 1,717 GPM as provided via a pump test report dated March 11th 2024. The 100HP well has three (3) Flow-Guard filtration stations, and the 200HP well has a Yaskawa Variable Frequency Drive (VFD) and four (4) Flow-Guard filtration stations. The property is also eligible for supplemental surface water delivery from AEWSD via turnout no. E-B subject to an annual General Administrative and Project Service Charge of \$155.57 per acre that is billed by AEWSD and collected via the Kern County Assessor tax roll. The shop area is provided water via a 5HP submersible well that is located on the south side of Edison Highway adjacent to the 100HP well. The Washington navel citrus is irrigated via a dual line drip irrigation system and the Rush TI and Beck navel citrus is irrigated with a micro-sprinkler irrigation system.

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>

BRIEF LEGAL

Kern County Assessor Parcel Number(s): 177-110-02; 177-110-32; 177-110-58; 177-110-60; 177-110-64; Portion(s) of Section 5; Township 30 South; Range 29 East; MDB&M. The property is zoned A1 – Limited Agriculture, and is not enrolled in the agricultural preserve under the terms of the Williamson Act.

BUILDING IMPROVEMENTS

Property has a shop and yard area situated at the northeast corner of the intersection of Highway 58 and South Vineland Road. This area is improved to a 3,230 +/- square foot shop, 1,600 +/- square foot equipment shed, and 2,900 +/- square foot farm residence that is currently occupied by a Tenant.

PRICE

\$6,376,840.00 (\$20,094.03 per acre) All cash to be paid at the close of escrow.

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SITE PHOTOS



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AERIAL MAP



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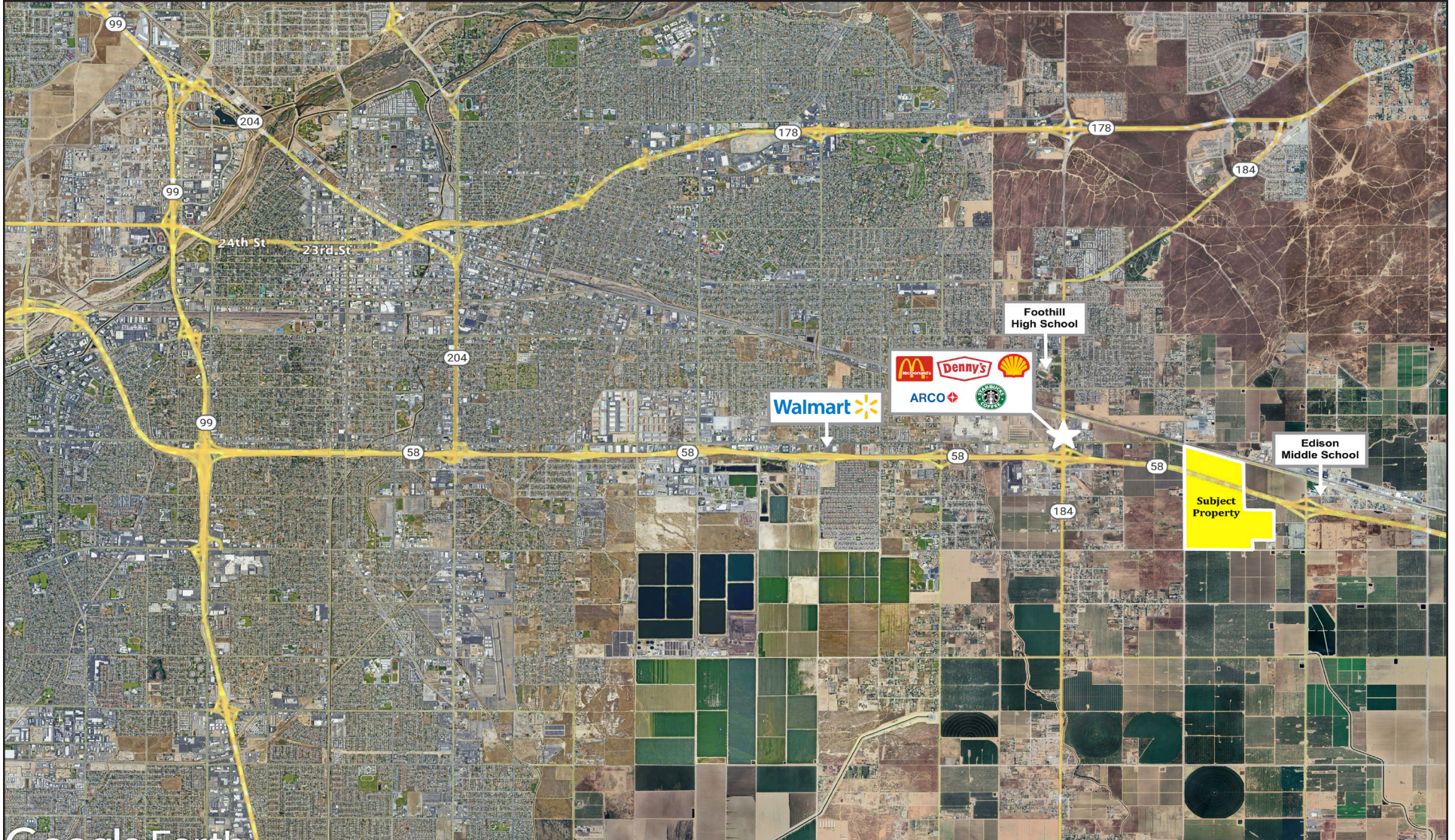


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LOCATION MAP



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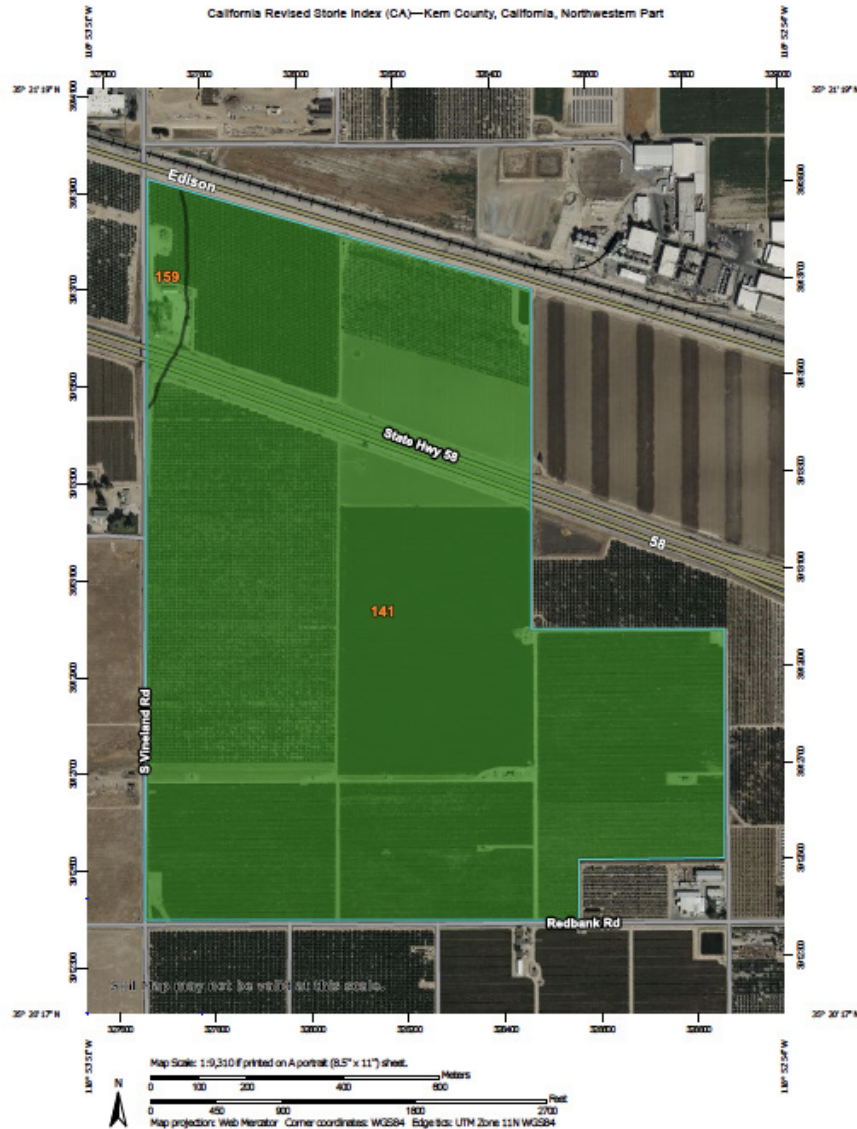


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SOIL MAP



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 of
141	Delano sandy clay loam, 0 to 2% slopes	Grade 1 - Excellent	Delano (85%)	323.0	97.7%
159	Hesperia sandy loam, 0 - 2% slopes	Grade 1 - Excellent	Hesperia (85%) Occasional flood (2%)	7.7	2.3%
Totals for Area of Interest				330.7	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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FOR EVERYTHING UNDER THE SUN

- Row Crops
- Orchards
- Vineyards
- Ranches
- Developed or Vacant Land

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!