

FOR SALE

505.10 +/- Acres of Open Farmland in
Kern Delta Water District

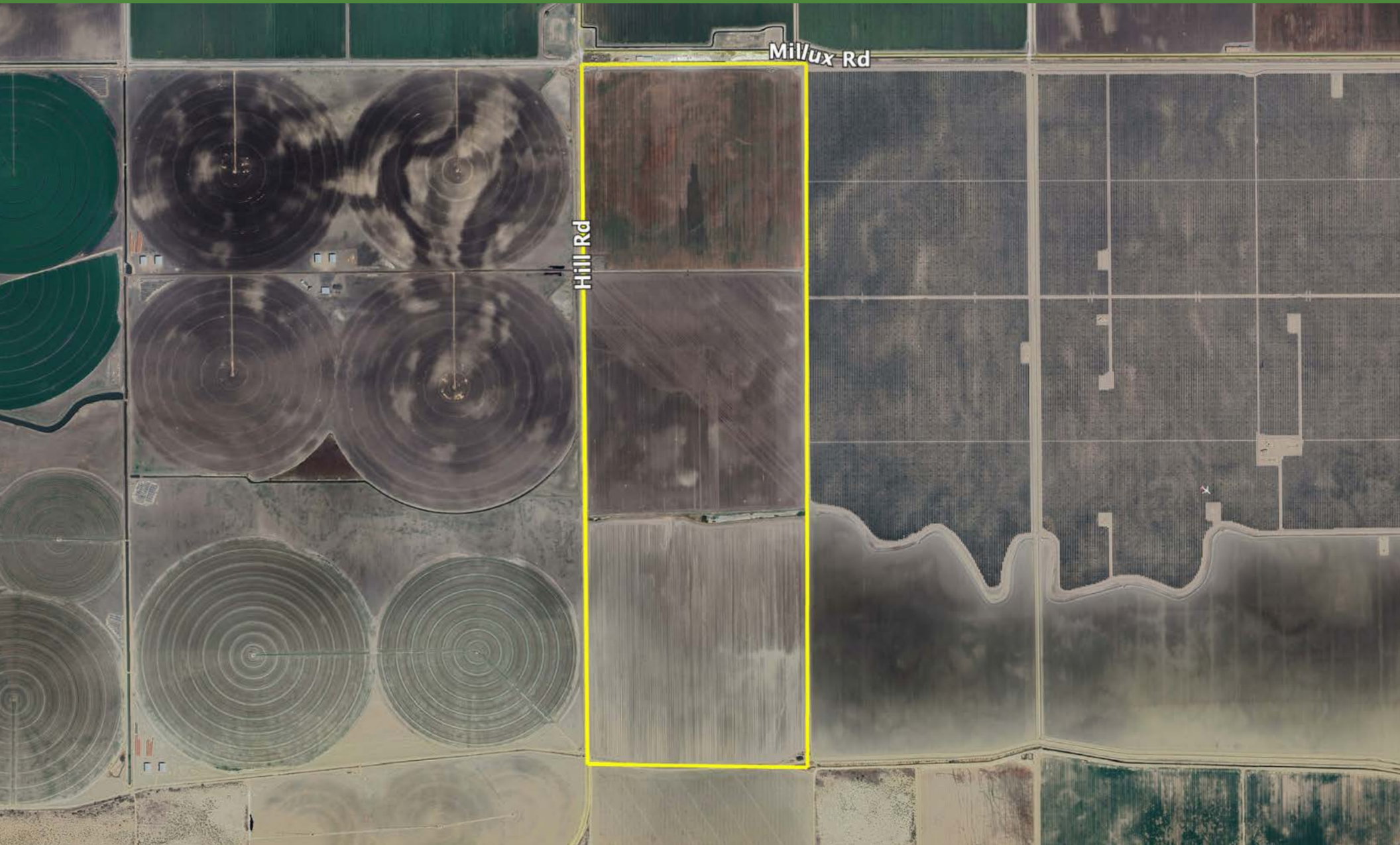


Morgan Houchin
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LOCATION

Property is located at the southeast corner of the intersection of Hill Road and Millux Road to the southwest of the City of Bakersfield in the County of Kern and State of California.

DESCRIPTION

505.10 +/- acres of open farmland with water supplied via three (3) irrigation wells and the Kern Island utility water service right within Kern Delta Water District, which is one of Kern County's premier water purveyors with pre-1914 preserved Kern River entitlement and water rights.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 295-020-36; 295-020-37; 295-020-39; Portion(s) of Section(s) 4; 9; Township 32S; Range 26E; MDB&M. The property is zoned A – Agriculture and is enrolled in the agricultural preserve under the terms of the Williamson Act.

IRRIGATION

Property is located within the boundaries of Kern Delta Water District (KDWD). KDWD was formed in 1965 and provides surface water delivery to approximately 90,000 +/- irrigated acres with a long-term historical delivery average of approximately 205,000 acre feet per year from the Kern River plus an additional

16,000 +/- acre feet per year from the State Water Project. Specifically, this property is situated in the Kern Island service area, which is highest priority service and senior water right in KDWD. The property is serviced from KDWD turnout no(s) 63-0-270 and 63-4-049 via the KDWD Buena Vista Canal. The water cost for the Kern Island service area is \$24 per delivered acre foot of utility water, and a District assessment equivalent to \$6.55 per acre of real property is billed and collected separately by KDWD. The property also has three (3) irrigation wells equipped with a 200HP, 250HP, and 300HP motor(s) respectively. The wells are in good working condition with an estimated flow of 2,200 – 2,300 GPM per well.

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>

SOIL

50% (243) Millox-Zalvidea complex, partially drained, 0 to 1% slopes, Class I
16% (160) Fages clay, 0 to 1% slopes, Class IV
16% (220) Lokern clay, drained, 0 to 1% slopes, Class III
13% (240) Millox clay loam, partially drained, 0 to 1% slopes, Class III
6% (241) Millox clay loam, partially drained nonsaline, 0 to 1% slope, Class I

PRICE

\$15,153,000.00 (\$30,000.00 per acre) with all cash to be paid at the close of escrow.

CONTACT

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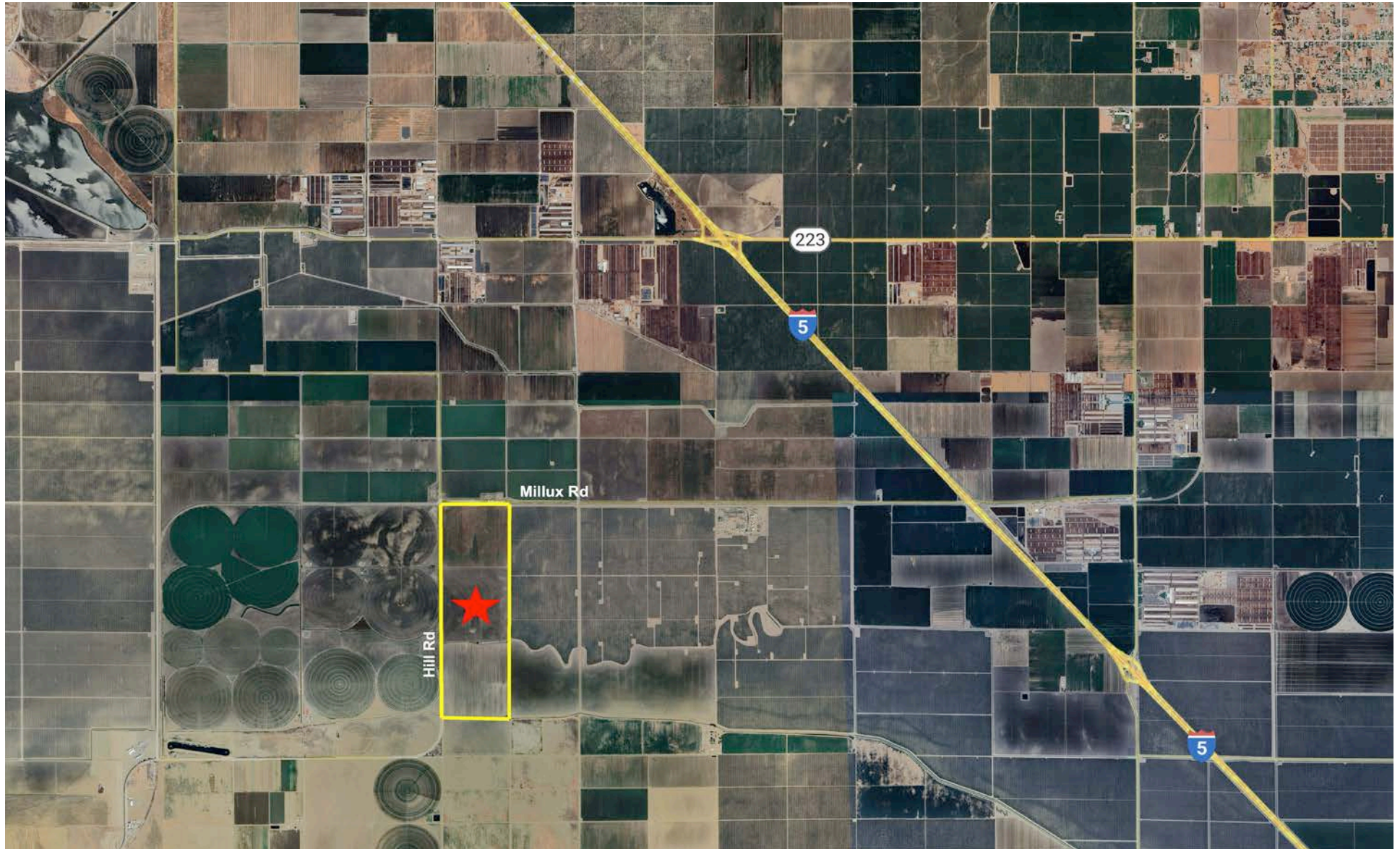
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LOCATION MAP



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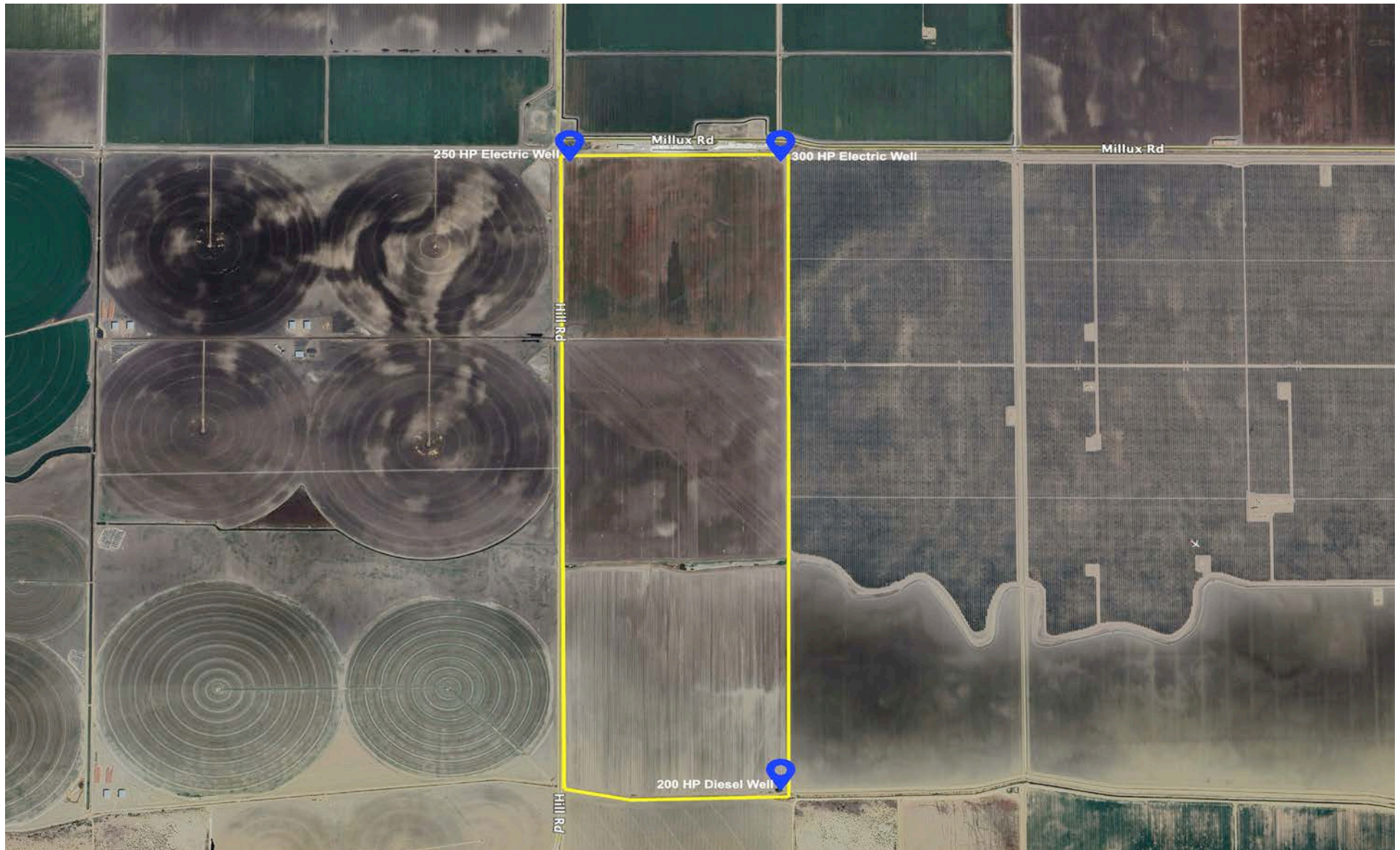
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AERIAL MAP



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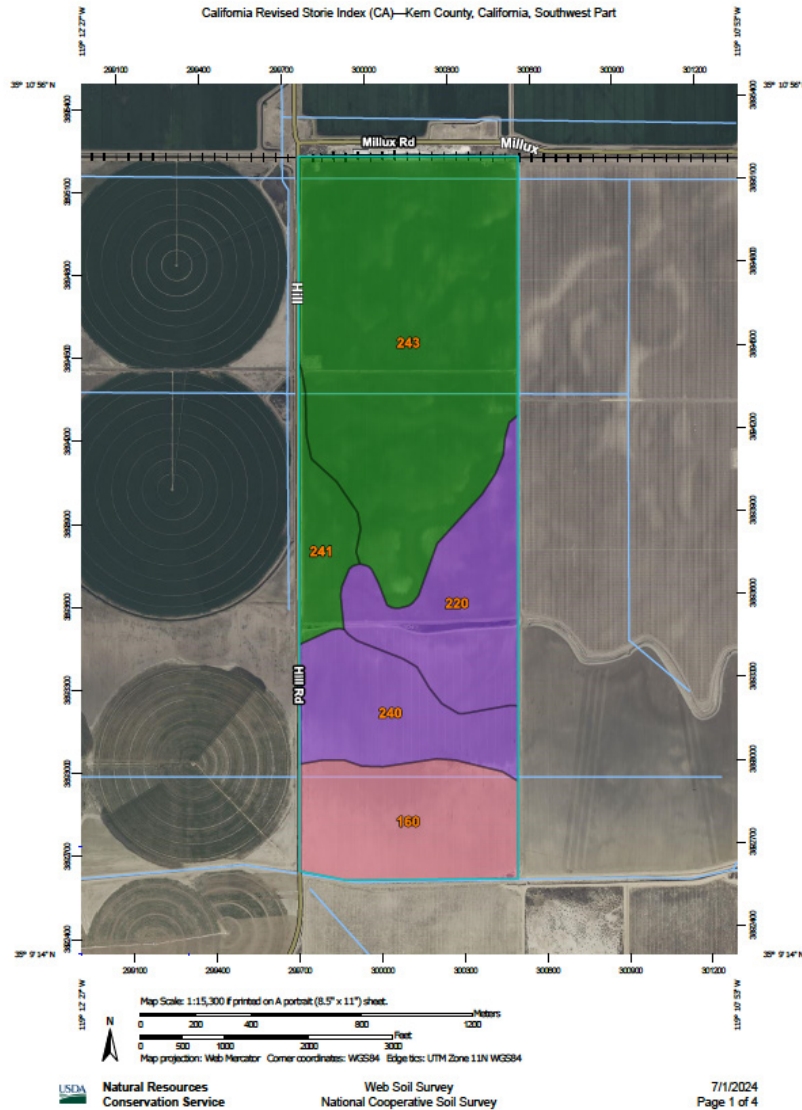


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SOIL MAP



California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unite Name	Rating	Component Name	Acres in AOI	Perecent in AOI
160	Fages clay, 0-1% slopes	Grade 5 - Very Poor	Fages (80%)	81.2	15.8%
220	Lokern clay, drained, 0-1% slopes	Grade 3 - Fair	Lokern drained (85%)	79.8	15.5%
240	Millox clay loam, partially drained, 0-1% slopes	Grade 3 - Fair	Millox, partially drained (85%)	65.8	12.8%
241	Millox clay loam, partially drained non-saline, 0-1% slopes	Grade 1 - Excellent	Millox, partially drained, nonsaline (85%)	29.0	5.6%
243	Millox-Zalvidea complex, partially drained, 0-1% slopes	Grade 1 - Excellent	Millox, partially drained (50%)	258.5	50.3%
Totals for Area of Interest				514.3	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!