

Newly Priced

150.37 +/- Acres of Almonds in

Arvin-Edison and Kern Delta Water District



Morgan Houchin

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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DESCRIPTION

This opportunity consists of 150.37 +/- acres of almonds planted in 2015 and dual sources of water provided via Kern Delta Water District (KDWD) and an irrigation well.

LOCATION

Property is located at the southwest corner of the intersection of Bear Mountain Blvd and Malaga Road to the west of the City of Arvin in the County of Kern in the State of California.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 189-290-05; 189-290-29; Portion(s) of Section 28; Township 31S; Range 29E; MDB&M

IRRIGATION

APN: 189-290-05 totaling 121.35 +/- acres is located within the boundaries of Kern Delta Water District with rights to receive state water delivery via turnout no.2-0 301 on the Eastside Canal that intersects through the property. For the 2024 crop year, the cost of state water allocation in Kern Delta Water District was \$116 per acre foot. The parcel was also subject to a district assessment is \$10.65 per acre. APN: 189-290-29 totaling 29.02 +/- acres is

located within the boundaries of Arvin Edison Water Storage District but with no contract of service. Kern Delta Water District and Arvin-Edison Water Storage District jointly have a water banking facility, which could lead to increased deliveries of surface water over time via the Eastside Canal. For groundwater, the property also has a newly drilled 350 HP irrigation well with a reported flow of 1,851 GPM as of a pump test report dated 5/26/2023. The almonds are irrigated via a dual line drip irrigation system with a reservoir, a 75HP electric booster pump, and seven (7) filtration stations.

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>

PLANTING

Variety	Rootstock	Spacing	Plant Date	Net Acres
50% NP, 50% Mont.	Bright's Hybrid	22' x 18'	2015	150.37
Total Net Acres				150.37

PRODUCTION

Crop Year	2020	2021	2022	2023	2024
Lbs / Acre	2,261	2,190	2,190	1,984	2,002

SOIL

According to the USDA Soil Storie Index, the property has 100% Class I – Excellent Soil(s)

PRICE

\$2,857,030.00 (\$19,000 per acre) with all cash proceeds to be paid at close of escrow.

CONTACT

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SITE PHOTOS



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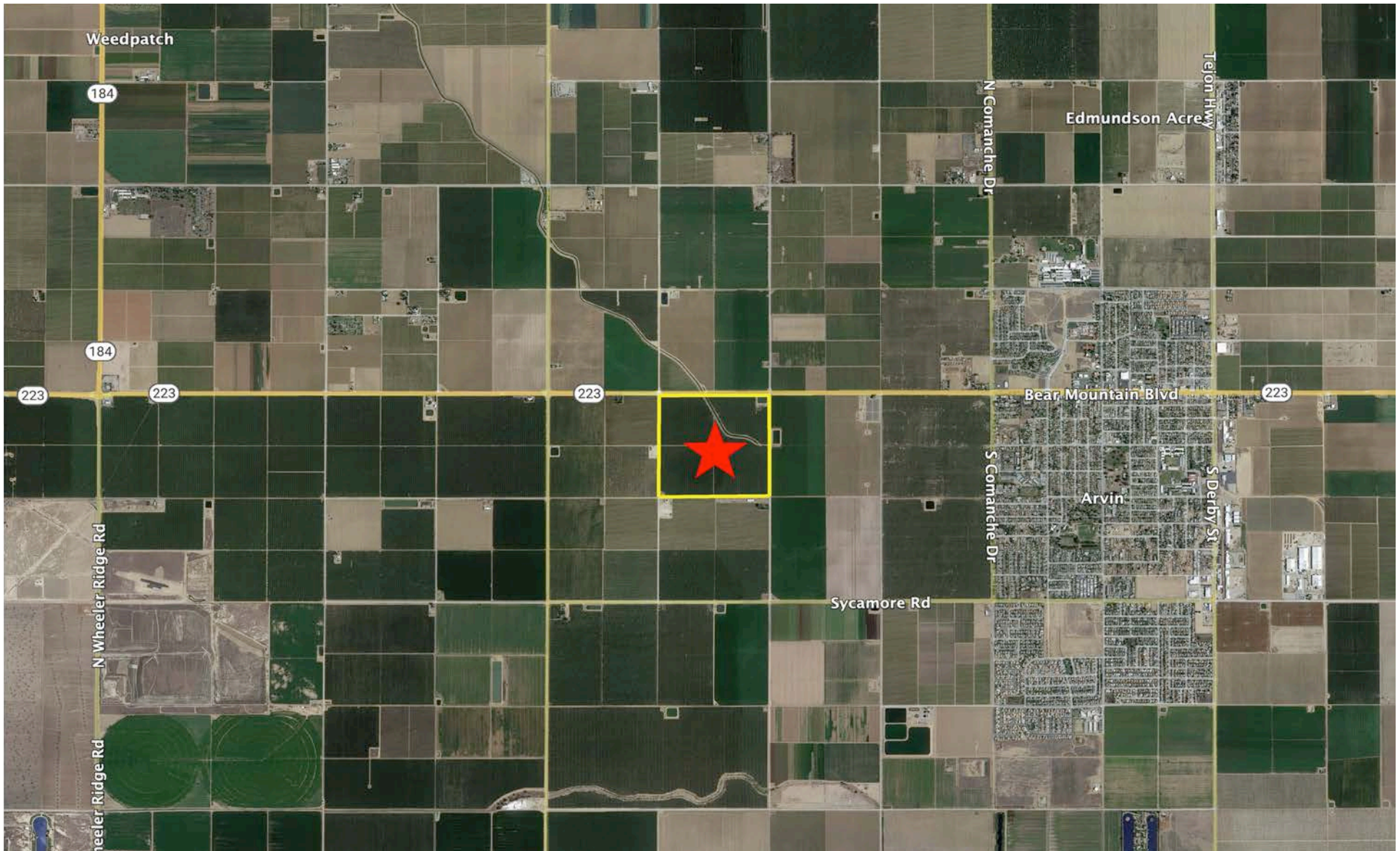
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LOCATION MAP



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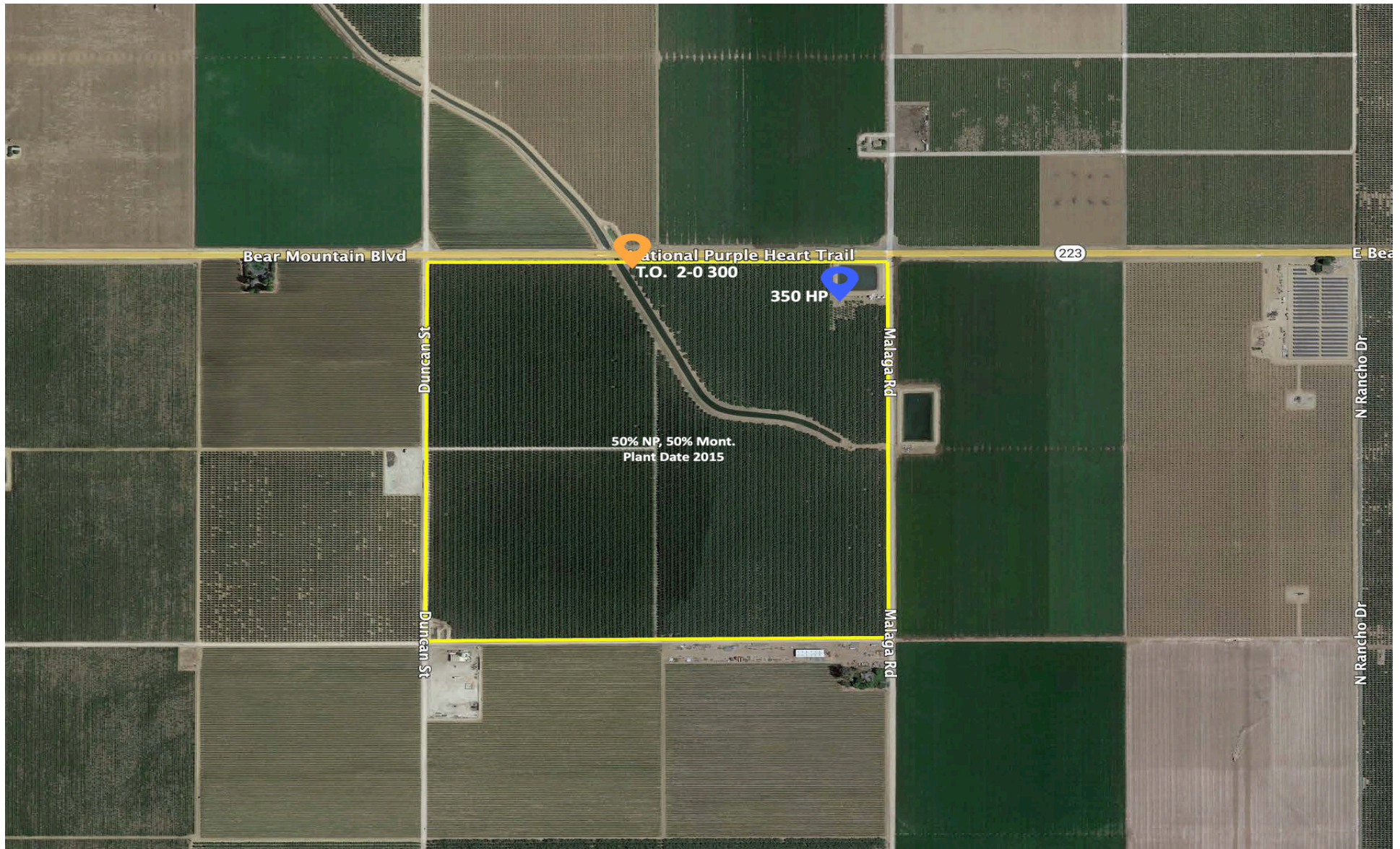
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AERIAL MAP



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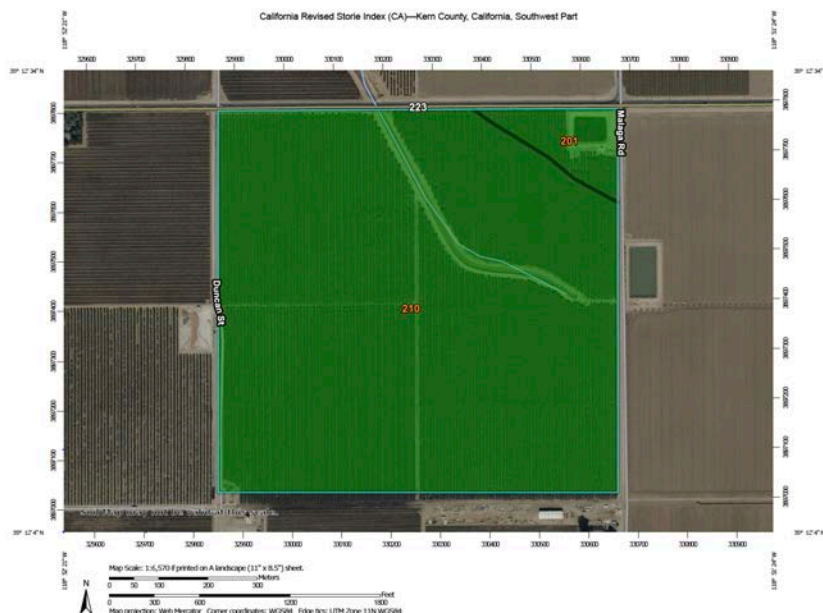
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SOIL MAP



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	Percents in AOI
201	Hesperia sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Hesperia (85%)	7.1	4.6%
210	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	147.8	95.4%
Totals for Area of Interest				154.9	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!