

# FOR SALE

**248.82 +/- Acres of Almonds  
in Shafter Wasco Irrigation District**



**Morgan Houchin**  
**Tech Ag Financial Group, Inc.**

Broker DRE No. 01865336

[mhouchin@techag.com](mailto:mhouchin@techag.com)

3430 Unicorn Road

Bakersfield, CA 93308

**661-477-3669** mobile

**661-695-6500** office

**661-384-6168** efax



*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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## FOR SALE - ALMONDS WITH DUAL SOURCES OF WATER

### LOCATION

Property is located at the northeast corner of the intersection of Burbank Street and Shafter Road to the south of the City of Shafter in the County of Kern and State of California.

### DESCRIPTION

This 248.82 ± gross acre offering consists of a 129.90 ± net acres planted in 1995 & 1997, 57.10 ± net acres planted in 2004, 35.60 ± net acres planted in 2014, and 20.60 ± net acres planted in 2018 for a total of 243.20 ± net acres of almonds located in the desirable farming area of Shafter CA with surface water delivery from Shafter Wasco Irrigation District (SWID) and three (3) irrigation wells.

### LEGAL

Kern County Assessor Parcel Number(s): 090-030-07; 08; 14; 15; 16; 17; 19; 21; 28; 41; 42; 69; 71; 090-050-10; 15; Portion(s) of Section 22; Township 28 South; Range 25 East; MDB&M

### PLANTING

**Block 1** - 20.6 ± net acres of almonds planted in 2018 (50% NonPariel, 50% Monterey, Hansen Hybrid, 20' x 14' spacing)

**Block 2** - 77.4 ± net acres of almonds planted in 1995 (33% Butte, 33% Padre, 33% Mission, Nemaguard, 24' x 21' spacing)

**Block 3** - 32.8 ± net acres of almonds planted in 1997 (50% Butte, 25% Padre, 25% Mission, Nemaguard, 24' x 21' spacing)

**Block 4** - 19.7 ± net acres of almonds planted in 1997 (50% Butte, 25% Padre, 25% Mission, Nemaguard, 24' x 21' spacing)

**Block 5** - 57.1 ± net acres of almonds planted in 2004 (50% NonPariel, 25% Carmel, 25% Aldrich, Nemaguard, 24' x 21' spacing)

**Block 6** - 35.6 ± net acres of almonds planted in 2014 (50% NonPariel, 50% Monterey, Nemaguard, 22' x 18' spacing)

### IRRIGATION

Property is located within the boundaries of Shafter Wasco Irrigation District (SWID), and receives surface water delivery via District turnout(s) 1.1-3.6-3, 1.1-3.6-5, 1.1-3.6-9, and 1.1-4.1-11. For the 2018 crop year, (SWID) delivered approximately 1.35 acre feet per contract acre. The 2018 water use charge was \$95 per acre foot for all delivered water subject to a standby charge of \$20 per acre. The 2017 - 2018 General Administrative and Project Service Charge of \$63.64 per assessed acre of real property is billed by (SWID), and collected via the Kern County Assessor's tax roll.

In addition, the property has a total of three (3) electric irrigation wells equipped with a 40 HP, 75 HP, and 150 HP motor respectively. The combined flow of these wells was 2,089 GPM as reported via a series of pump tests dated 9/11/17. Approximately 89 ± planted acres of almonds to the north of Orange Ave, and 57.10 ± net acres to the south of Orange Ave are irrigated via a double line drip irrigation system with a reservoir and a series of six (6) filtration stations interconnected to both a 50 HP and 10 HP booster pump. The remaining portion of the property, ie 97.10 ± net acres is flood irrigated with a majority of the planting having an existing in-field system that can be cost effectively converted to drip irrigation.

### PRODUCTION

Six (6) year production history average across all various ages is approximately 1,778.50 lbs per net acre as reported by Seller

### SOILS

88 ± % (243) Wasco sandy loam, 0 to 2 % slope, Class I  
9 ± % (196) Milham sandy loam, 0 to 2 % slope, Class II  
2 ± % (174) Kimberlina fine sandy loam, 0 to 2 %, Class I  
1 ± % (156) Garces silt loam, Class IV

### PRICE & TERMS

\$6,500,000 (\$26,123 per gross acre) with the 2018 almond crop subject to Buyer's reimbursement of Seller's cultural cost expense from the 2017 post-harvest irrigation until close of escrow.

*(All cash to be paid at the close of escrow.)*

### CONTACT

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## SITE PHOTOS



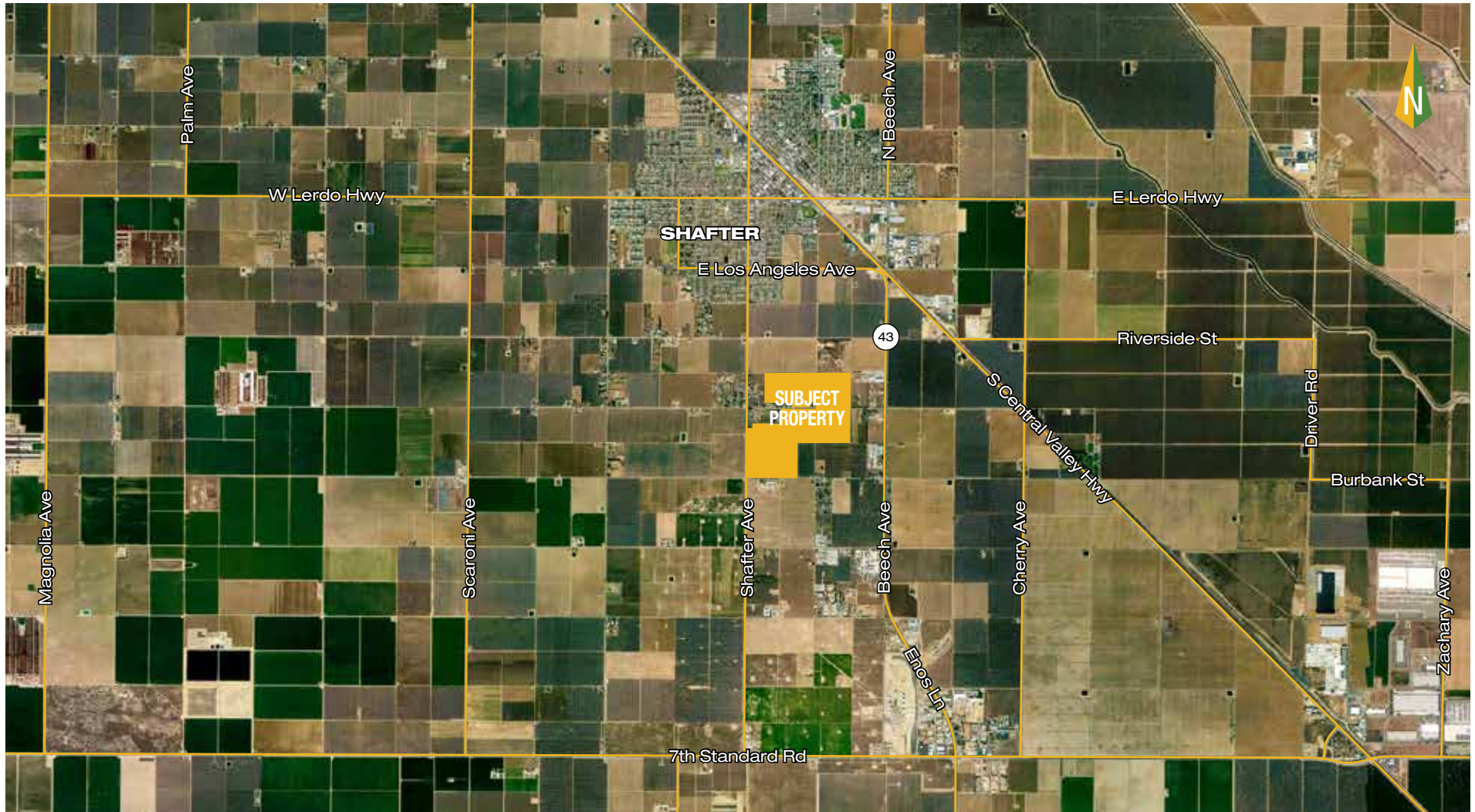


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## LOCATION MAP





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## AERIAL MAP





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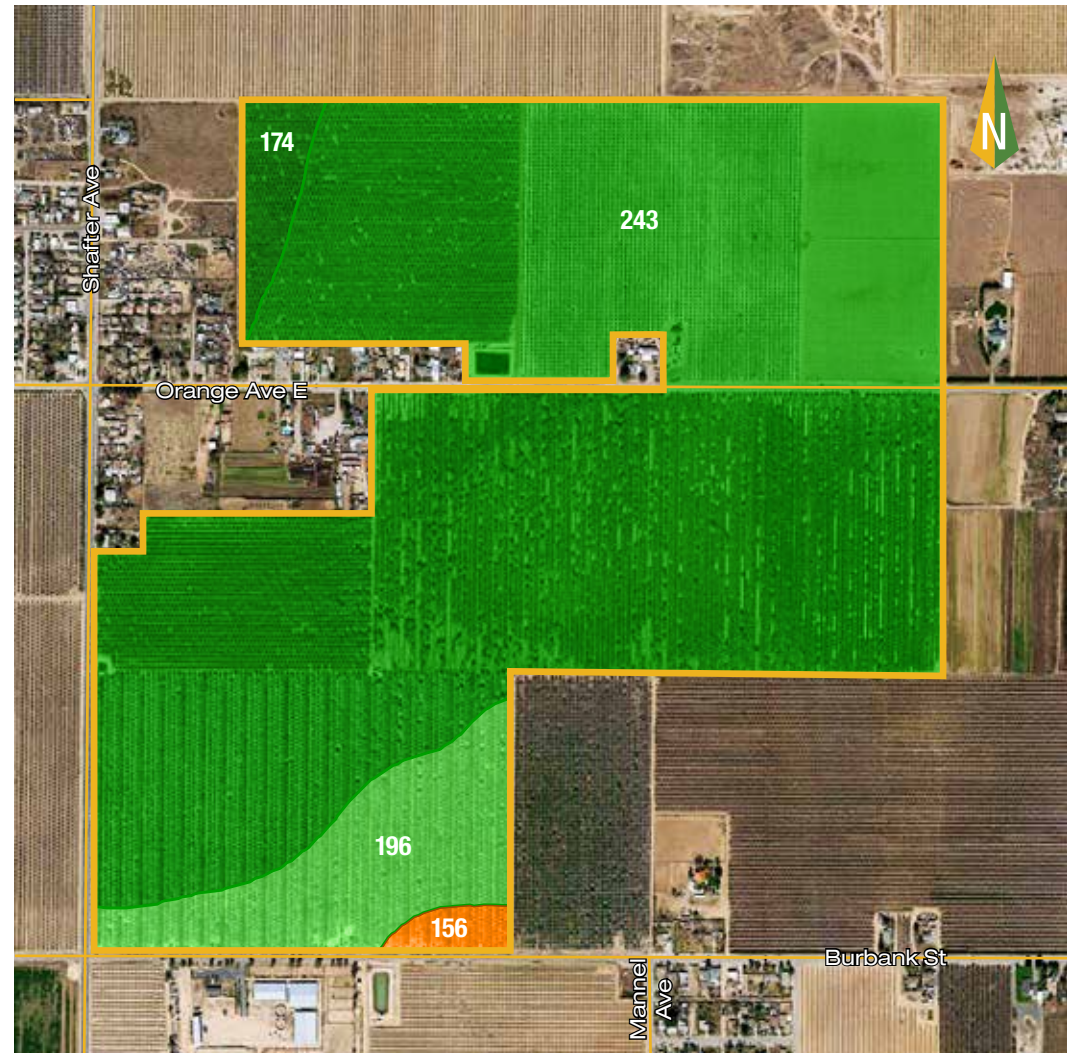
## SOIL MAP

The Storie Index is a soil rating based on soil properties that govern a soil's potential for cultivated agriculture in California.

The 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, slope; and factor X, manageable features, including drainage, microrelief, fertility, acidity, erosion, and salt content. A score ranging from 0 to 100 is determined for each factor, and the scores are then multiplied together to derive an index rating.

For simplification, Storie Index ratings have been combined into six grade 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; and 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.



Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
156	Garces silt loam	Grade 4 - Poor	Garces (85%)	2.6	1.0%
174	Kimberlina fine sandy loam, 0 to 2 % slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	5.8	2.2%
196	Milham sandy loam, 0 to 2% slopes MLRA 17	Grade 2 - Good	Milham (85%)	23.9	9.2%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	226.9	87.5%
<b>Totals for Area of Interest</b>				<b>259.1</b>	<b>100.0%</b>

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**Call Morgan Houchin 661-477-3669**

## 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!