

FOR SALE

**1,385.18 +/- Gross Acres of Open Land
in Kern County**



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

3430 Unicorn Road

Bakersfield, CA 93308

661-477-3669 mobile

661-695-6500 office

661-384-6168 fax



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 located adjacent to Highway 65 above Gretlein Road, and approximately eight (8) miles to the north of the City of Bakersfield in the County of Kern. The property can be accessed via a gated entrance off Highway 65.

DESCRIPTION

1,385.18 +/- contiguous gross acres of open land with frontage on Highway 65 in proximity to the actively growing industrial, office, and retail complex near Meadows Field airport in the City of Bakersfield. The topography consists of rolling terrain with elevation(s) as high as 895', and has historically been operated as vacant land used for livestock grazing and mineral rights lease(s). With easy access, a good location, a mixture of Class 1/2/3 soil(s), this offering has potential uses suitable for livestock grazing and farming similar to the surrounding cattle ranches, pistachio, and citrus plantings.

BRIEF LEGAL

Kern County Assessor Parcel Numbers: 074-030-48, 49, 50, 51, 52, 53, 54, 55; 074-042-52; 074-043-05, 06, 07, 08, 09, 10, 11, 12; Section(s) 15, 21, Portion(s) of Section 20; Township 27 South; Range 27 East; MDB&M

WATER

The property is located within the boundaries of the Eastside Water Management Area with no developed irrigation wells or water system.

NOTABLE SOILS

- (131) Chanac clay loam, 9 to 15% slope, Class 1
- (153) Chanac clay loam, 9 to 15%, Class 1
- (243) Wasco sandy loam, Class 1
- (132) Chanac clay loam, 15 to 30% slope, Class 2
- (115) Chanac clay loam, 15 to 30% slope, Class 2
- (224) Premier coarse sandy loam,
9 to 15% slope, Class 2
- (305) Chanac-Pleito-Premier association,
20 to 60% slope, Class 3

LEASE

The property is being offered subject to a year-to-year grazing lease, and existing mineral rights lease(s).

ZONING

The property is zoned A - Agriculture, and is enrolled in the agricultural preserve under the terms of the Williamson Act.

OTHER

The mineral rights interests are not included with the sale of property.

PRICE/TERMS

\$3,462,950.00 *(All cash to be paid at the close of escrow).*

CONTACT

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SITE PHOTOS



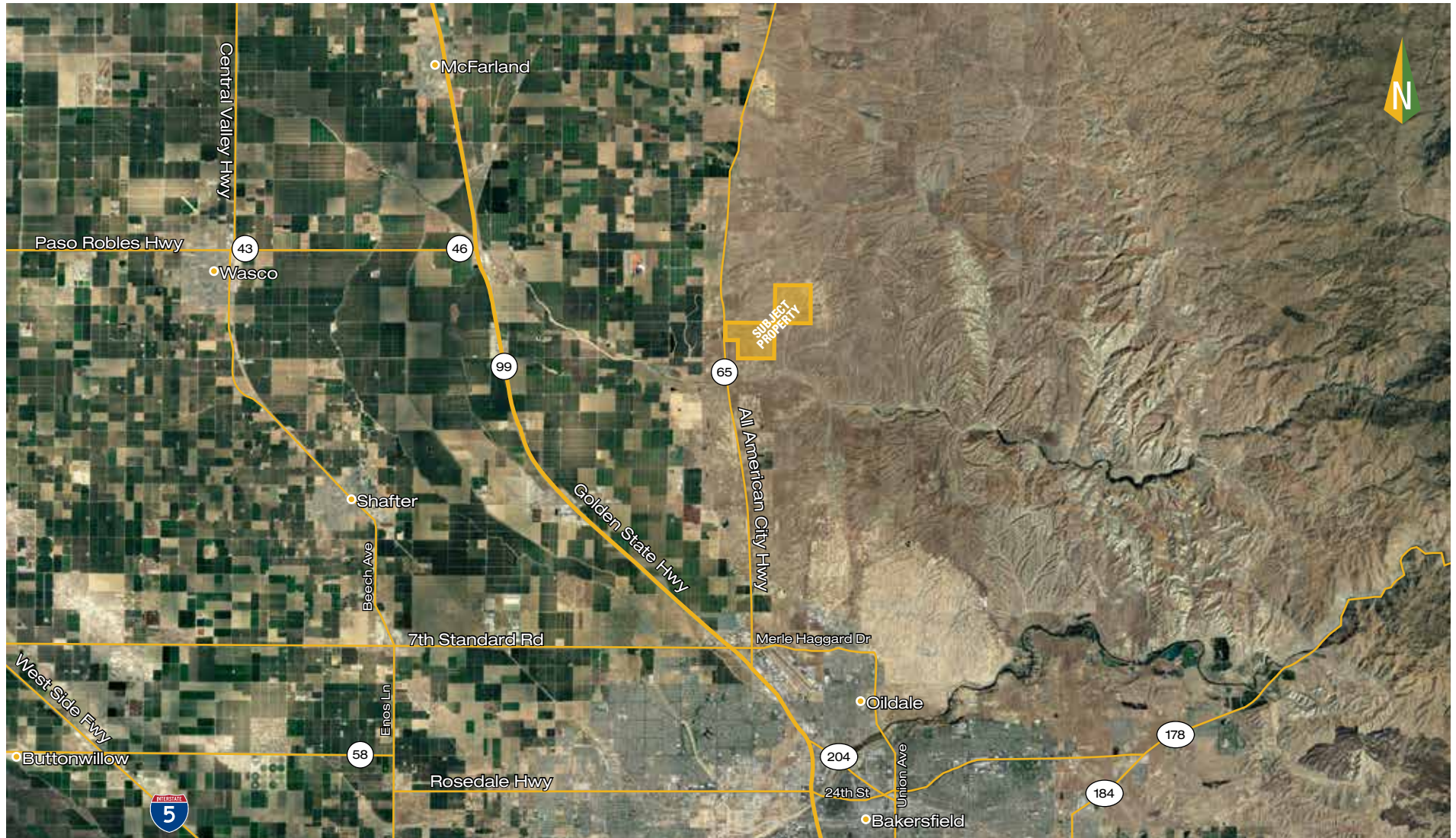
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LOCATION MAP



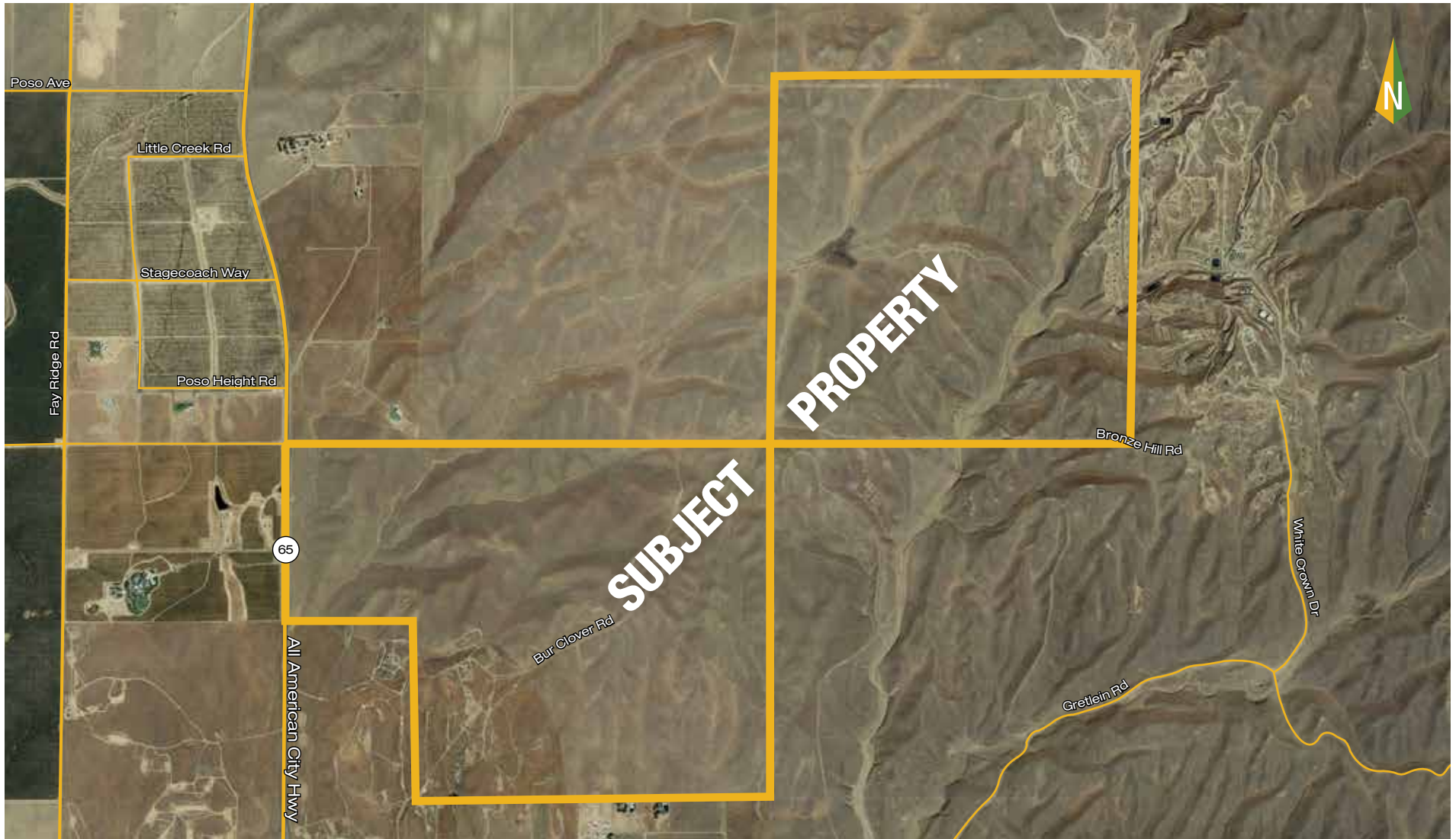
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AERIAL MAP



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TOPOGRAPHIC MAP



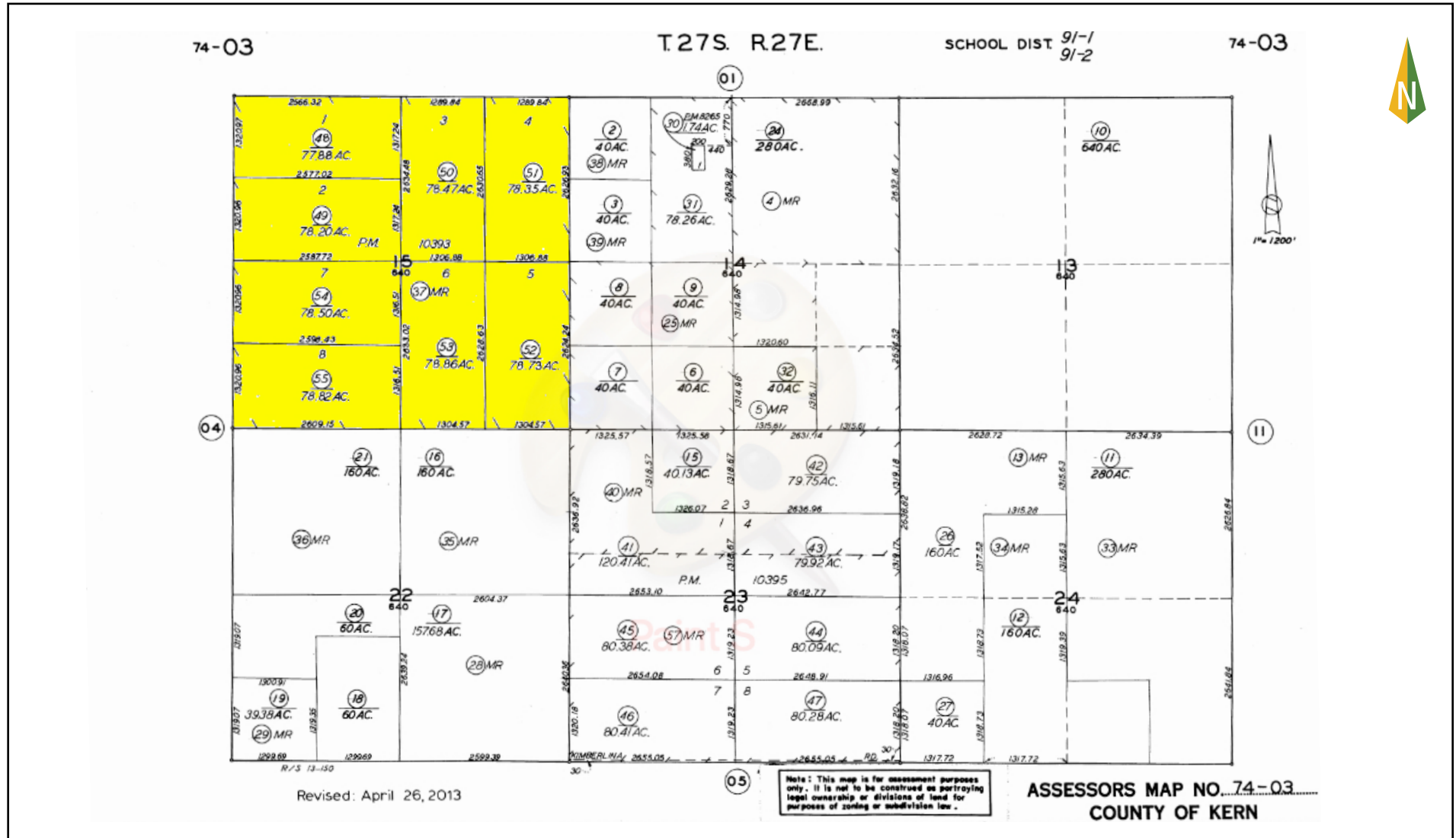
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PARCEL MAP



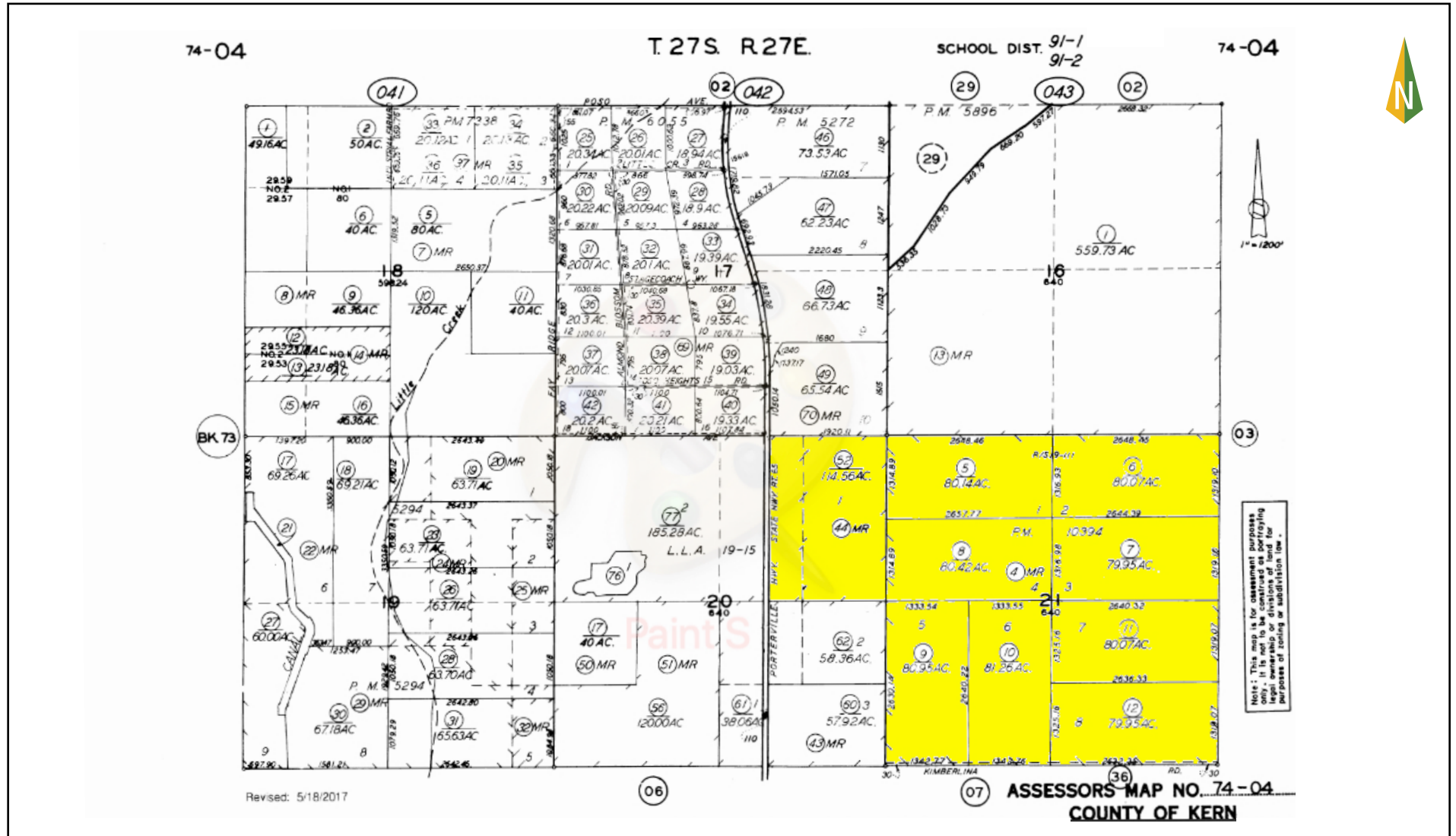
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PARCEL MAP



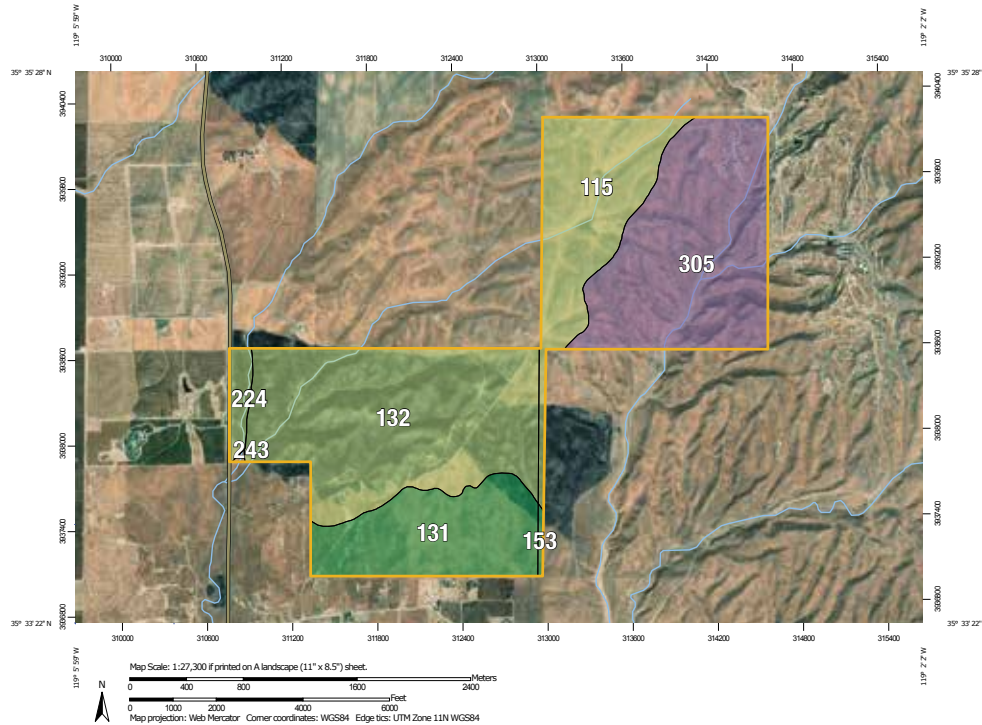
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SOIL MAP



California Revised Storie Index (CA) — Summary by Map Unit — Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acrein AOI	Percent in AOI
131	Chanac clay loam, 9 to 15 percent slopes	Grade 1 - Excellent	Chanac (85%)	219.3	15.6%
132	Chanac clay loam, 15 to 30 percent slopes	Grade 2 - Good	Chanac (85%)	502.6	35.7%
224	Premier coarse sandy loam, 9 to 15 percent slopes	Grade 2 - Good	Premier (85%)	26.5	1.9%
243	Wasco sandy loam	Grade 1 - Excellent	Wasco (85%)	1.0	0.1%
Subtotals for Soil Survey Area				749.4	53.2%
Totals for Area of Interest				1,408.5	100.0%

Map Unit Symbol	Map Unit Name	Rating	Component Name	Acrein AOI	Percent in AOI
115	Chanac clay loam, 15 to 30 percent slopes	Grade 2 - Good	Chanac (85%)	247.0	15.6%
153	Chanac clay loam, 9 to 15 percent slopes	Grade 1 - Excellent	Chanac (85%)	4.3	35.7%
305	Chanac-Pleito-Premier association, 20 to 60 percent slopes	Grade 3 - Fair	Chanac (45%)	407.7	1.9%
			Pleito (20%)		
Subtotals for Soil Survey Area				659.1	46.8%
Totals for Area of Interest				1,408.5	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. Onsite 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

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!