

# FOR SALE

**590.94 +/- Acres of Almonds in Wheeler  
Ridge Maricopa Water Storage District**



**John C. Moore III**

**Tech Ag Financial Group, Inc.**

DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com  
3430 Unicorn Road  
Bakersfield, CA 93308

<b>661-303-6536</b>	mobile
<b>661-695-6500</b>	office
<b>661-384-6168</b>	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.

# FOR SALE

**590.94 +/- Acres of Almonds in Wheeler Ridge Maricopa Water Storage District**



**John C. Moore III**  
**Tech Ag Financial Group, Inc.**  
DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com  
3430 Unicorn Road  
Bakersfield, CA 93308

**661-303-6536** mobile  
**661-695-6500** office  
**661-384-6168** fax

## LOCATION

590.94 +/- gross acre offering that consists of two (2) separate almond farming units, ie the B-22 and B-28 Ranch (322.66 +/- contiguous acres), and the Almond Blossom #1 and #2 Ranch (268.28 +/- contiguous gross acres).

B-22 and B-28 Ranch is located approximately one (1) mile to the north of the intersection of Laval Road and Rancho Road and approximately one (1) mile to the west of Rancho Road approximately six (6) miles to the northeast of the City of Wheeler Ridge. Interior and perimeter access to the property is provided by privately maintained bladed dirt roads.

Almond Blossom Ranch #1 and #2 offering is located approximately one-quarter (1/4) of a mile to the south of the intersection of Copus Road and Old River Road on both the west and east sides of Old River Road approximately eleven (11) miles to the northwest of the City of Wheeler Ridge.

## DESCRIPTION

This opportunity provides a qualified Buyer with a 590.94 +/- gross acre footprint consisting of developed almonds at various stages of production planted in 100% Class I soil.

For water, the property has three (3) efficiently operating wells including two (2) brand new wells that produce an ample volume of groundwater while having access to additional water via the highly valued supply of surface water from Wheeler Ridge Maricopa Water Storage District (WRMWSD) with property access to the 850 Canal delivery system to distribute water resources across both ranch locations.

## BRIEF LEGAL

APN(s): 238-400-05; 238-370-12; 295-270-09; 11; 12; 13; 17; Portion of NE ¼ of Section 26; Portion of SW ¼ of Section 23; Portion of SE ¼ of Section 34; Portion of NW ¼ of Section 34; Township 11N; Range 19W; Township 12N; Range 21W MDB&M

## PLANTING

Ranch	Variety	Plant Date	Net Acres
B-22	NP, Fritz, Sonora, Butte	1995	153.00 AC
B-28	NP, Mont., Fritz, Butte	1995/2007	39.00AC / 114.00AC
AB Ranch #1	NP and Mont	2015	116.84 AC
AB Ranch #2	NP and Mont	2015	144.19 AC
Total Net			567.03 AC

## SOILS

(280) Premier sandy loam, 0 to 2% slope (Class I)  
(132) Cerini loam, 0 to 2% slope (Class I)

## PRODUCTION

Six (6) year average for historical production on all mature blocks (ie B-22 and B-28 Ranch) is approximately 2,181 +/- lbs per net acre. (Production records are available upon acceptance of purchase offer)



# FOR SALE

**590.94 +/- Acres of Almonds in Wheeler Ridge Maricopa Water Storage District**



**John C. Moore III**  
**Tech Ag Financial Group, Inc.**  
DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com  
3430 Unicorn Road  
Bakersfield, CA 93308

**661-303-6536** mobile  
**661-695-6500** office  
**661-384-6168** fax

## IRRIGATION

B-22 and B-28 Ranches are located within Wheeler Ridge Maricopa Water Storage District (WRMWS), and has a total of 322.59 acres under contract to receive surface water from WRMWS that is delivered to the property via turnout no(s). B-22 and B-28. According to the District, at 100% allocation, the property is entitled to receive approximately 916 acre feet of water or 2.84 acre feet per contract acre at a cost of \$127.00 per acre foot.

Additional water supply is provided to the B-22 and B-28 Ranches via one (1) deep groundwater irrigation well that was drilled in 2009, and equipped with a 300 HP electric motor. The irrigation well reportedly yields an estimated 1,200 -1,500 GPM, and is connected to a centralized pipeline to distribute water to both the B-22 and B-28 Ranch sites. B-22 utilizes a solid set rain bird sprinkler irrigation system, 30 HP electric booster pump, and filtration system, and B-28 has a solid set fan jet irrigation system with a 40 HP electric booster pump, and a series of seven (7) Flow Guard filtration stations.

Almond Blossom Ranch #1 and #2 has a total of two (2) deep groundwater irrigation wells. One (1) well was drilled in 2015 and is equipped with a 250 HP electric motor, and the additional well was drilled in 2016 with no pumping equipment. Water is delivered to all of the newly planted almonds via a single line drip irrigation system that is interconnected to a large reservoir with a 50 HP electric booster pump, and a series of four (4) Flow Guard filtration stations.

This property is also located within the boundaries of WRMWS, but does not have any contract water entitlement. WRMWS turnout no(s). 7G19, 8G15, 8G22, and 8G23 are located on the property for the conveyance of any wheeled irrigation supply or supplemental water delivery. Non-contract parcels are subject to WRMWS administrative service charge equivalent to \$19.86 per acre of real property.

## PRICE:

\$14,800,000.00 (\$25,000 per gross acre)  
(All cash to be paid at the close of escrow)

The 2019 almond crop to be included with the asking price, and Buyer's full reimbursement of Seller's 2019 cultural costs including management prior to the close of escrow.

## CONTACT

**John C. Moore III**  
Tech Ag Financial Group, Inc.  
661-303-6536 (mobile)  
jmoore@techag.com  
[www.TechAgFinancial.com](http://www.TechAgFinancial.com)



# FOR SALE

**590.94 +/- Acres of Almonds in Wheeler  
Ridge Maricopa Water Storage District**



**John C. Moore III**

**Tech Ag Financial Group, Inc.**

DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com

3430 Unicorn Road  
Bakersfield, CA 93308

**661-303-6536** mobile

**661-695-6500** office

**661-384-6168** fax

## SITE PHOTOS



# FOR SALE

590.94 +/- Acres of Almonds in Wheeler  
Ridge Maricopa Water Storage District



**John C. Moore III**  
**Tech Ag Financial Group, Inc.**  
DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com  
3430 Unicorn Road  
Bakersfield, CA 93308

**661-303-6536** mobile  
**661-695-6500** office  
**661-384-6168** fax

## SITE PHOTOS



## 590.94 +/- Acres of Almonds in Wheeler Ridge Maricopa Water Storage District



**661-303-6536** mobile  
**661-695-6500** office  
**661-384-6168** fax

This aerial map shows the region around Wasco, Mettler, and Wheeler Ridge. The landscape is characterized by a mix of green agricultural fields and brown, arid terrain. A prominent mountain range is visible in the lower-left quadrant. Several roads are marked, including Highway 166 running horizontally across the middle, Highway 99 running vertically on the right, and Highway 198 running diagonally from the top left towards the center. The town of Mettler is located near the intersection of Highway 99 and Highway 198. The town of Wasco is located in the lower-left, near the base of the mountain range. Wheeler Ridge is located in the lower-right. Two yellow boxes highlight specific areas: one in the upper-left quadrant and another in the lower-right quadrant.

# FOR SALE

590.94 +/- Acres of Almonds in Wheeler  
Ridge Maricopa Water Storage District

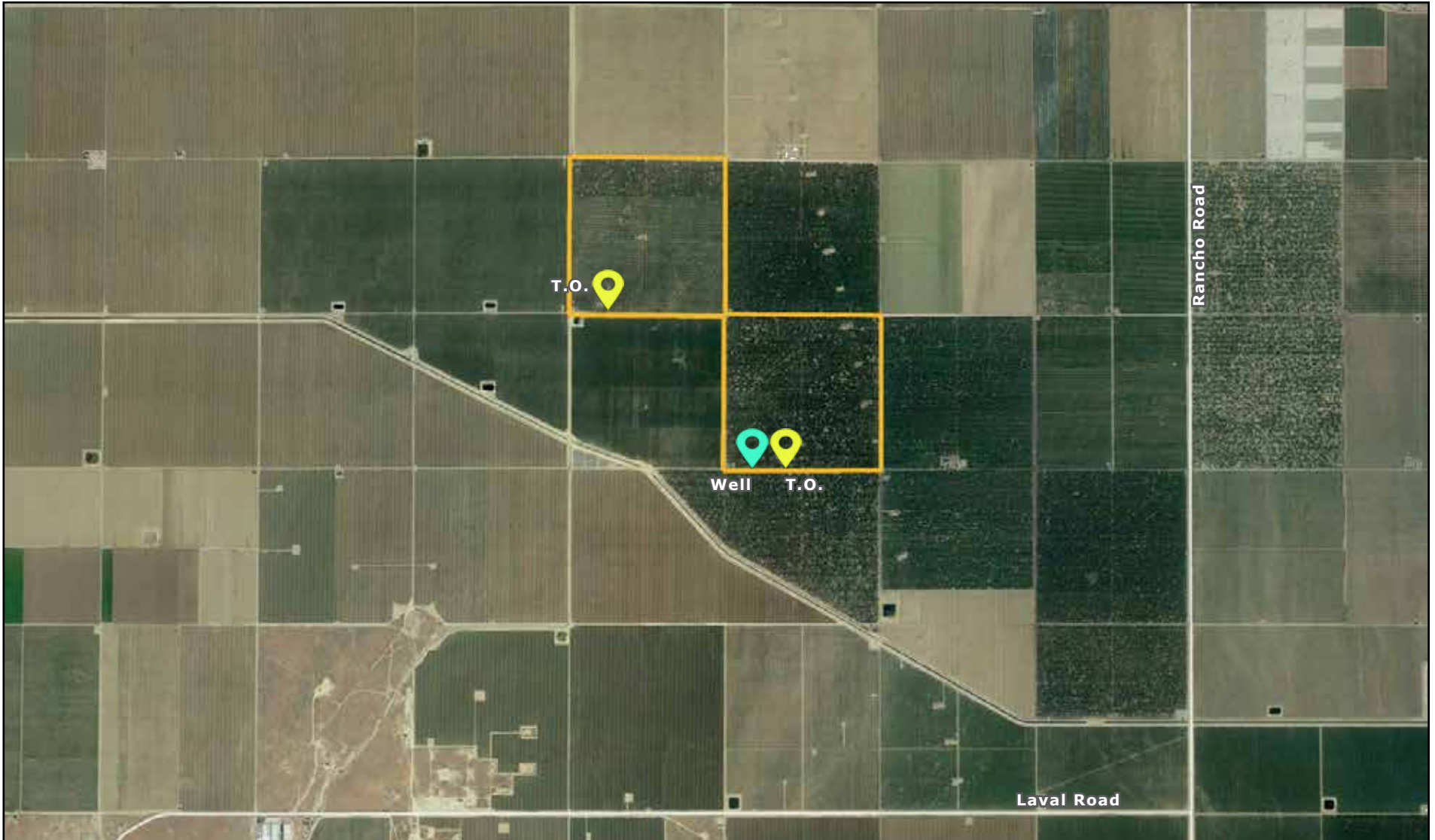


**John C. Moore III**  
**Tech Ag Financial Group, Inc.**  
DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com  
3430 Unicorn Road  
Bakersfield, CA 93308

**661-303-6536** mobile  
**661-695-6500** office  
**661-384-6168** fax

## B-22 & B-28 RANCH



# FOR SALE

590.94 +/- Acres of Almonds in Wheeler  
Ridge Maricopa Water Storage District

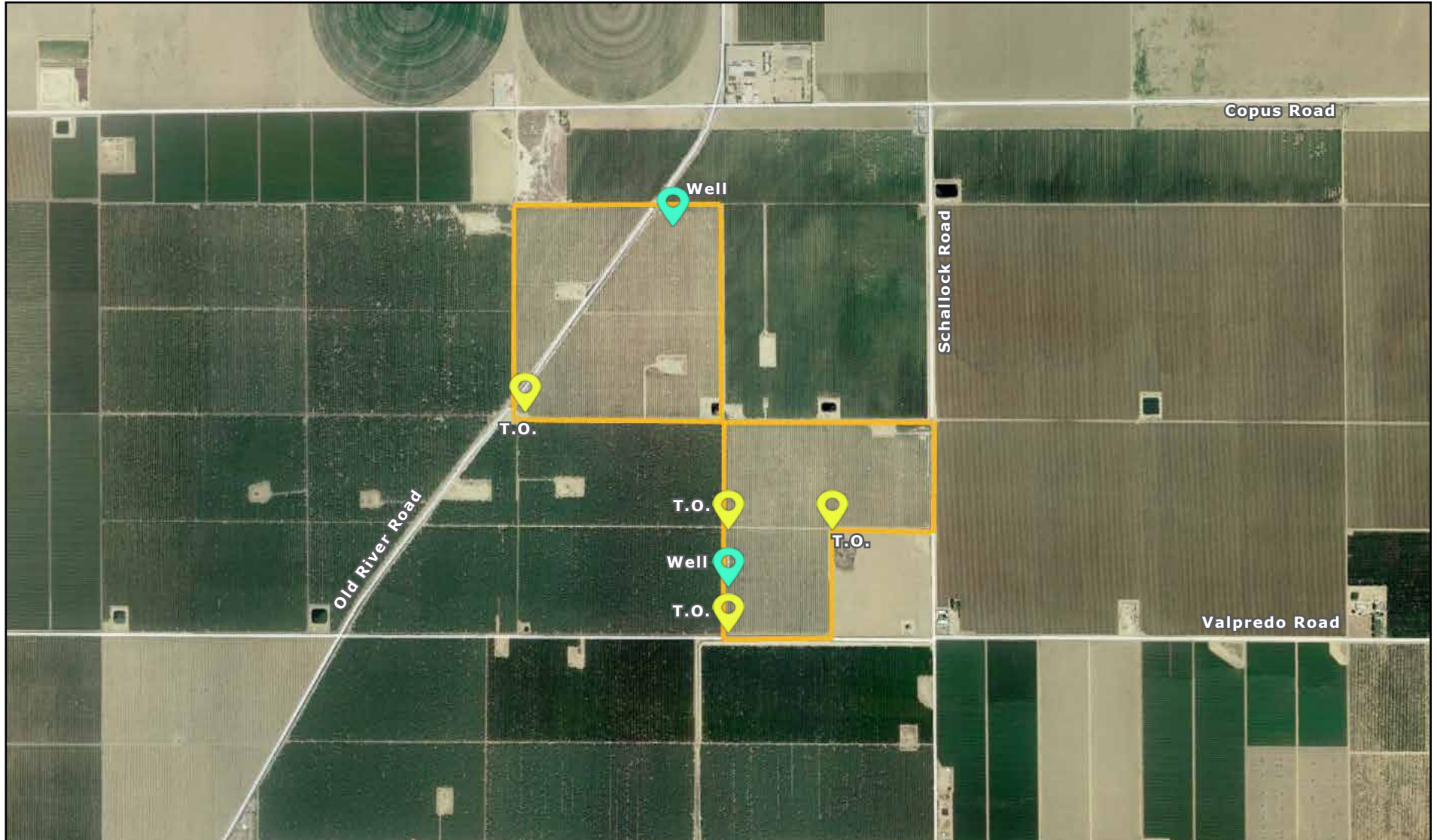


**John C. Moore III**  
**Tech Ag Financial Group, Inc.**  
DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com  
3430 Unicorn Road  
Bakersfield, CA 93308

**661-303-6536** mobile  
**661-695-6500** office  
**661-384-6168** fax

## ALMOND BLOSSOM RANCH



# FOR SALE

590.94 +/- Acres of Almonds in Wheeler  
Ridge Maricopa Water Storage District

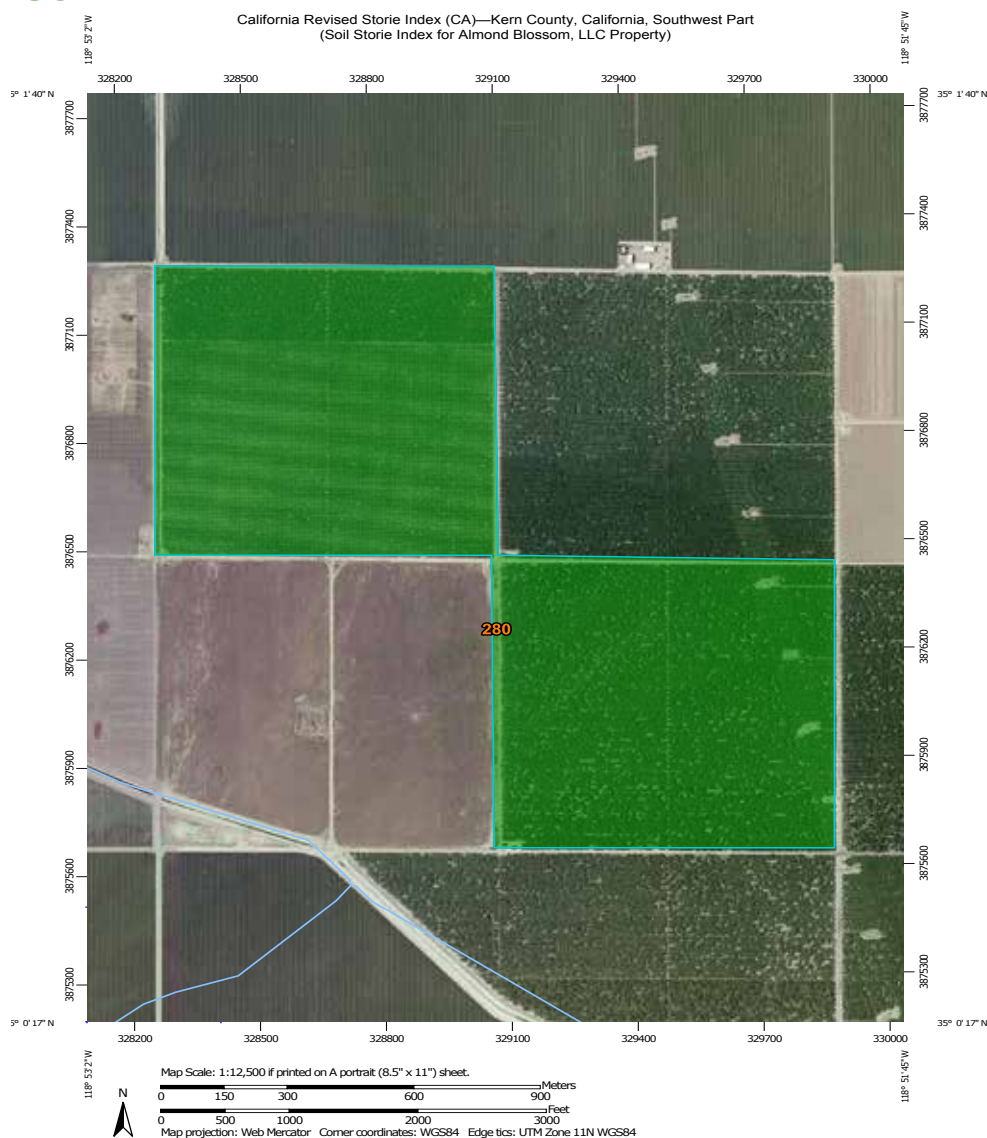


**John C. Moore III**  
**Tech Ag Financial Group, Inc.**  
DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com  
3430 Unicorn Road  
Bakersfield, CA 93308

**661-303-6536** mobile  
**661-695-6500** office  
**661-384-6168** fax

## 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	Perecent in AOI
280	Premier sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Premier (85%)	323.9	100.0%
Totals for Area of Interest				323.9	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.

# FOR SALE

590.94 +/- Acres of Almonds in Wheeler  
Ridge Maricopa Water Storage District



**John C. Moore III**  
**Tech Ag Financial Group, Inc.**  
DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com  
3430 Unicorn Road  
Bakersfield, CA 93308

**661-303-6536** mobile  
**661-695-6500** office  
**661-384-6168** fax

## 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	Perecent in AOI
132	Cerini loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini (85%)	280.03	100.0%
Totals for Area of Interest				280.03	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.

# FOR SALE

590.94 +/- Acres of Almonds in Wheeler  
Ridge Maricopa Water Storage District



**John C. Moore III**

**Tech Ag Financial Group, Inc.**

DRE No. 02083662 / CalBRE 01855257

jmoore@techag.com  
3430 Unicorn Road  
Bakersfield, CA 93308

**661-303-6536** mobile  
**661-695-6500** office  
**661-384-6168** fax

# FOR EVERYTHING UNDER THE SUN

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

**Call John C. Moore III 661-303-6536**

## **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!