

FOR SALE

**458.79 +/- Gross Acres of Assorted Navel
Citrus and Open Farmland w/ Multiple
Water Sources in AEWS**



John 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



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LOCATION

Property is located on both east and west sides of Comanche Rd., north and south of Edison Hwy and less than one (1) mile to the southeast of the City of Bakersfield in the unincorporated area of Edison in the County of Kern and State of California. 418.79 +/- AC of the subject property is located south adjacent of Hwy 58 with an additional 40.00 +/- AC located to the north of Hwy 58.

DESCRIPTION

This unique opportunity with multiple sources of water consists of 458.79 +/- gross acres of assorted navel citrus and open farmland in the highly desirable Arvin-Edison Water Storage District (AEWS), Edison Region. For water, the property has surface water contracts, temporary water service, and groundwater service. The 251.0 +/- net acres citrus varieties consist of 6 different plantings with various plant dates, and 207.79 +/- gross acres of open farmland currently grown to potatoes and carrots. The property has one (1) 1.97 +/- gross acres gated equipment yard, and an additional pipe yard for row crop operations. The property consists of Grade 1 – Excellent soils.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 177-010-03; Portion of NE¼ of Section 2, T30S, R29E; 177-210-15, Portion of East½ of Section 10; 177-220-26, 27 Portion of West Section 11, T30S, R29E; MDB&M. The property is currently enrolled in the agricultural preserve under the terms of the Williamson Act.

IRRIGATION

The property is located in the Arvin-Edison Water Storage District with irrigable supply provided by the federal Central Valley Project. The subject property has lands benefitting from surface water contracts, temporary water service, and the remaining lands are located within AEWS groundwater service area. The opportunity's primary sources of water are surface water contracts equaling 274.79 +/- AC distributed through AEWS turnouts E-26 and E-92, a temporary water service agreement for 144 +/- AC distributed through turnout E-26, and one (1) deep well. The per acre cost for surface water is equal to \$179.00 per acre foot less a \$100.00 standby charge (water use charge to be credited). The one (1) well is drilled to 1,000' with a 150 HP electric motor delivering 950 gpm and pump level of 533'. Irrigation water is pressurized through the deep well motor and AEWS pressure, two Flo Guard filtration stations with ten (10) and five (5) filters respectively. Water is distributed through a mix of single line micro-sprinkler irrigation and dual line drip in the citrus plantings. The property is subject to an annual AEWS assessment of \$109.28 per gross acre. There are two separate reservoirs on the property.

SGMA

The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSP(s) may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

PRODUCTION

The (5) five-year production history for the planted citrus is available upon request. The Seller has worked primarily with a single packing house for the marketing of citrus crop.

SOILS

According to the USDA Soil Storie Index, the property has predominantly Class I & II soil(s).

LEASE

A portion of the property is subject to a four (4) year lease for 90.00 +/- AC of open farmland with a lease term ending on May 1st, 2023. Subject rental agreement can be terminated with a one (1) year notice pending a sale.

Please inquire with agent regarding lease terms.

PRICE

\$9,061,102.50 (\$19,750.00 per gross acre) with all cash to be paid at the close of escrow.

CONTACT

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SITE PHOTOS



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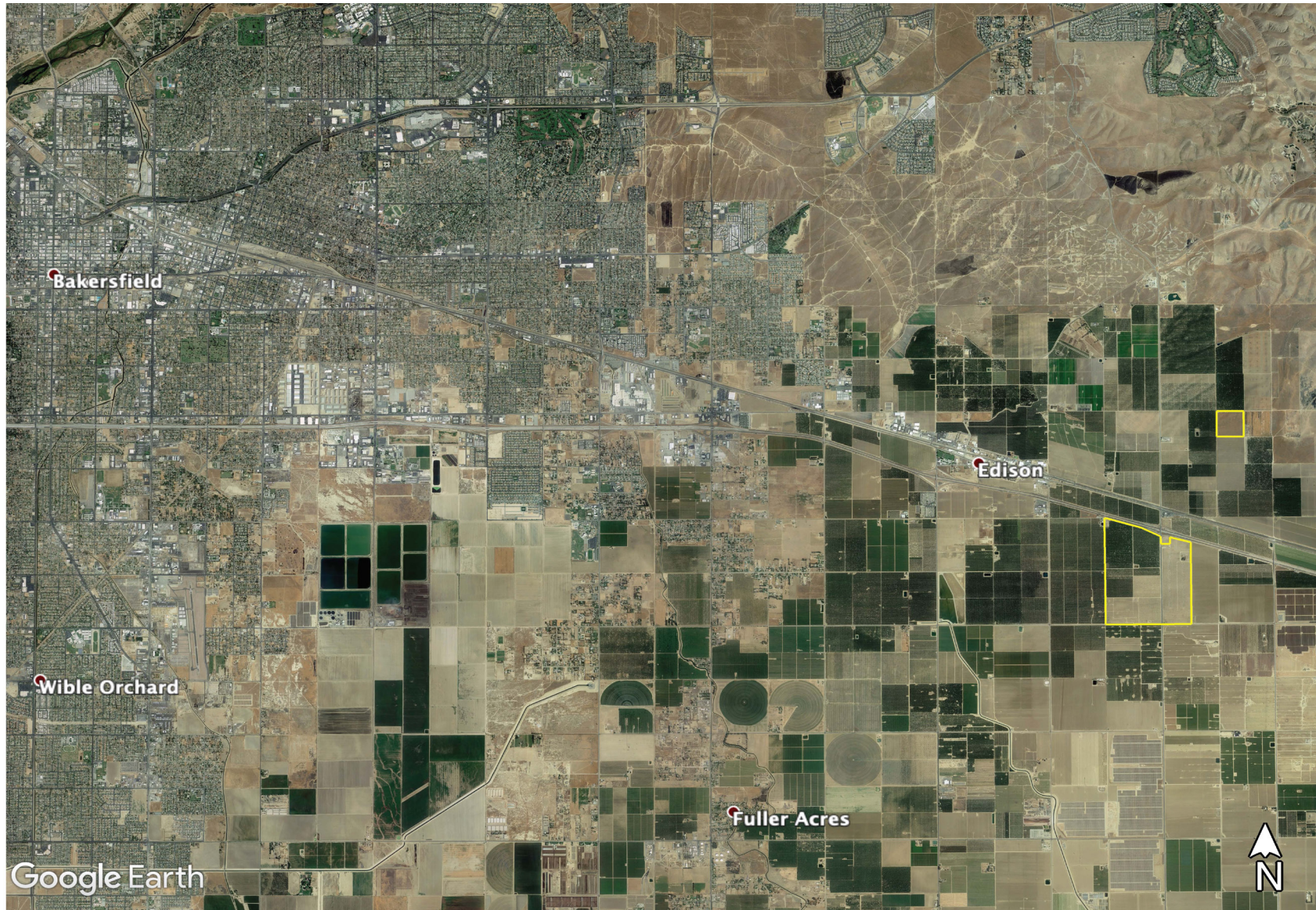
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LOCATION MAP



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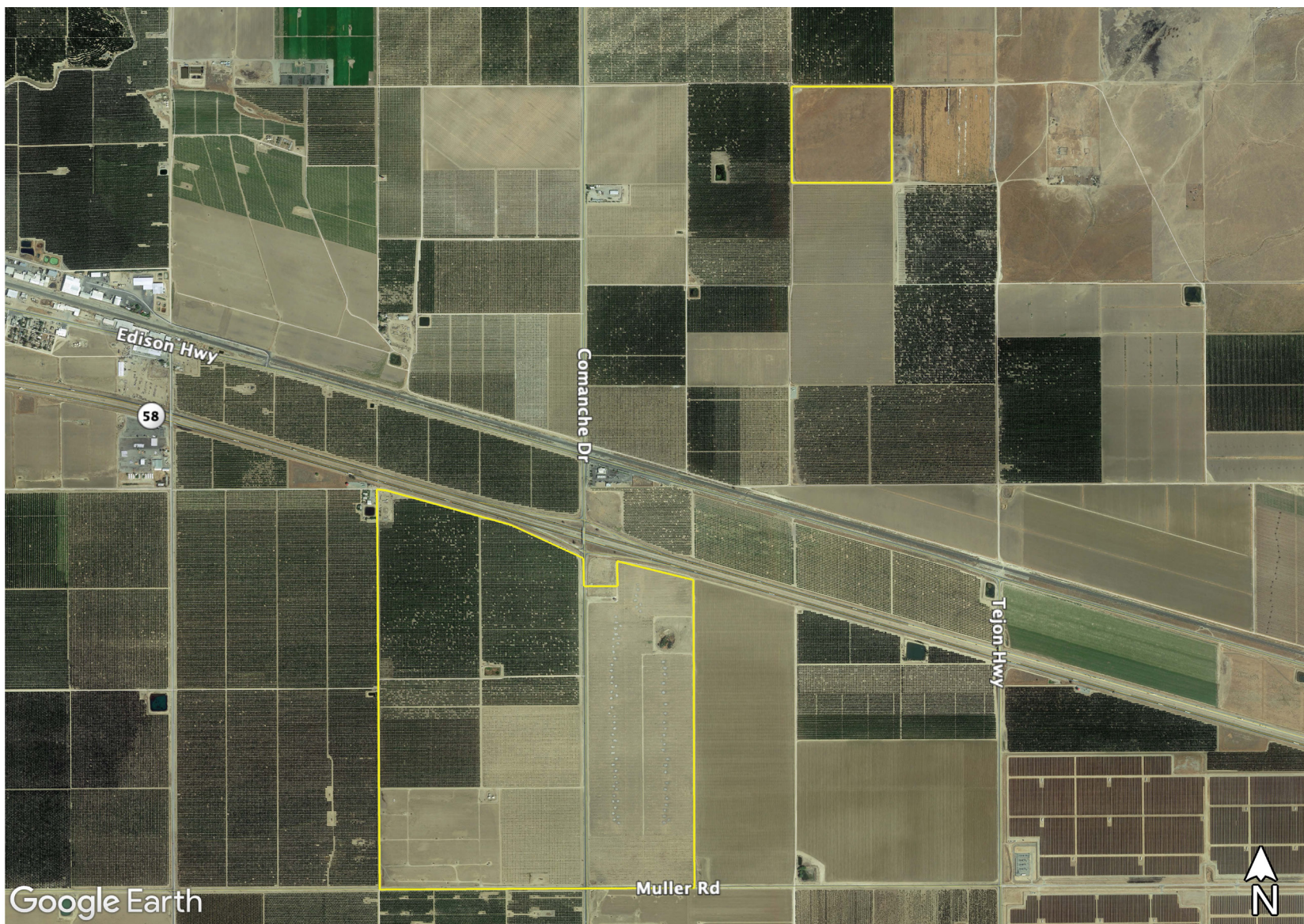
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AERIAL MAP



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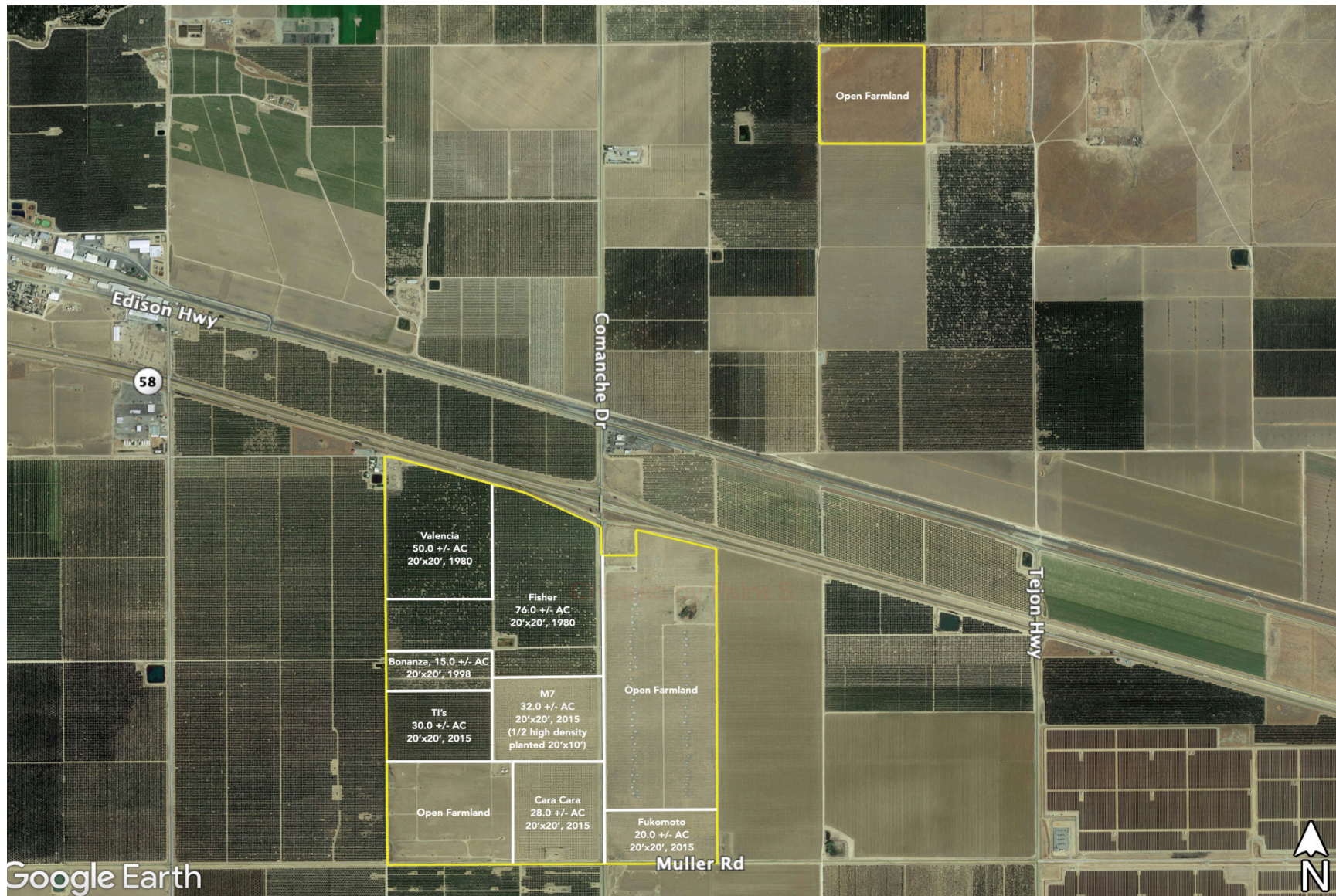
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PLANTINGS MAP



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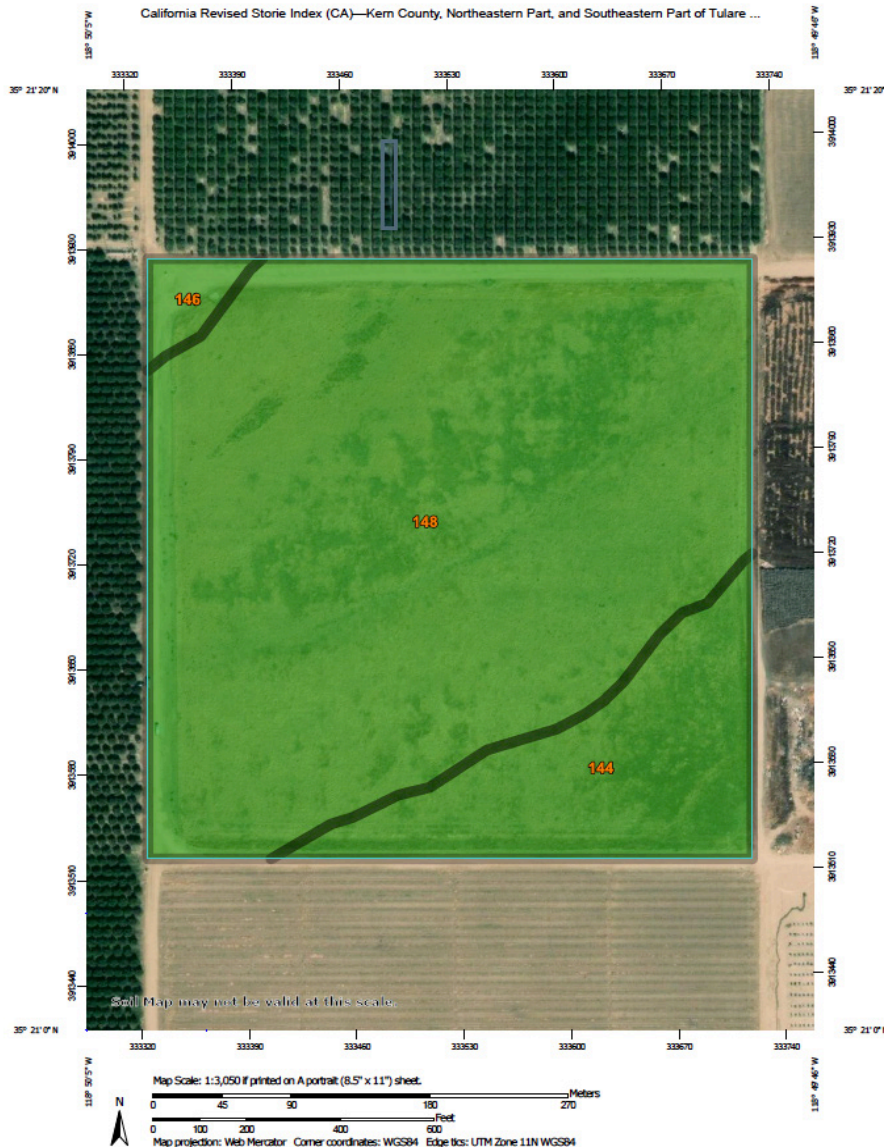
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NORTH PROPERTY SOIL MAP



California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California

Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percents in AOI
144	Calicreek sandy loam, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Calicreek (85%)	6.6	16.9%
146	Delano sandy loam, 1 to 5 percent slopes	Grade 1 - Excellent	Delano (80%)	0.8	2.0%
148	Delano sandy clay loam, 0-2 percent slopes	Grade 1 - Excellent	Delano (85%)	31.7	81.1%
Totals for Area of Interest				39.0	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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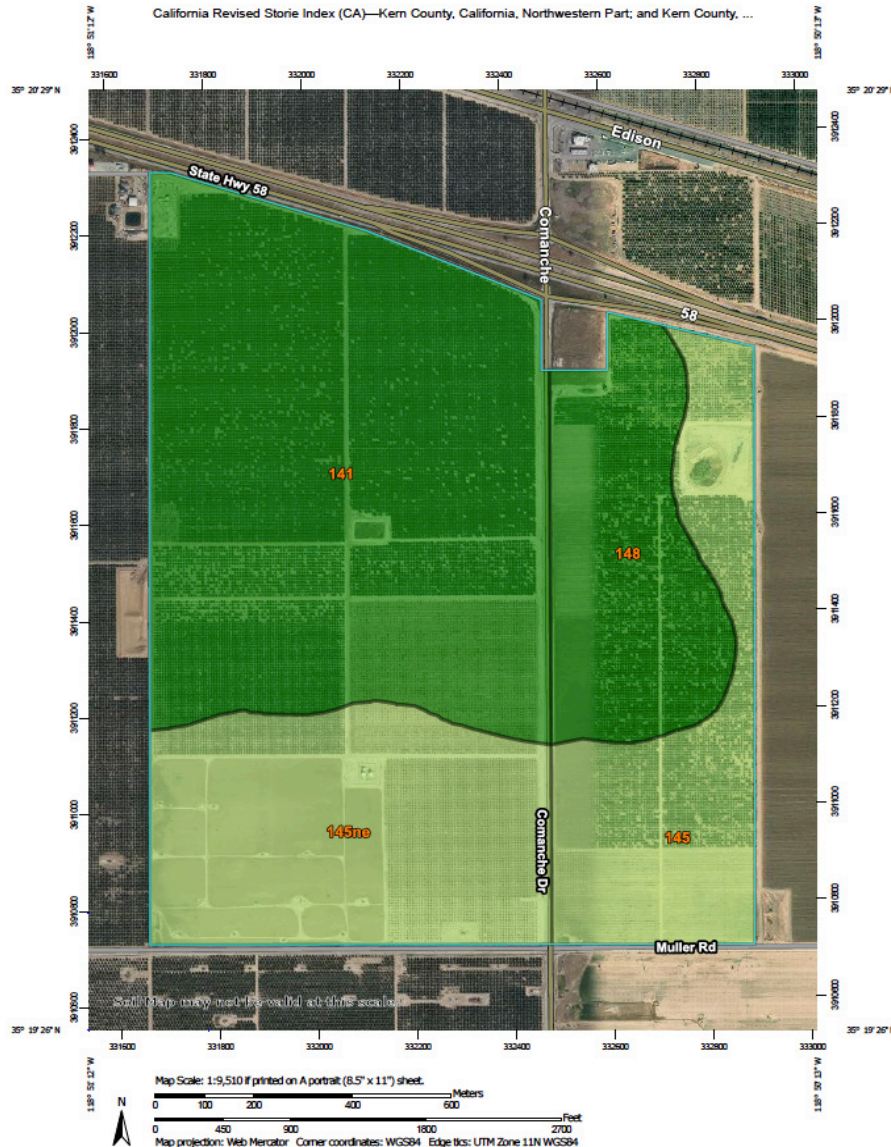
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SOUTH PROPERTY SOIL MAP



California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California

Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
141	Delano sandy clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Delano (85%)	203.3	47.7%
145ne	Delano loamy sand, 0 to 2 percent slopes	Grade 2 - Good	Delano (85%)	94.5	22.2%
Subtotals for Area of Interest				297.8	68.8%
145	Delano loamy sand, 0 to 2 percent slopes	Grade 2 - Good	Delano (85%)	66.7	15.7%
148	Delano sandy clay, 0 to 2 percent slopes	Grade 1 - Excellent	Delano (85%)	61.6	14.5%
Subtotals for Area of Interest				128.3	30.1%
Totals for Area of Interest				428.1	100.0%

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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)

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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!