

FOR SALE

**648.87 +/- Acres of Open Farmland in
Wheeler Ridge Maricopa Water Storage District**



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 to the north of Copus Road approximately six (6) miles to the west of the intersection of Copus and Old River Road to the northwest of the City of Mettler in the County of Kern. The property consists of two separate ranches with 488.67 +/- acres of open farmland to the east and 160.00 +/- acres of open farmland approximately one and one-half (1 ½) miles to the west. Both ranch locations are accessed via two (2) separate easements to the benefit of the property for ingress and egress purposes off Copus Road

DESCRIPTION

648.87 +/- gross acres with very productive Class I & II soil(s) that have been historically farmed to carrots, cotton, lettuce, potatoes, and many other high value row crops with surface water delivered via Wheeler Ridge Maricopa Water Storage District (WRMWSO)

BRIEF LEGAL

Kern County Assessor Parcel Numbers: 295-060-07; 295-060-13; 295-060-37; 295-060-38; 220-130-34; Portion(s) of Section 30; Portion(s) of Section 26; Township 32 South; Range 25 East; Range 26 East; MDB&KM. The property is zoned A - Exclusive Agriculture, and is enrolled in the agricultural preserve under the terms of the Williamson Act

IRRIGATION

Property is located within the boundaries of Wheeler Ridge Maricopa Water Storage District (WRMWSO) with 631.75 +/- contract acres for a total of 1,804 acre feet of water or 2.85 acre feet per acre at 100% allocation. APN: 220-130-34

(160.00 AC) receives surface water delivery via WRMWSO turnout no. 5G70, and APN(s): 295-060-07; 13; 37; 38 (totaling 488.87 AC) receive surface water delivery via WRMWSO turnout(s) 5G74, 5G75, 5G84, and 5G90. For the 2021 crop year, the total contract water charge is \$624,131.06 or \$345 per acre foot, which is payable directly to WRMWSO via eight (8) separate equal installments

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>

SOILS

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

PRICE/TERMS

\$11,030,790.00 (\$17,000 per acre) with all cash to be paid at the closing. The sale of the property is contingent upon Seller's waiver of a replacement property contingency prior to close of escrow



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SITE PHOTOS



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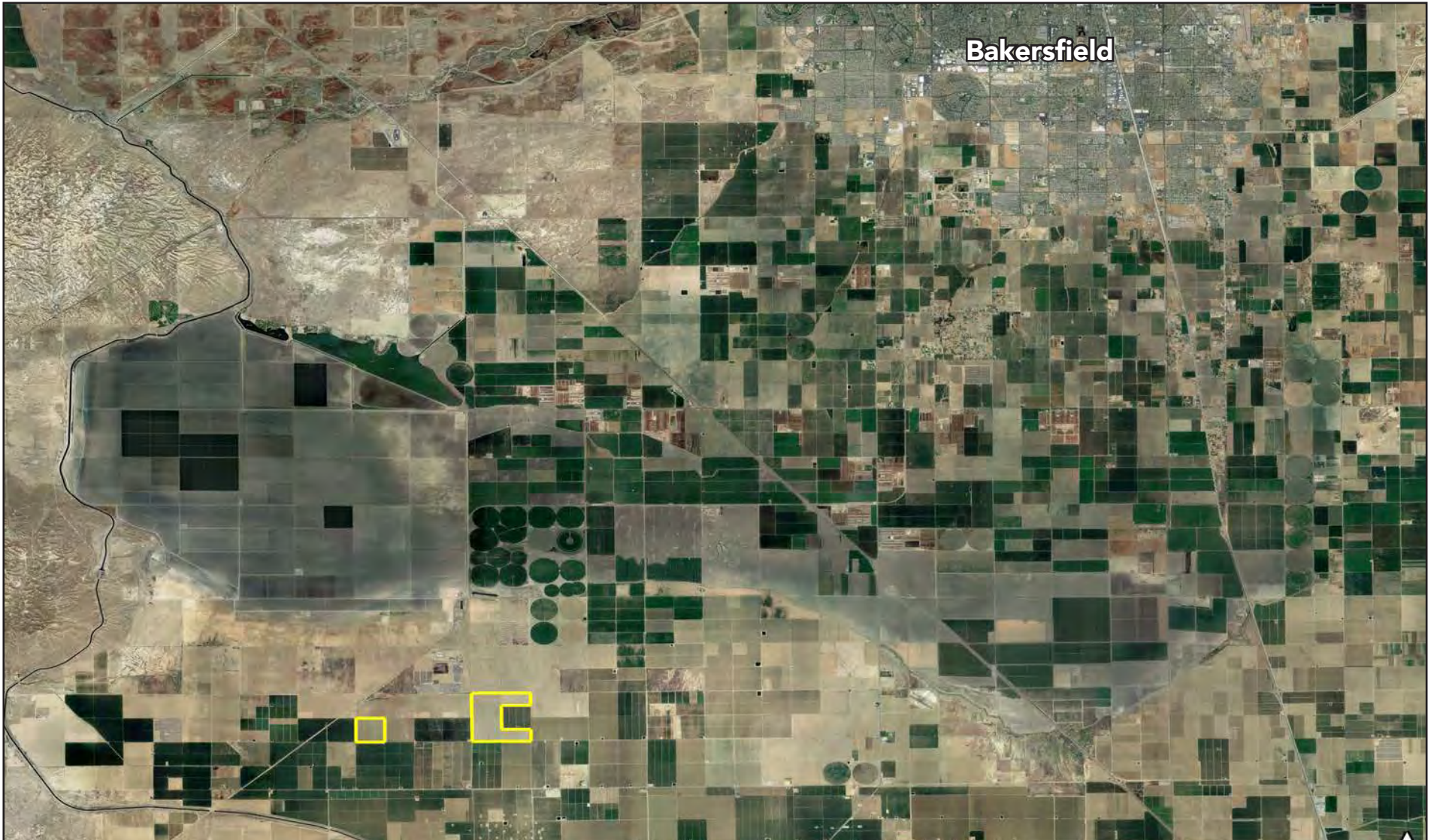
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LOCATION MAP



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AERIAL MAP



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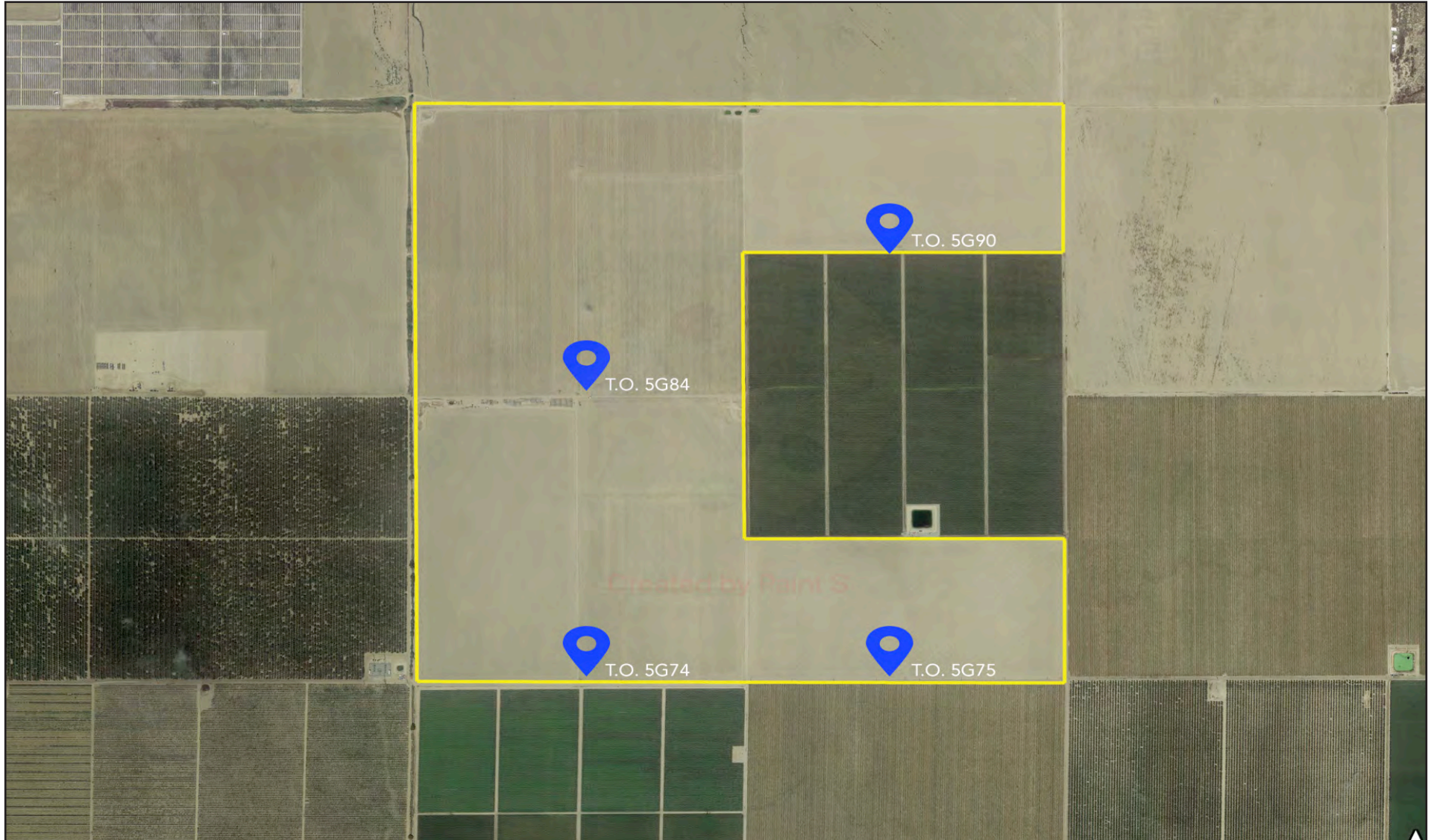
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FIELD MAP (EAST)



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FIELD MAP (WEST)



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SOIL MAP (EAST)



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
133	Calflax loam, 0-1% slopes	Grade 2 - Good	Calflax (85%)	185.3	37.1%
151	Excelsior fine sandy loam, saline-sodic, 0-1% slopes	Grade 1 - Excellent	Excelsior, saline-sodic (85%)	314.2	62.9%
350	Posochanet silt loam, saline-sodic, 0-1% slopes	Grade 5 - Very Poor	Posochanet, saline-sodic (85%)	0.0%	0.0%
Totals for Area of Interest				499.50	100.0%

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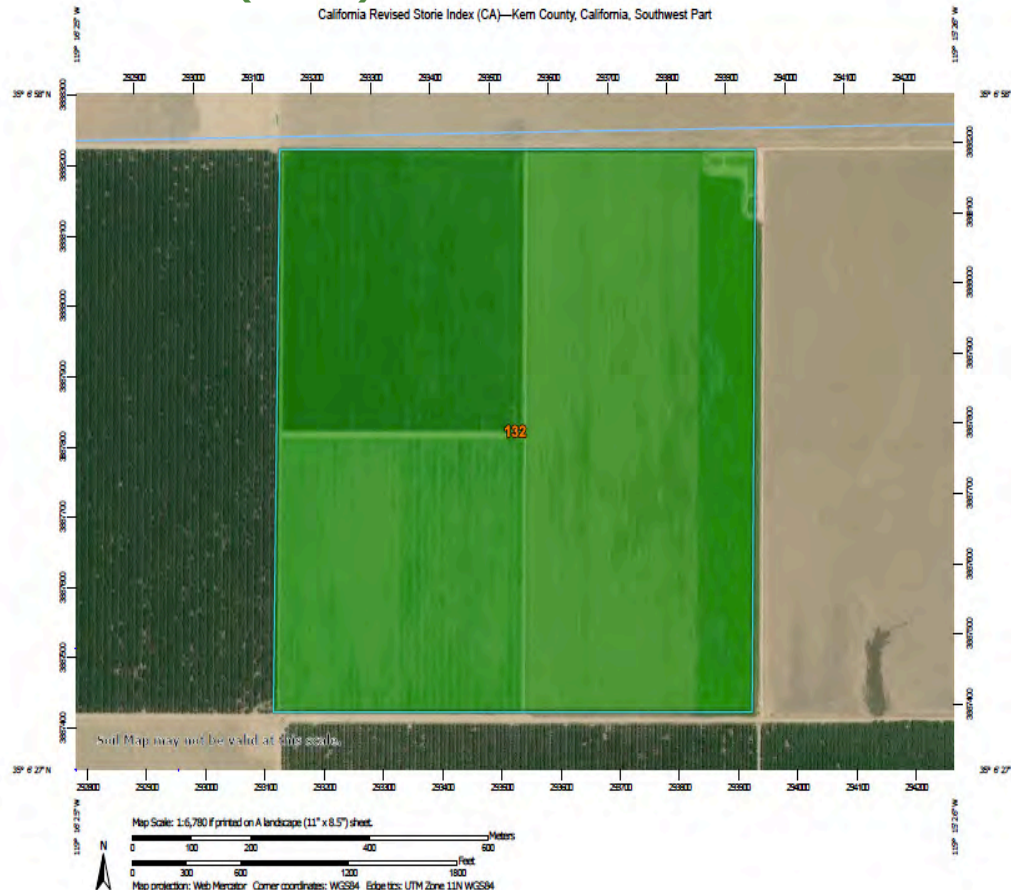
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SOIL MAP (WEST)



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
132	Cerini loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini (85%)	159.9	100.0%
Totals for Area of Interest				159.9	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!