

FOR SALE

**158.18 +/- Acres of Residential Zoned
Farmland in the City of Arvin**



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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DESCRIPTION

This opportunity consists of 158.18 +/- gross acres of open farmland that is currently being farmed subject to an agricultural lease dated April 1st, 2019. The property has 100% Class I soil(s) and has been historically farmed to carrots and potatoes, and is suitable for most row crop commodities and permanent plantings such as almonds, pistachios, cherries, citrus, and table grapes. The property is also zoned R-1 for residential use, and is situated adjacent to an existing high density residential development on El Camino Real and the El Camino Elementary School in the Arvin Union School District.

LOCATION

Property is located on the west side of Tejon Highway between El Camino Real and Millux Road in the City of Arvin

BRIEF LEGAL

Kern County Assessor Parcel Number: 189-351-15; Portion(s) of the SE ¼ of Section 35; T 31S; R 29E; MDB&M. The property is zoned R-1 – Residential Single Family Dwelling, and is not enrolled in the agriculture preserve under the terms of the Williamson Act in Kern County.

SOILS

26% (127) DiGiorgio sandy loam, 0 to 2% slope, Class 1
74% (144) Hesperia sandy loam, 0 to 2% slope, Class 1

IRRIGATION

The property's primary source of water is a 795' deep agricultural well that was drilled in October of 2011. The irrigation well is 16" in diameter, and equipped with a 150 HP electric gearhead. The irrigation well has an estimated flow of approx. 2,426 GPM as reported via a well development report dated 10/17/11 from S.A. Camp Pump & Drilling Company. Additionally, the property is located within the boundaries and conjunctive water use area of Arvin Edison Water Storage District (AEWSD) but does not have a contract for service. The 2021 – 2022 District assessment for the property was \$23,184.44 or \$146.56 per acre billed by AEWSD and collected via the Kern County Assessor's 2021 – 2022 tax roll.

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>

LEASE

Property is being offered subject to the terms and conditions of an agricultural lease dated April 1st, 2019. The annual rent for the lease is \$79,000.00 (\$500 per acre) that is payable in two equal installments, and the Landlord is responsible for the payment of the annual property tax bill. The lease terminates on March 31st, 2024 subject to early termination in consideration of any sale of the property.

PRICE

\$5,536,300.00 or \$35,000 per gross acre
(All cash to be paid at the close of escrow)

CONTACT

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SITE PHOTOS



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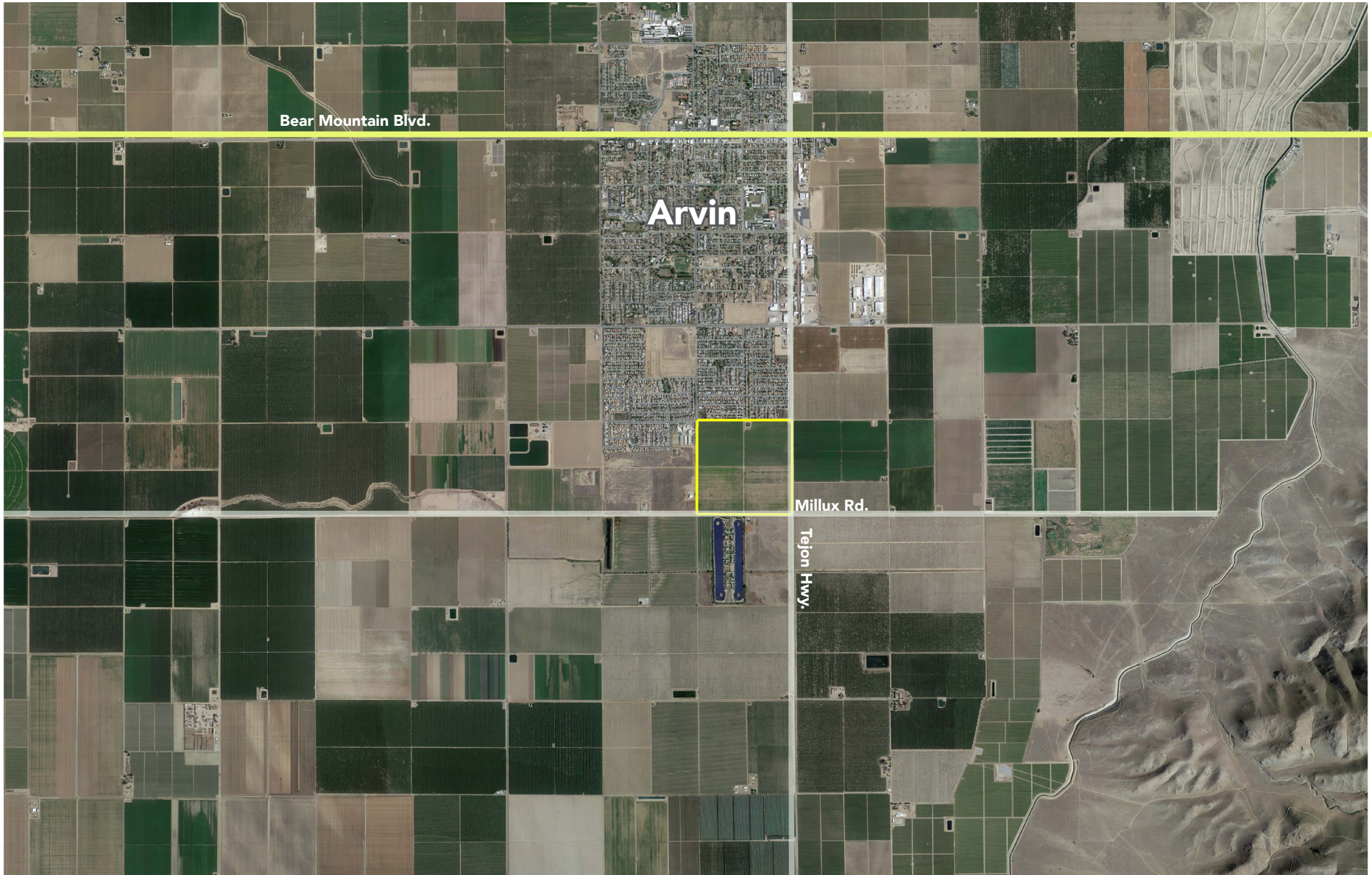
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LOCATION MAP



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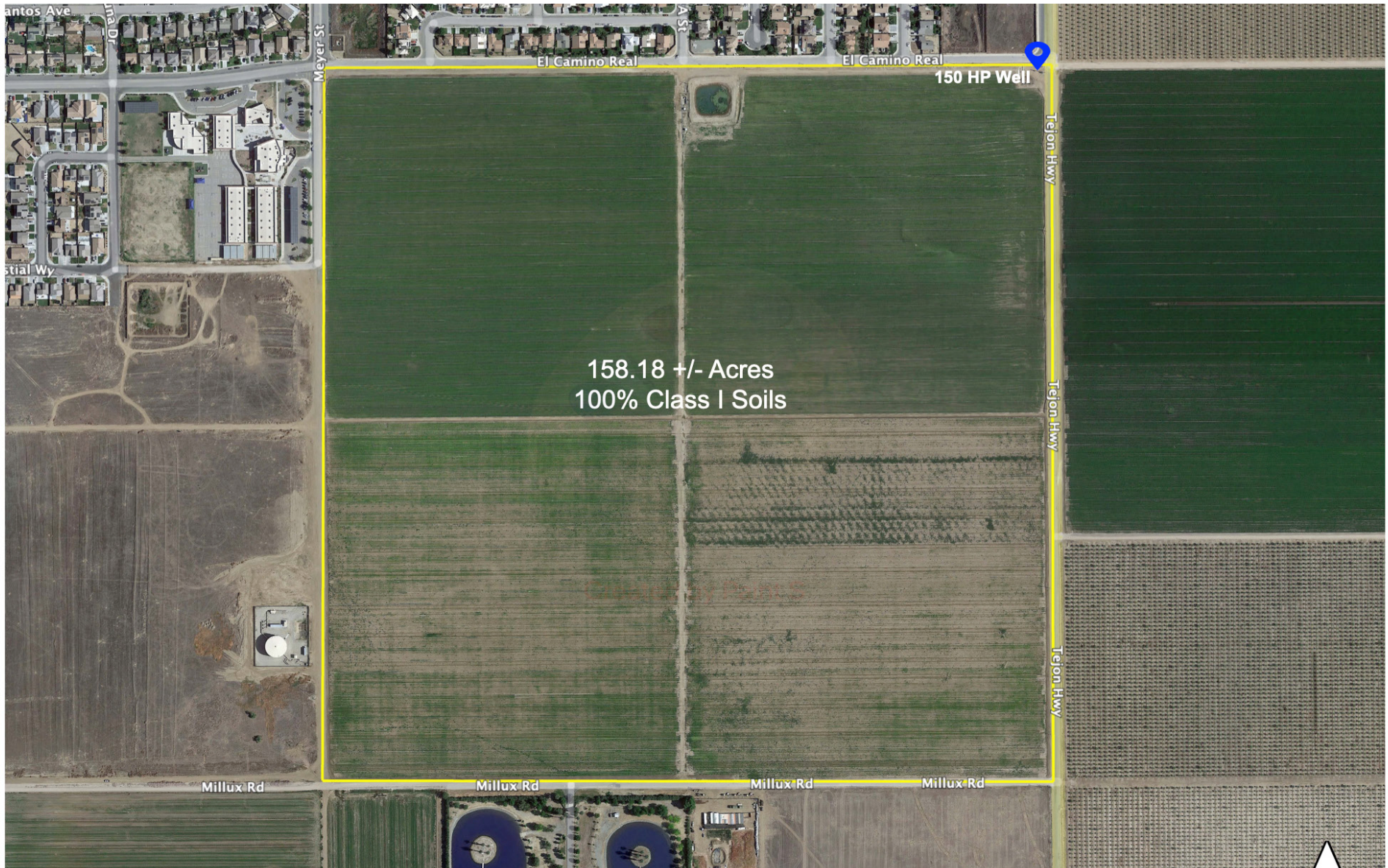
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AERIAL MAP



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AERIAL MAP (CONT.)



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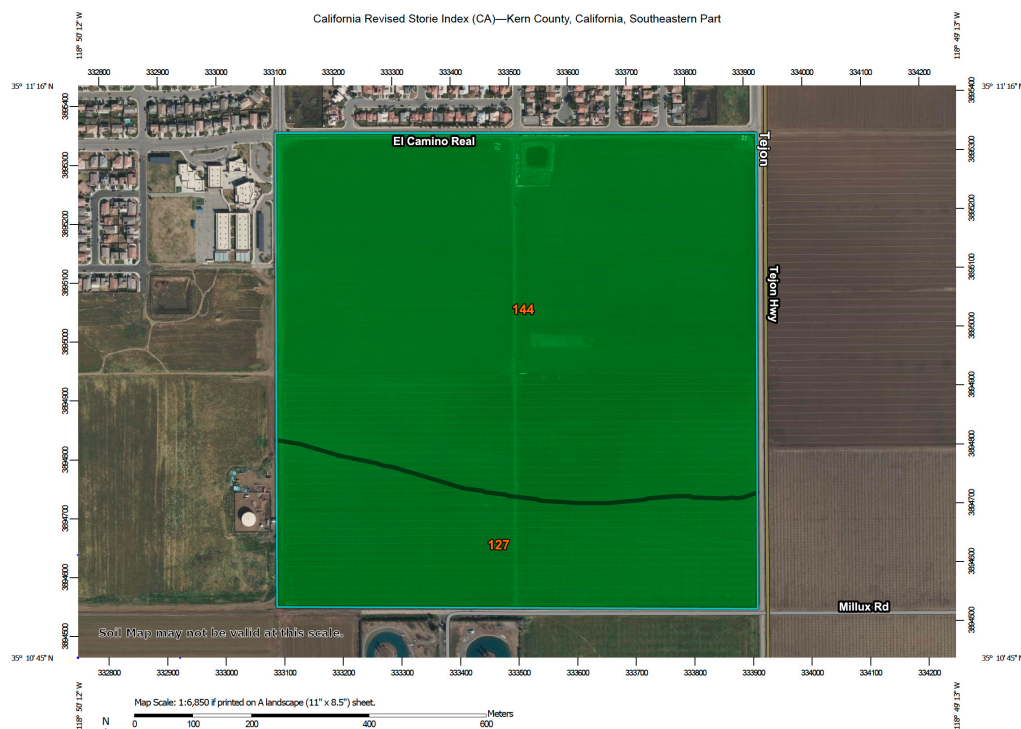
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SOIL MAP



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	Percent in AOI
127	DiGiorgio sandy clay loam, 0-2 percent slope	Grade 1 - Excellent	DiGiorgio (85%)	42.7	26.0%
144	Hesperia sandy loam, 0-2 percent slopes	Grade 1 - Excellent	Hesperia (85%)	121.4	74.0%
Totals for Area of Interest				164.1	100.0%

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FOR EVERYTHING UNDER THE SUN

- Row Crops
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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!