

FOR SALE

**158.18 +/- Acres of Almonds in
Semitropic Water Storage District**



Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

**3430 Unicorn Rd.
Bakersfield, Ca 93308**

**Office (661) 695-6500
Fax (661) 384-6168**



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

**158.18 +/- Acres of Almonds in
Semitropic Water Storage District**



Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

**3430 Unicorn Rd.
Bakersfield, Ca 93308**

**Office (661) 695-6500
Fax (661) 384-6168**

DESCRIPTION

This offering consists of 158.18 +/- acres of almonds that were planted in 2014 and 2015 with water provided via non-contract and intermittent surface water deliveries from Semitropic Water Storage District (STWSD) and an irrigation well.

LOCATION

Property is located approximately one and one-half (1 ½) miles to the north of the intersection of Scofield Ave and Highway 46 on the west of Scofield Ave to the northwest of the City of Wasco in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Number: 059-290-06; Portion(s) of the Northeast ¼ of Section 32; Township 26S; Range 24E; MDB&M. The Property is zoned A (Exclusive Agricultural), and is enrolled in the Williamson Act in Kern County.

PLANTINGS

Variety	Rootstock	Tree Spacing	Plant Date	Net Acres
Nonpareil	Nemaguard	16' x 22'	2014/2015	75.00
Superell	Nemaguard	16' x 22'	2014/2015	37.50
Wood Colony	Nemaguard	16' x 22'	2014/2015	37.50
Total Net Acre				150.00

PRODUCTION

2021 – 217,234 total lbs or 1,448 lbs per planted acre

2022 – 264,673 total lbs or 1,764 lbs per planted acre

IRRIGATION

Property is located within the boundaries of Semitropic Water Storage District (STWSD), and is subject to a STWSD assessment equivalent to \$139.40 per acre which is collected by the Kern County Assessor's office via the 2022 / 2023 property tax roll. The property is eligible to receive non-contract water via district turnout K-16 subject to the terms and conditions of an intermittent water service in lieu of groundwater pumping agreement. Pursuant to this agreement, STWSD has the right to use the irrigation well on this property to pump groundwater at STWSD expense and when the well is not in use by Landowner.

The property also has one (1) irrigation well that was drilled in 2004 to an estimated depth of approximately 800'. The irrigation well is equipped with a 200HP electric turbine with a pump setting level at 540'. The estimated flow of the irrigation well is 1,378 GPM, standing water level at 393', and pumping water level of 422'. The almonds are irrigated via a single line dual fan jet irrigation system that is interconnected to a centralized reservoir with a 50HP electric booster pump equipped with eight (8) filtration stations.

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>. For STWSD, Landowners have been provided a Landowner Water Budget to include a Total Consumptive Use Budget (AF / AC). For any water groundwater pumped in excess of this budget, there are STWSD charges assessed on a per acre foot basis.

SOILS

86% - (211) Panoche clay loam, 0 to 2% slope, Class I

14% - (174) Kimberlina fine sandy loam, 0 to 2% slope MLRA 17

PRICE

\$4,112,680.00 (\$26,000 per acre) with all cash to be paid at the close of escrow, and Buyer's reimbursement of Seller's agreed upon farming expenses for the 2023 crop year

CONTACT

Morgan Houchin

Tech Ag Financial Group, Inc.

661-477-3669 (mobile)

mhouchin@techag.com

www.TechAgFinancial.com

FOR SALE

158.18 +/- Acres of Almonds in
Semitropic Water Storage District



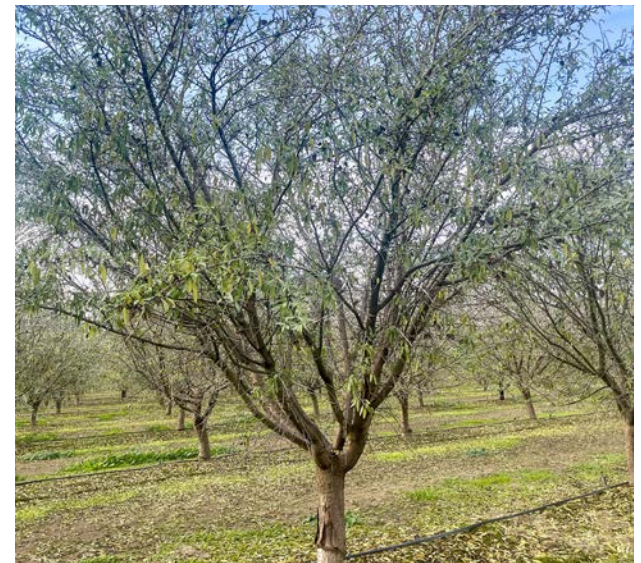
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

3430 Unicorn Rd.
Bakersfield, Ca 93308

Office (661) 695-6500
Fax (661) 384-6168

SITE PHOTOS



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

158.18 +/- Acres of Almonds in
Semitropic Water Storage District



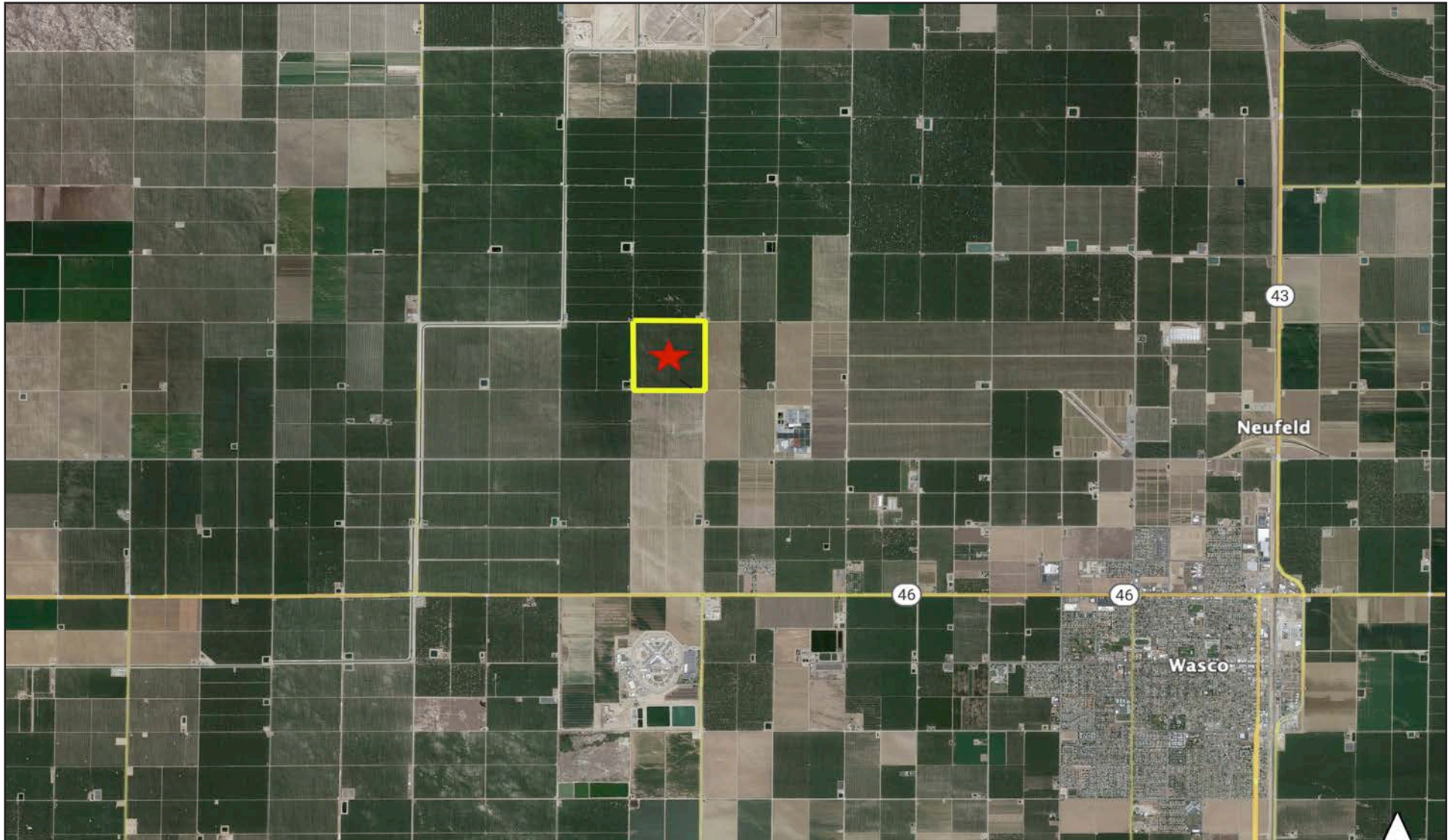
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

3430 Unicorn Rd.
Bakersfield, Ca 93308

Office (661) 695-6500
Fax (661) 384-6168

LOCATION MAP



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

158.18 +/- Acres of Almonds in
Semitropic Water Storage District



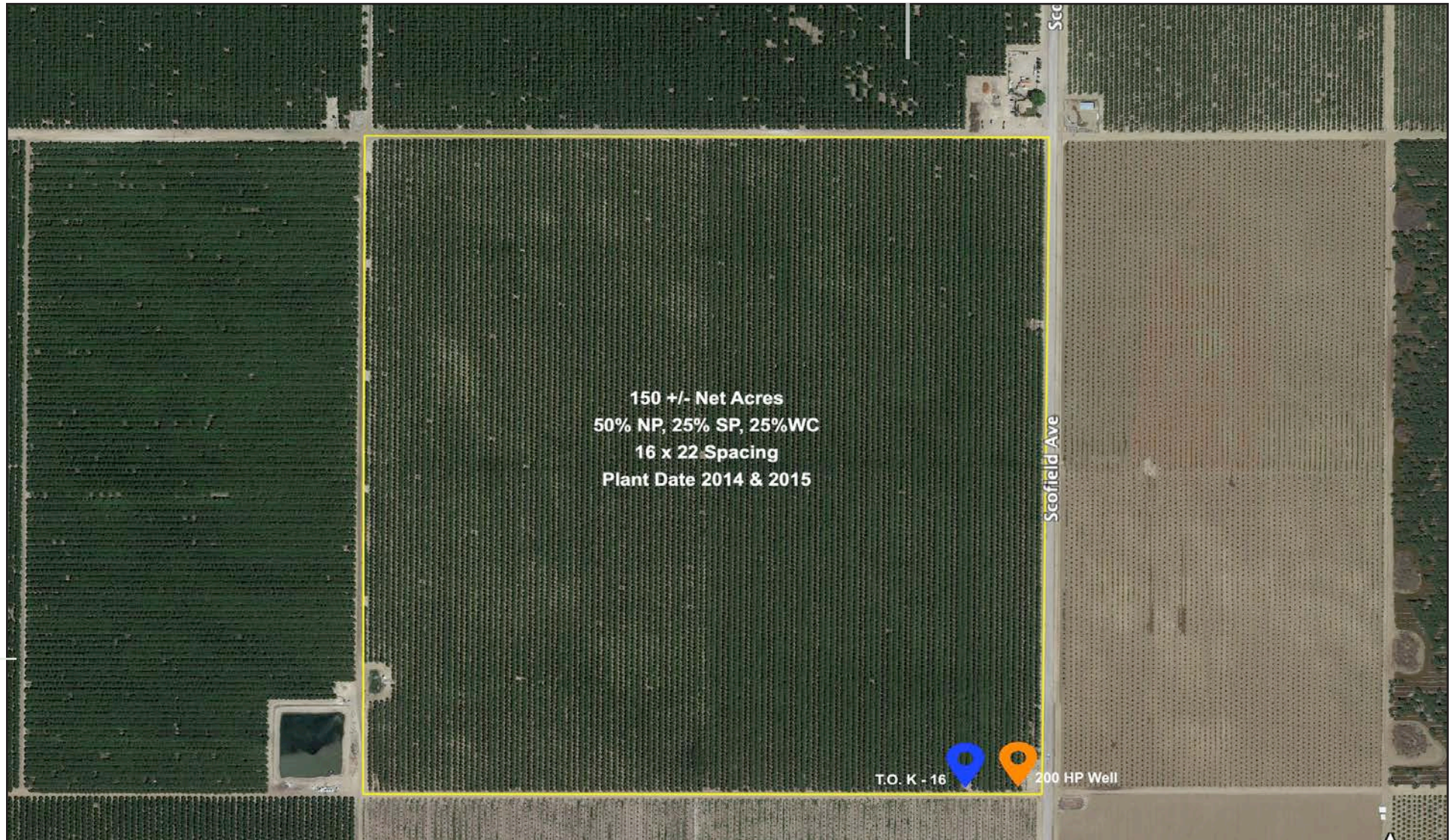
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

3430 Unicorn Rd.
Bakersfield, Ca 93308

Office (661) 695-6500
Fax (661) 384-6168

AERIAL MAP



FOR SALE

158.18 +/- Acres of Almonds in
Semitropic Water Storage District



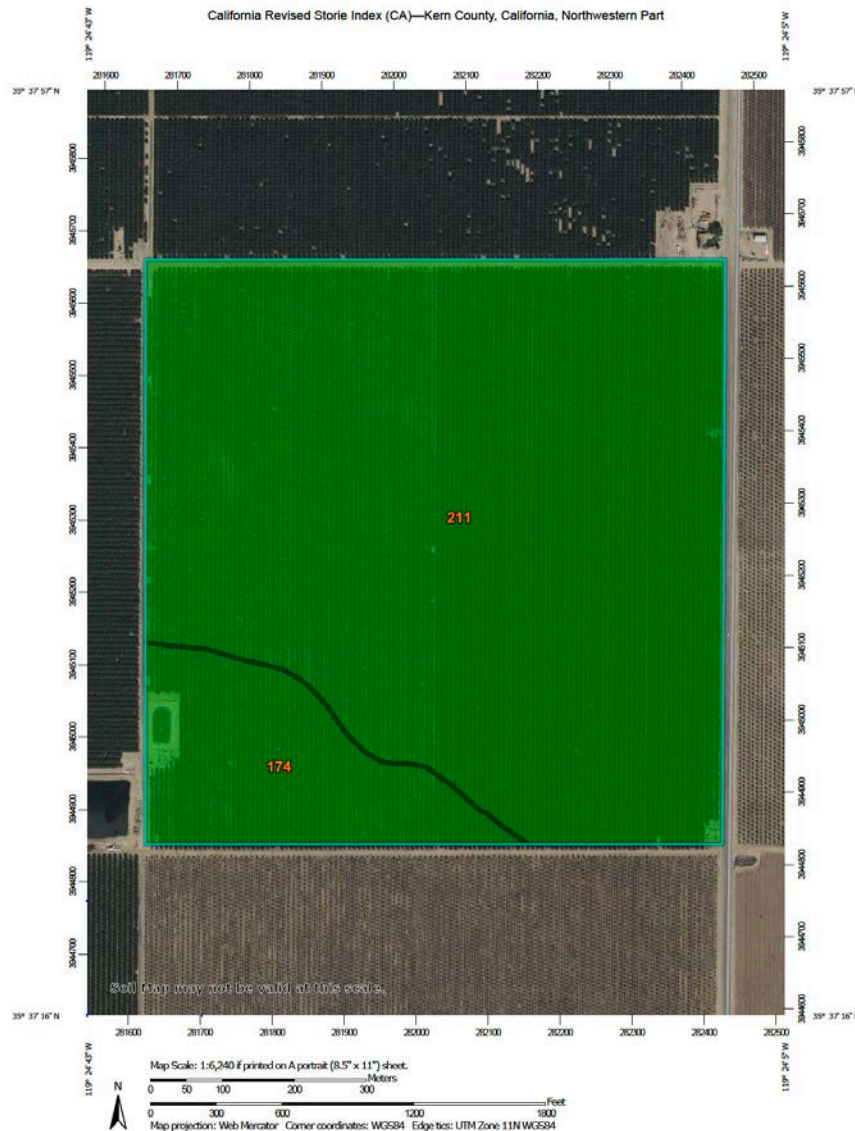
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

**3430 Unicorn Rd.
Bakersfield, Ca 93308**

**Office (661) 695-6500
Fax (661) 384-6168**

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
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	22.1	13.7%
211	Panoche clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Panoche, clay loam (87%)	139.0	86.3%
Totals for Area of Interest				161.1	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

158.18 +/- Acres of Almonds in
Semitropic Water Storage District



Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

3430 Unicorn Rd.
Bakersfield, Ca 93308

Office (661) 695-6500
Fax (661) 384-6168

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!