

NEWLY PRICED

**323.60 +/- Acres of Tulare County
Citrus and Vineyard**



Tech Ag Financial Group, Inc.

CA 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.

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DESCRIPTION

This offering consists of 173.60 +/- acres of citrus planted in 1993 and 2013 and 120.00 +/- acres of raisins planted in 2014 situated in the highly desirable farming area of southern Tulare County and water supplied via a groundwater irrigation well.

LOCATION

Property is located at the southeast corner of the intersection of Ave 80 and Road 236 approximately one and one-half (1 ½) miles to the southeast of the City of Terra Bella in the County of Tulare and State of California.

LEGAL/ZONING

Tulare County Assessor Parcel Number(s): 320-310-007; 008; 011; 012; 320-320-009; 010; 013; 014; Portion(s) of Section 15; Township 23S; Range 27E; MDB&M.

PLANTINGS

Commodity	Variety	Rootstock	Spacing	Plant Date	Net Acres
Raisin	Selma Pete	Selma Pete	11' X 6"	2014	120.0
Citrus	Washington	Trifoliolate	22' X 18'	1993	64.70
Citrus	Atwood	Trifoliolate	22' X 18'	1993	25.60
Citrus	Late Lanes	Trifoliolate	22' X 18'	1993	15.60
Citrus	Autumn Gold	Carrizo	22' X 9'	2013	28.00
Citrus	Powells	Carrizo	22' X 9"	2013	27.00
Citrus	Cara cara	Carrizo	22' X 9'	2013	12.30
Total Net Acres					293.20

HISTORICAL PRODUCTION

Production records are available upon request.

IRRIGATION

Property is located adjacent to the boundaries of Terra Bella Irrigation District, but is not eligible for service. Irrigation water is supplied to the property via a 250 HP irrigation well that is reported to be in good working condition. The estimated flow of the well is 775 GPM with standing water level at 495', pumping water level at 538', and a 46% overall pump efficiency as provided via a pump test report dated 7/7/21. The citrus is irrigated via a single-line fan jet irrigation system, and the raisins are irrigated via a suspended single-line drip system both of which are interconnected to a centralized reservoir with one (1) 100 HP booster pump equipped with multiple 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>.

SOIL

83% - (110) Centerville clay, 2 to 9% slope
9% - (147) Porterville clay, 0 to 2% slope
8% - (155) San Joaquin loam, 2 to 9% slope

PRICE

\$5,900,000.00 (\$18,232.38 per acre) which includes the Seller's 2023 citrus and raisin crop(s) subject to Buyer's reimbursement of Seller's 2023 cultural costs at close of escrow. The terms of the sale are to be all cash paid at the close of escrow.

CONTACT

Morgan Houchin
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www.TechAgFinancial.com

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SITE PHOTOS



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SITE PHOTOS (CONT.)



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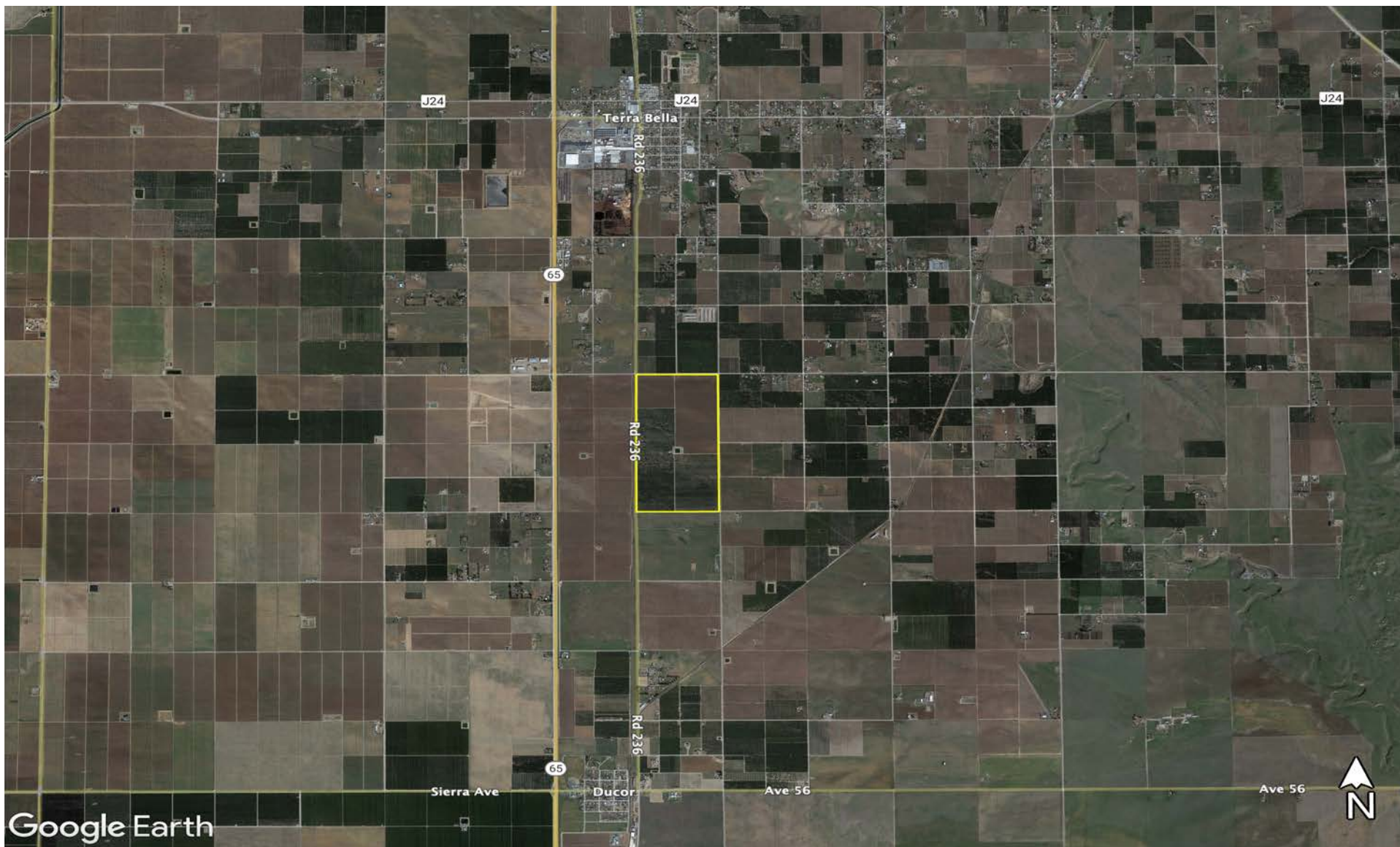
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LOCATION MAP



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AERIAL MAP



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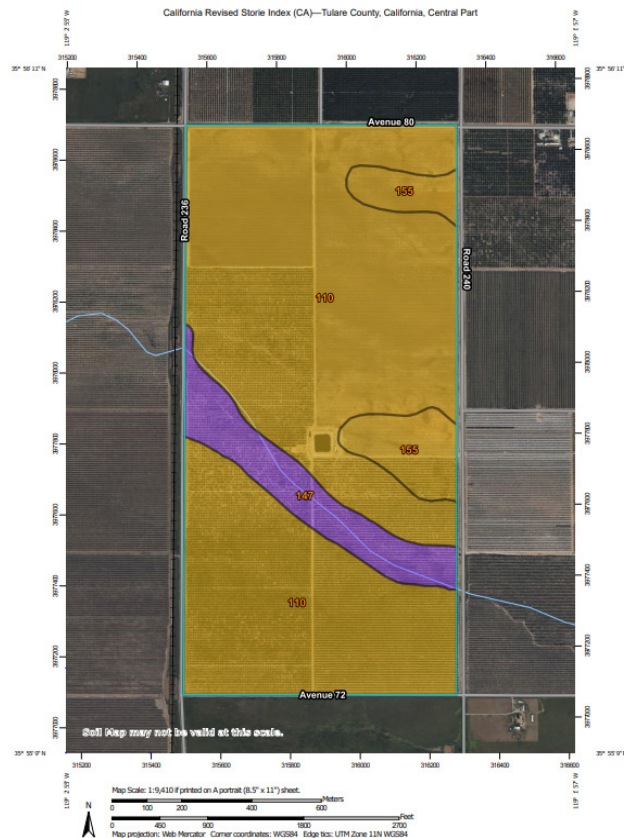
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SOIL MAP

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
110	Centerville Clay, 2 - 9 % slopes	Grade 4 - Poor	Centerville (80%)	258.1	83.2%
147	Porterville Clay, 0 - 2% Slopes	Grade 3 - Fair	Porterville (85%)	28.8	9.3%
155	San Joaquin loam, 2 - 9% slopes	Grade 4 - Poor	San Joaquin (80%)	23.5	7.6%
Totals for Area of Interest				310.4	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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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!