

FOR SALE
439.18 +/- Acres in
Kern Delta Water District



Morgan Houchin
3430 Unicorn Rd.
Bakersfield, Ca 93308
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PIETERSMA & COMPANY
DAIRY AND REAL ESTATE BROKERS

Tim Souza
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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 property consists of 439.18 +/- acres with a 79 +/- acre dairy and 360 +/- acres of open farmland with predominantly Class I & II soil(s) that have been historically farmed to alfalfa hay, corn, and wheat silage in Kern Delta Water District (KDWD).

LOCATION

Property is located between Panama Road and Di Giorgio Road approximately one-half (½) of a mile to the west of Fairfax Road to the west of the City of Lamont in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 186-210-01; 186-210-04; 186-230-01; 186-230-02; 187-010-01; 187-010-03; 187-010-05; Portion(s) of Section(s) 2; 11; Township 31S; Range 26E; MDB&M.

DAIRY

Dairy improvements consist of a milk barn equipped with Double-25 Parallel parlors, milk tanks, free stalls for approximately 2,000 +/- head, open corrals for approximately 2,000 +/- support stock, a commodity barn consisting of several bays, and four (4) lagoons.

IRRIGATION

Property is located within the boundaries of Kern Delta Water District (KDWD). KDWD was formed in 1965 and provides surface water delivery to approximately 90,000 +/- irrigated acres with a long term historical delivery average of approximately 205,000 acre feet per year from the Kern River plus an additional 16,000 +/- acre feet per year from the State Water Project. Kern County Assessor Parcel Number: 186-230-02 (79.09 AC) is eligible to receive state water delivery only from KDWD via district turnout no. 2-0-217. All parcels are subject to a District assessment equivalent to \$10.65 per acre of real property that is billed and collected separately by KDWD.

The property also has two (2) agricultural irrigation wells equipped with 200 and

250 HP motor(s) respectively. The combined flow of these wells is estimated to be 3,176 +/- GPM, an average standing water level of 290', pumping water level of 341', and overall average pump efficiency equal to 60% as provided via a series of pump test reports dated May 30th, 2023. There is also a 25 HP dairy well with an estimated flow of 201 GPM that provides water to the dairy and the two (2) farm residences situated adjacent to the dairy.

RESIDENCE

Property has two (2) farm residences on the north side of Di Giorgio Road, and one (1) farm residence on the south side of Panama Road.

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

According to the USDA NRCS California Revised Storie Index, the property consists of predominantly Class I & II soil(s).

PRICE

\$8,000,000.00 (\$18,215.76 per acre) with all cash to be paid at the close of escrow. The purchase price specifically excludes any of the Seller's oil, gas, and mineral rights interests associated with the property, and any planted row crops on the property at the time of closing.

CONTACT

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SITE PHOTOS



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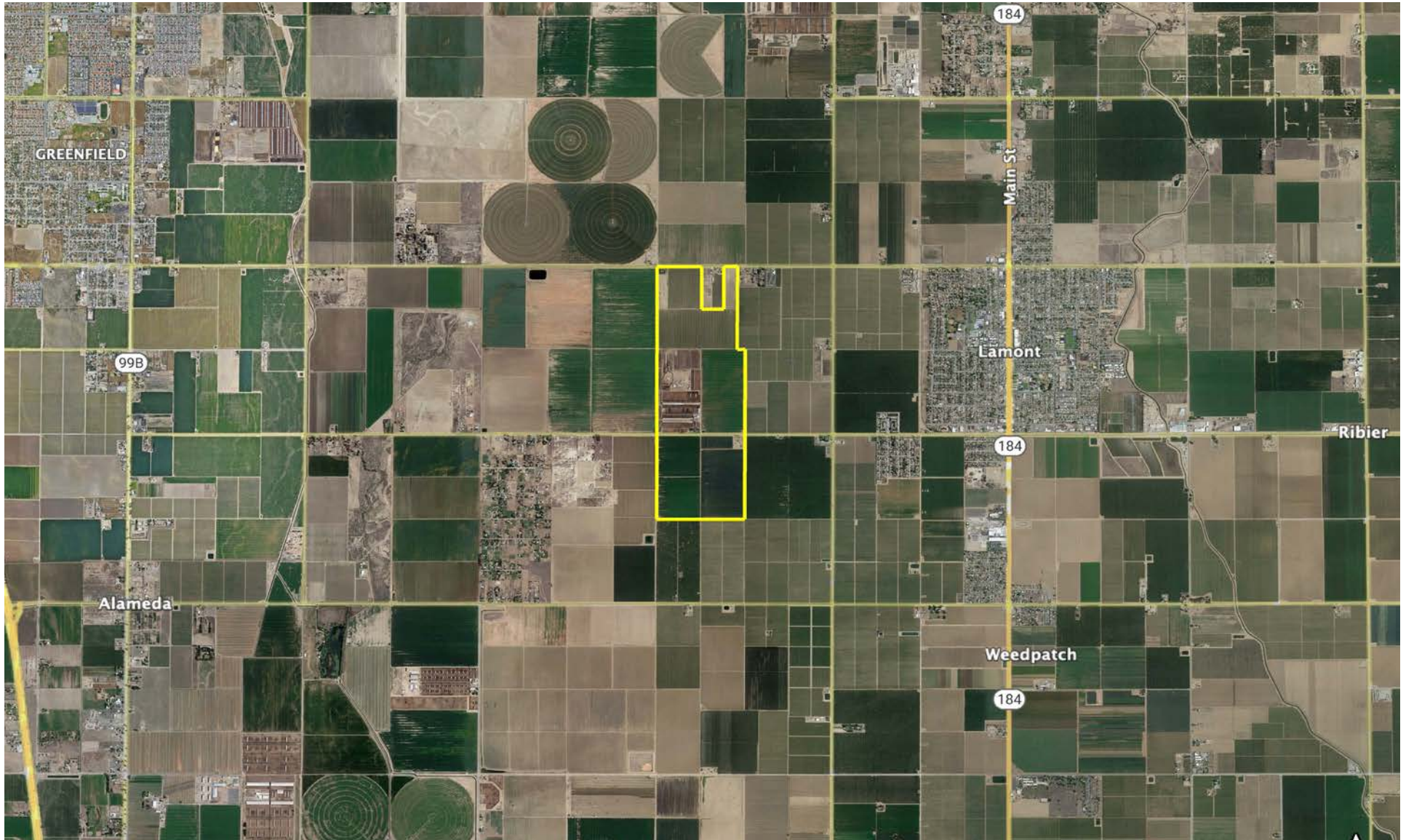
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LOCATION MAP



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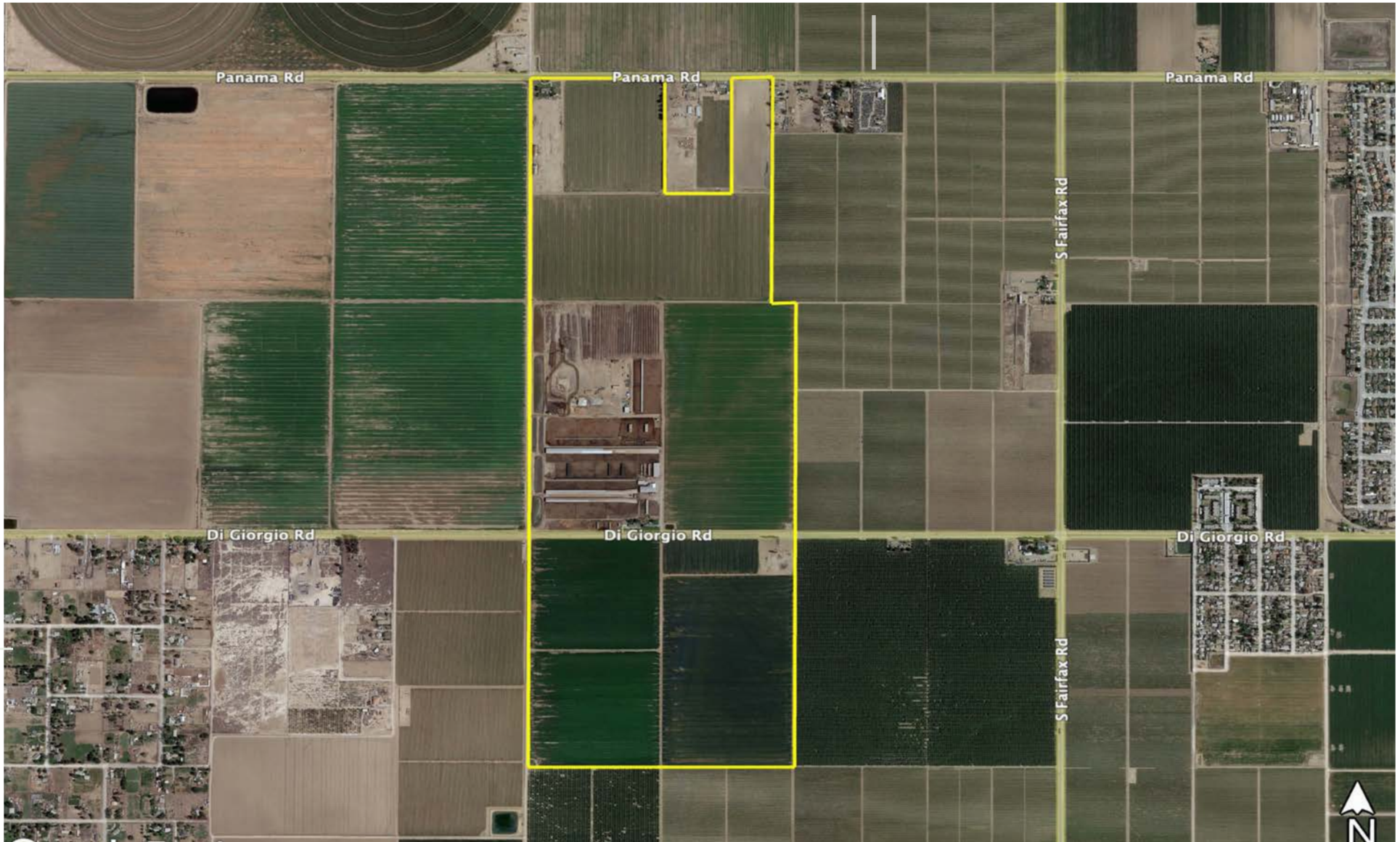
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AERIAL MAP



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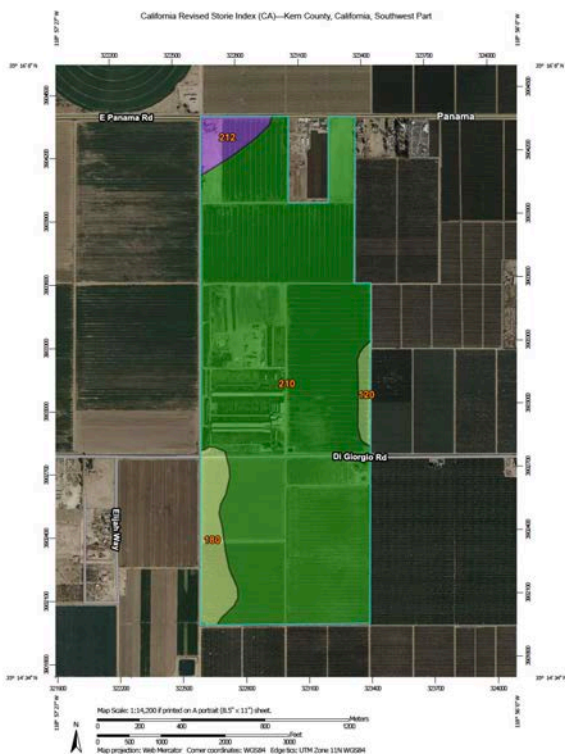
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SOIL MAP

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit	Map Unite Name	Rating	Component Name	Acres in AOI	Perecent in AOI
120	Granoso loamy sand, 0-2% slopes	Grade 2 - Good	Granoso (85%)	6.8	1.5%
180	Garces loam, 0-1% slopes	Grade 2 - Good	Garces (85%)	26.4	5.9%
210	Kimberlina fine sandy loam, 0-2% slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	402.5	89.5%
212	Kimberlina fine sandy loam, saline-sodic, 0-2% slopes	Grade 3 - Fair	Kimberlina, saline-sodic (85%)	14.2	3.1%
Totals for Area of Interest				449.9	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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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!