

FOR SALE

288.15 +/- Acres of Citrus & Farmland
in Terra Bella Irrigation District



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 64.20 +/- acres of citrus with various plant dates and approximately 223.95 +/- acres of farmland with water supplied via Terra Bella Irrigation District.

LOCATION

Property is located on the south side of Ave 80 approximately one-half (½) miles to the east of the intersection of Ave 80 and Road 256 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): 323-070-031; 323-070-003; 323-070-050; Portion(s) of Section 18; Township 23S; Range 28E; MDB&M.

PLANTINGS

Commodity	Variety	Rootstock	Spacing	Plant Date	Net Acres
Citrus	Valencias	Trifoliolate	21' x 21'	1986	22.00
Citrus	Minneolas	Trifoliolate	22' x 21'	1986	10.00
Citrus	Lemons	Carrizo	18' x 9'	2019	14.00
Citrus	Becks	Trifoliolate	21' x 20'	1998	4.40
Citrus	Pomelos	Trifoliolate	21' x 20'	1998	4.40
Citrus	Newhalls	Trifoliolate	21' x 20'	1998	4.40
Citrus	Washingtons	Trifoliolate	21' x 20'	1998	5.00
Total Net Acres					64.20

PRODUCTION (BINS/ACRE)

Production records are available upon request.

IRRIGATION

Property is located in the boundaries of Terra Bella Irrigation District with APN: 323-070-050 (120.18 AC) being eligible for service with surface water delivered via turnout no(s) 18-1 and 18-2. APN: 323-070-050 is subject to a District assessment equivalent to \$3.33 per acre per month that is payable to the District on a monthly basis. The water rate for the 2022 – 2023 crop year is \$339.96 per acre foot of delivered water to the property. The citrus is irrigated via a single-line fan jet irrigation system.

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

78% - (110) Centerville clay, 2 to 9% slope
18% - (111) Centerville clay, 9 to 15% slope
4% - (147) Porterville clay, 0 to 2% slope

PRICE

\$3,249,927.45 (\$11,278.60 per acre) which includes the Seller's 2023 citrus 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
661-477-3669 (mobile)
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www.TechAgFinancial.com

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SITE PHOTOS



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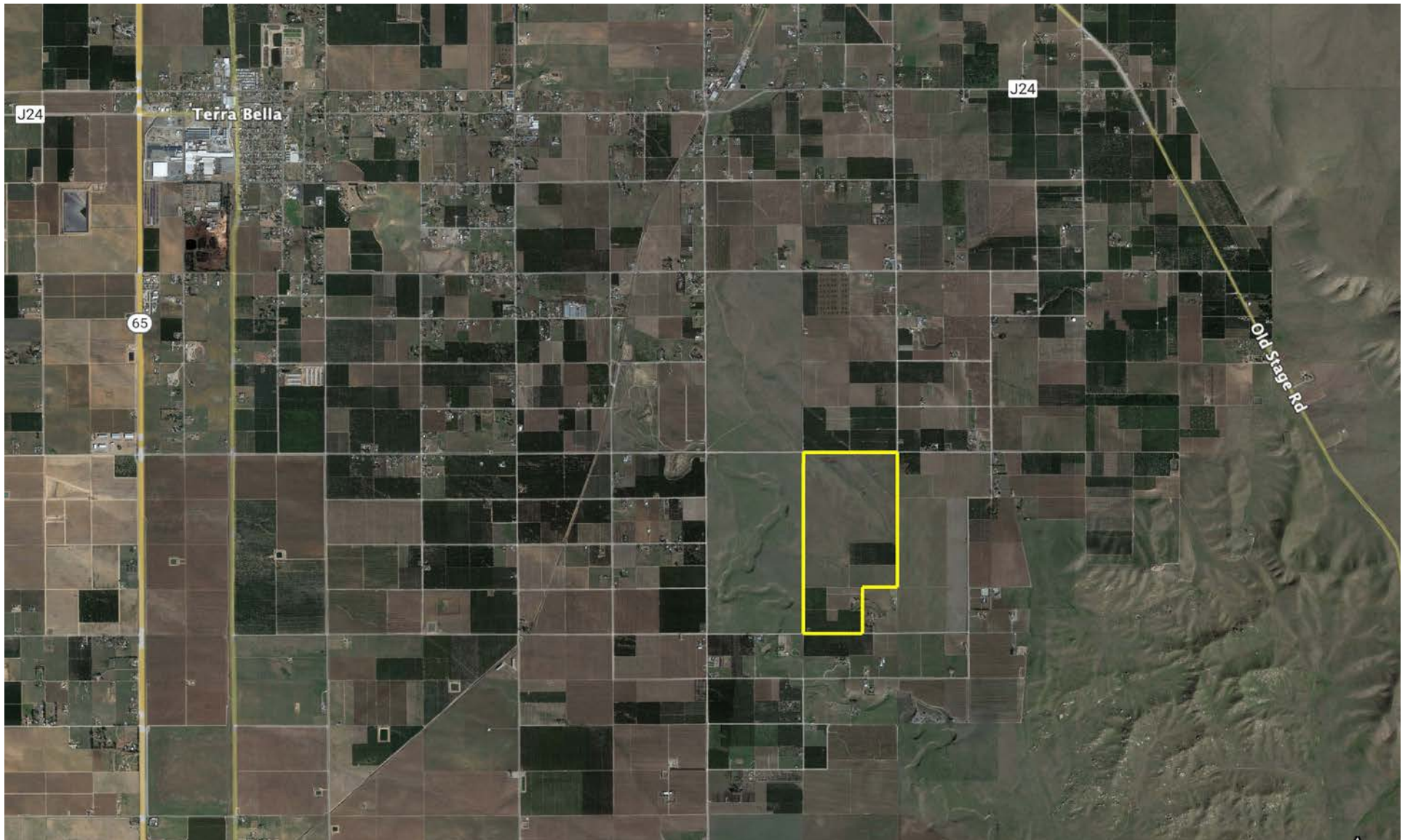
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LOCATION MAP



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AERIAL MAP



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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%)	222.8	78.2%
111	Centerville Clay, 9 - 15% Slopes	Grade 4 - Poor	Centerville (80%)	50.2	17.6%
125	Exeter loam, 2 - 9% slopes	Grade 4 - Poor	Exeter (85%)	0.6	0.2%
147	Porterville Clay, 0 - 2% slopes	Grade 3 - Fair	Porterville (85%)	11.2	3.9%
Totals for Area of Interest				284.9	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:

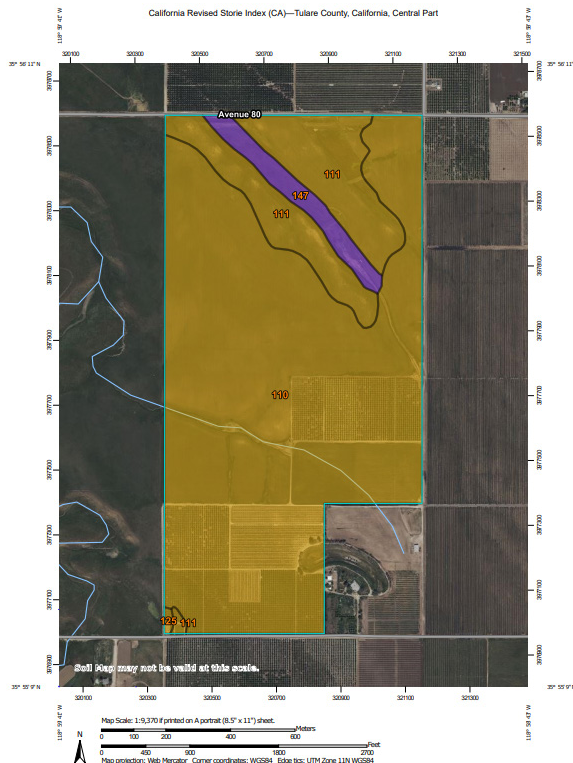
- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption 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!