

FOR SALE

**138.29+/- Acres of Almonds in
Arvin-Edison Water Storage District**



Morgan Houchin
Tech Ag Financial Group, Inc.
Broker DRE No. 01865336

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3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669	mobile
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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

138.29 +/- gross acres of almonds that were planted in 2006 on Class I soil(s) with a contract to receive surface water delivery from Arvin Edison Water Storage District (AEWSD) via District turnout no. M-24!

LOCATION

Property is located at the northwest corner of the intersection of Valpredo Ave and Pavlina Road to the northwest of the City of Mettler in the County of Kern and State of California. The ranch is also uniquely situated less than one-half (½) mile and across the street from the Hard Rock Hotel & Casino Tejon, which is Kern County's first casino and entertainment complex.

LEGAL/ZONING

Kern County Assessor Parcel Number: 445-080-33; Portion of the Southeast ¼ of Section 34; Township 12 North; Range 20 West; MDB&KM

PLANTINGS

Variety	Rootstock	Tree Spacing	Plant Date	Net Acres
50% Nonpareil 25% Monterey 25% Fritz	Nemagaurd	21' x 16'	2006	133.00
Total Net Acres				133.00

PRODUCTION

Crop Year	2016	2017	2018	2019	2020	2021	2022
Lbs / Acre	3,007	2,829	2,411	2,187	2,757	1,708	1,327

IRRIGATION

Property is located within the boundaries of Arvin Edison Water Storage District (AEWSD) with a contract of service for 138.29 +/- acres and surface water delivery via District turnout no. M-24, which is a 10" diameter turnout located in the southeast corner of the premises. Property is subject to an annual General Administrative and Project Service Charge of \$155.57 per acre paid to the Kern County Assessor's Office, and a standby charge of \$100 per acre that is deducted against a preliminary 2024 water use charge in the amount of \$159.00 per acre foot plus an additional lift expense of \$63.00 per acre foot and \$27.00 per lift per acre foot, if applicable. AEWSD had no restrictions in surface water delivery for all contract users during the 2023 crop year. The almonds are irrigated via a single line fan jet irrigation system with two (2) fan jets per tree interconnected to a series of six (6) Arkal filtration stations, and lined reservoir equipped with a 50 HP electric booster pump and AguaDulce Sweetwater International sulfur burner.

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>

SOILS

According to the USDA Soil Storie Index, the property has 100% Class 1 soil(s)

PRICE

\$2,489,220.00 (\$18,000 per acre) with all cash to be paid at the close of escrow. The 2024 almond crop is also available subject to Buyer's reimbursement of Seller's cultural costs incurred from November 1st, 2023 until close of escrow.

CONTACT

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SITE PHOTOS



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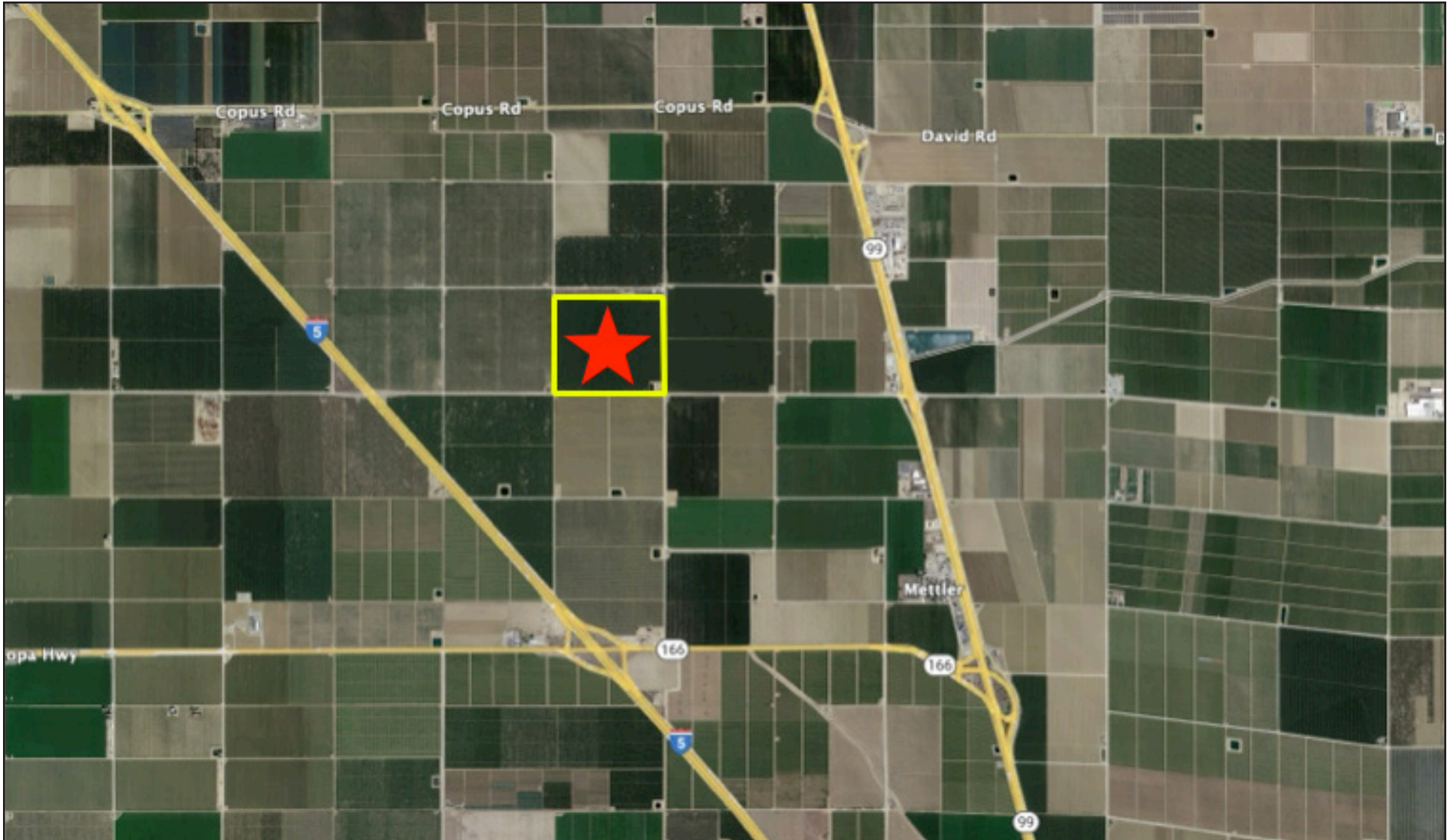


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LOCATION MAP



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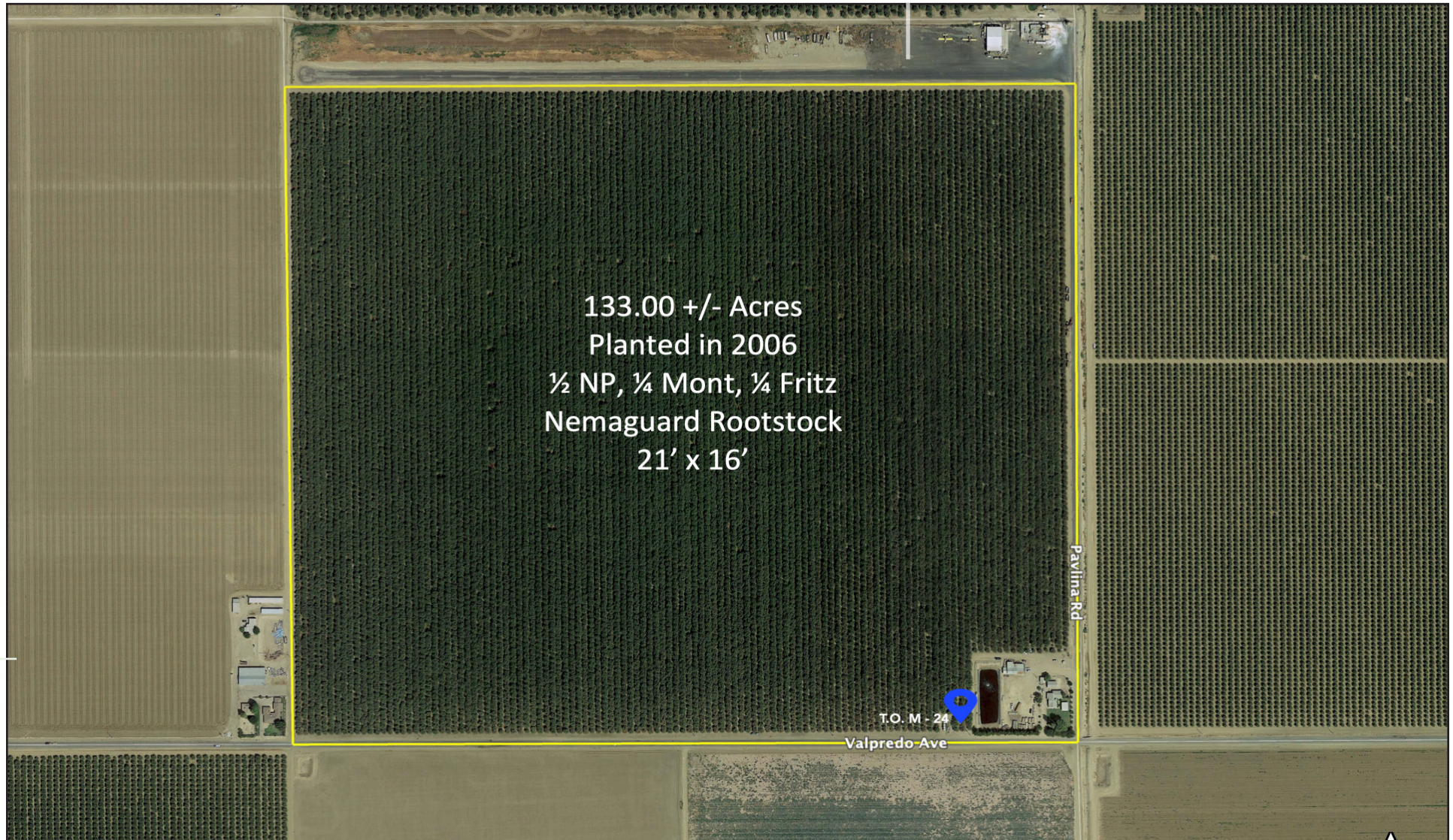


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AERIAL MAP



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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
132	Cerini loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini (85%)	135.6	94.3%
152	Excelsior loam, 0 to 2 percent slopes	Grade 1 - Excellent	Excelsior (85%)	8.3	5.7%
Totals for Area of Interest				143.9	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:

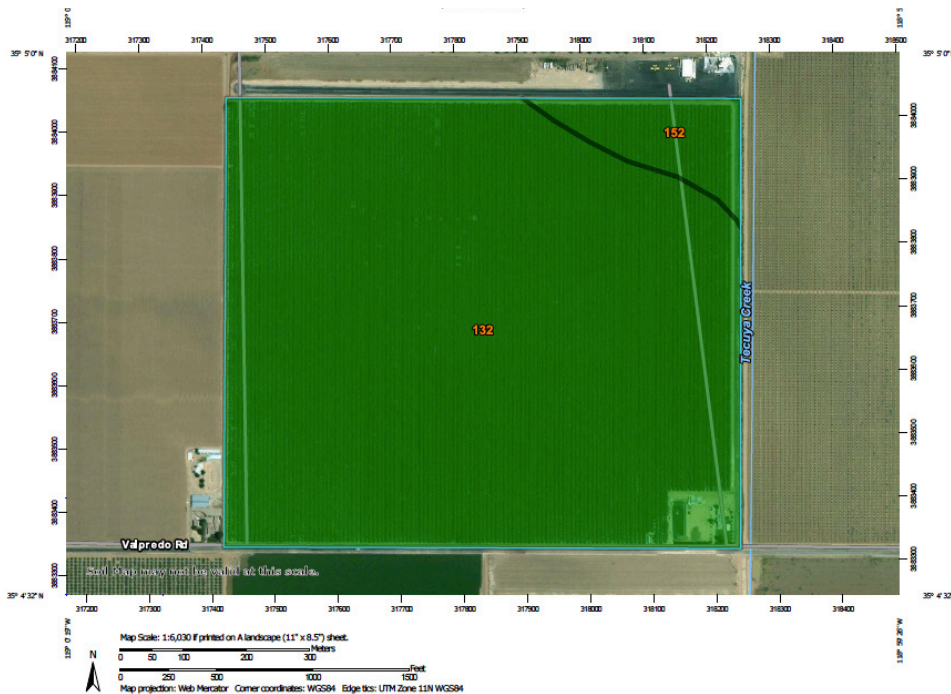
- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption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