FOR SALE

502.15 +/- Acre Home Ranch with Almonds and Open Farmland

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
502.15 +/- Acre Home Ranch with Almonds and Open Farmland

Tech Ag Financial Group, Inc.
Broker DRE No. 01865336
3430 Unicorn Rd.
Bakersfield, Ca 93308
Office (661)695-6500
Fax (661)384-6168

DESCRIPTION

The subject property consists of 502.15 +/- assessed acres of land with 481.00 +/- net planted acres of assorted aged almonds and open farmland; 406.00 +/- net acres is held fee title and 75.00 +/- net acres is held in a leasehold interest. This property consists of 100% Grade 2 - Good Soils and is located in the Groundwater Service Area of SWSD and irrigated via three wells with the capacity to receive intermittent in-lieu water supply through three separate turnouts.

LOCATION

The Home Ranch is located in Semitropic Water Storage District (SWSD) at the northeast corner of the intersection of Lerdo Highway and Jumper Road in between Wildwood Road and Scofield Avenue less than seven (7) miles to the West of the City of Shafter in the County of Kern.

LEGAL/ZONING

Kern County Assessor Parcel Numbers for Fee Simple Property: 088-100-19, 21, 24, 25, 36, 39, 41; 088-050-02, 03; Section 6, 7, 8; Township 28; Range 24; Quarter; MDB&M. Kern County Assessor Parcel Number for Leasehold Property: 088-100-40; Section 8; Township 28; Range 24; Quarter; MDB&M. The property is enrolled as an agricultural preserve under the Williamson Act.

SOIL

The property benefits from 100% Milham sandy loam, 0-2 percent slopes MLRA 17 (196), Grade 2 – Good Soils. The average 5 year yield history is 2,149lbs per acre.

PLANTINGS

The property consists of 39 +/- AC of open farmland with the balance planted to almond improvements at various ages.

Cultivar	Rootstock	Plant Year	Spacing	Net Acres
50% NP, 50% Mo.	Nemaguard	2013, 2014, 2017	24 x 18	201
50% Bu., 25% Mi., 25% Pa.	Bright Hybrid	2000	22 x 16	36
50% NP, 25% Ca., 25% Mo.	Bright Hybrid	2005	24 x 18	108
50% NP, 25% Bu., 25% Fr.	Bright Hybrid	2005	24 x 18	97
Total Net Acres				442.0

Note: NP – Nonpareil; Ca. – Carmel; Mo. – Monterey; Mi. – Mission; Bu. – Butte; Pa. – Padre, Fr. – Fritz

IRRIGATION

Water for irrigation is supplied with groundwater. The property is situated within the boundaries of Semitropic Water Storage District and is subject to a district assessment equal to $139.40 per enrolled acre collected by the Kern County Assessor's office. Irrigation infrastructure includes through three (3) deep wells with one (1) 200 HP, and two (2) 100 HP electric motors, underground mainline and dual line drip system throughout. The property is enrolled to receive an intermittent service in lieu of groundwater pumping agreement for the existing three (3) turnouts: L-166, L-164, and L-122. Estimated combined flow of three deep wells is approximately 2,266 GPM per 3rd Party Well Tests.

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

LEASEHOLD INTEREST

The property includes a Leasehold Interest on 80.00 +/- acres of the property at an attractive rate of $100.00 per gross acre with the County of Kern. The lease is in year 8 of an intial ten (10) year term with one opyion to extend an additional ten (10) years.

LOT LINE ADJUSTMENT

The sale of the property is subject to a Lot Line Adjustment (LLA) at the Sole Expense of the Seller to reserve the residence and shop area. The LLA will conclude on a post-close basis and is subject to a master lease agreement.

PRICE

Fee Title Interest: $5,975,000.00 ($14,716.75/acre)
Leasehold Interest: $261,405.00 ($3,485.40/acre)
Total Asking Price: $6,236,406.00 ($12,965.50/acre)

CONTACTS

John Moore
CA DRE No. 02083662
661-303-6536 (mobile)
JMoore@techag.com

Morgan Houchin
CA Broker DRE No. 01865336
661-477-3669 (mobile)
MHouchin@techag.com

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
502.15 +/- Acre Home Ranch with Almonds and Open Farmland

Tech Ag Financial Group, Inc.
Broker DRE No. 01865336
3430 Unicorn Rd.
Bakersfield, Ca 93308
Office (661)695-6500
Fax (661)384-6168

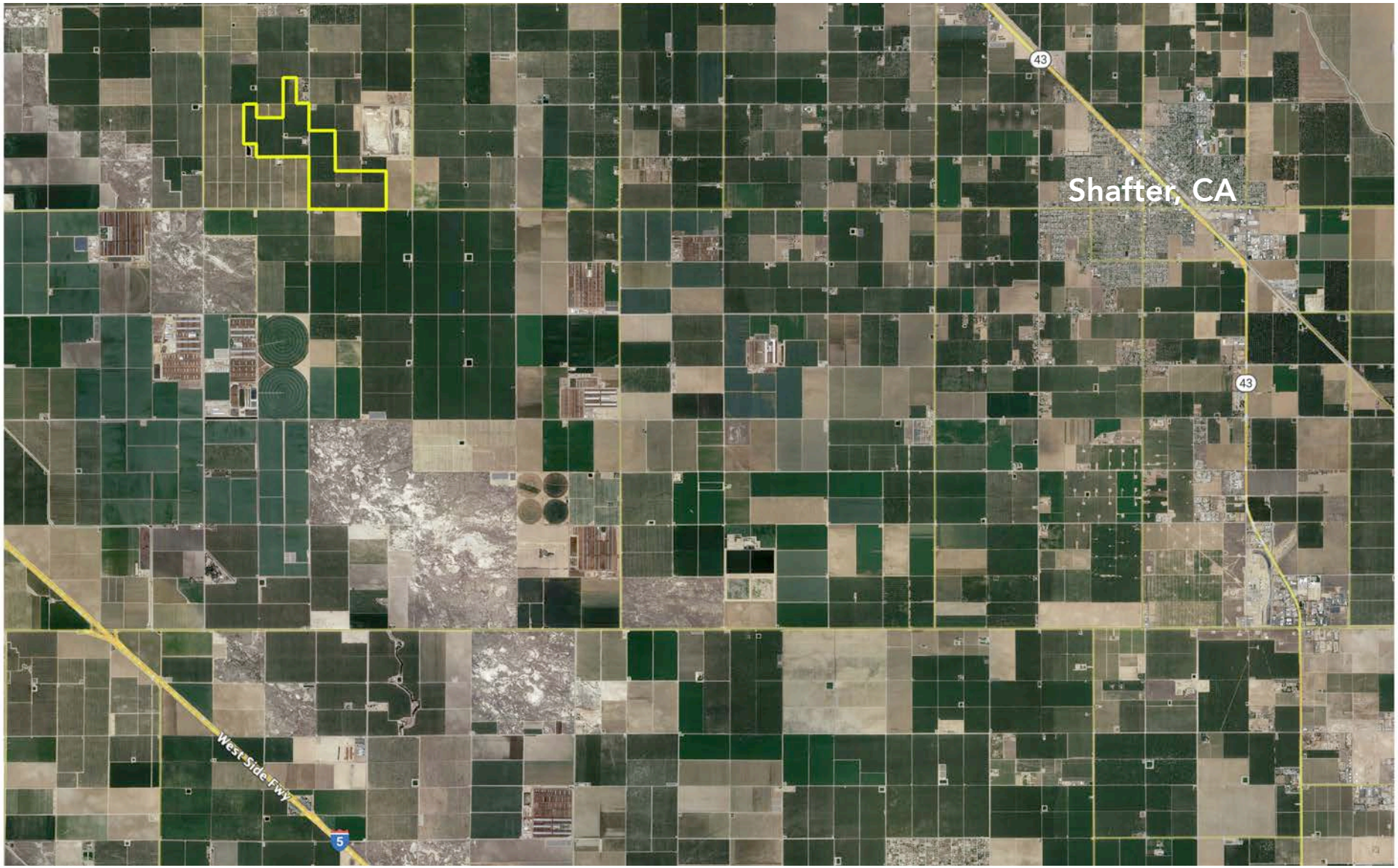
SITE PHOTOS

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
502.15 +/- Acre Home Ranch with Almonds and Open Farmland

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

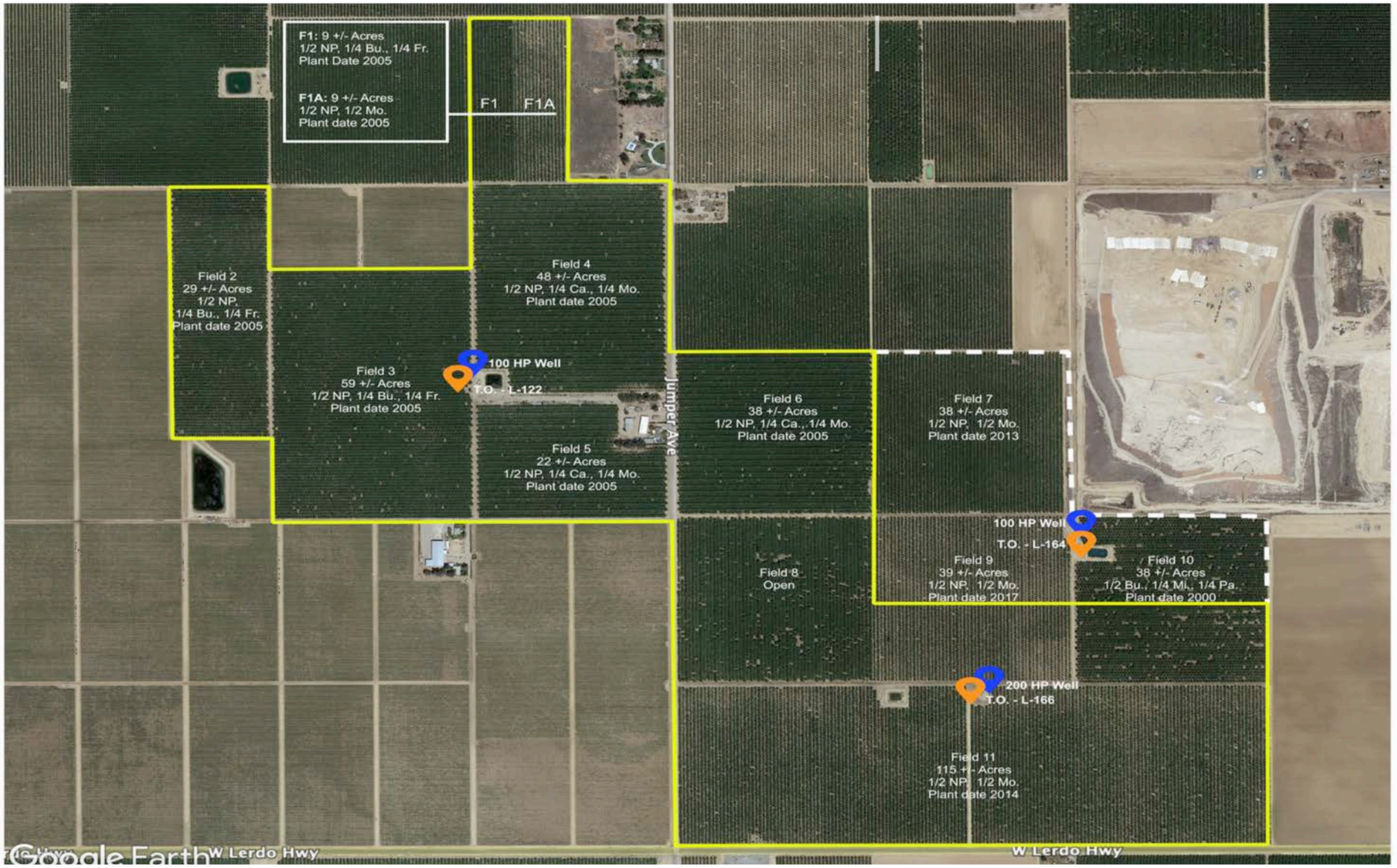


Neither the Seller, nor Tech Ag Financial Group, Inc. makes any representations or warranties, either expressed or implied as to the accuracy or completeness of the enclosed. Buyers should conduct their own due diligence.

FOR SALE
502.15 +/- Acre Home Ranch with Almonds and Open Farmland

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



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
502.15 +/- Acre Home Ranch with Almonds and Open Farmland

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 Unite Name	Rating	Component Name	Acres in AOI	Perecent in AOI
196	Milham sandy loam, 0-2% slopes MLRA 17	Grade 2 - Good	Milham (85%)	422.3	100.0%
Totals for Area of Interest				422.3	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.

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

502.15 +/- Acre Home Ranch with Almonds and Open Farmland

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!

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.