

FOR SALE

338.23 +/- Acres of Navel and Valencia
Citrus in Cawelo Water 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

The subject property consists of 338.23 +/- assessed acres with 330.00 +/- net planted acres of navel and valencia citrus. Famoso Road consists of 100% Grade 1 - Excellent Soils and is located in the CWD service area with two (2) turnouts and one (1) deep well for irrigation.

LOCATION

Famoso Road is a citrus offering located in two (2) separate farming units in Cawelo Water District ("CWD"). The first unit ("Ranch 8") is located at the northeast corner of the Famoso Road and Quality Road and the second ("Ranch 11") is located to the northeast of Quality Road and Phillips Road approximately five (5) miles to the east of the unincorporated City of Famoso in the County of Kern.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 060-370-50; 074-020-04, 05, 06, 07, 08; Parcel Map 1105, Parcel Lot 2; Section 6; Township 27; Range 27, Quarter; MDB&M.

LAND & SOIL

The property benefits from 100%, Grade 1 – Excellent Soils. The property's 330.00 net acres of farmland is split between two ranches as detailed in the Citrus Planting table. Historical production will be provided upon request.

WATER

Water for irrigation is supplied with a surface water allocation on both Ranch 11 & 8 and deep well on the Ranch 8 property. The property is situated within the boundaries of CWD in the North service area and receives surface water delivery via district turnouts CC-3 on Ranch 11 and C-50 on Ranch 8. The total budgeted allocation is 608.81 +/- AF with 1.84 +/- AF allocated per farmed acre. The 2023 cost of water per allocated acre foot for the budgeted allocation is estimated to \$250.67 per acre foot. CWD historically budgets a delivery of 1.8 acre feet per acre for all lands located within its service area. CWD's actual delivery history is estimated to be approximately 75,000 acre feet or 2.27 acre feet per acre for all lands located within its service area. The actual delivery for the 2023 crop year is estimated to be unrestricted for landowners situated within the CWD's service area. Additional Irrigation infrastructure includes one (1) 200 HP deep well, two reservoirs, two filter stations, and a high-quality water pressurizing system for the fan jet irrigation lines throughout.

CITRUS PLANTINGS

Property	Ranch	Commodity	Variety	Rootstock	Spacing	Plant Date	Net Acres
Famoso Road	11	Navel	Late Lane	Carrizo	20' x 20'	1995	20.00
Famoso Road	11	Navel	Powell	Carrizo	20' x 20'	1989	10.00
Famoso Road	11	Navel	Barnfield	Carrizo	20' x 20'	1989	9.00
Famoso Road	11	Navel	Cara Cara	Carrizo	20' x 20'	1989	3.00
Famoso Road	8	Navel	Atwood	Carrizo	22' x 20'	1989	66.00
Famoso Road	8	Navel	Washington	Carrizo	22' x 20'	1989	76.00
Famoso Road	8	Valencia	Cutter	Carrizo	22' x 20'	1989	78.00
Famoso Road	8	Valencia	Cutter	Carrizo	22' x 20'	1989	68.00
Total							330.00

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>.

RESIDENTIAL PROPERTY

The subject property has 2 homes and 1 shop on the Ranch 8 property with no contributory value.

PRICE

\$7,750,000.00 (\$22,913.40 per gross acre)

CONTACT

John Moore
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661-303-6536 (mobile)
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JMoore@techag.com
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SITE PHOTOS



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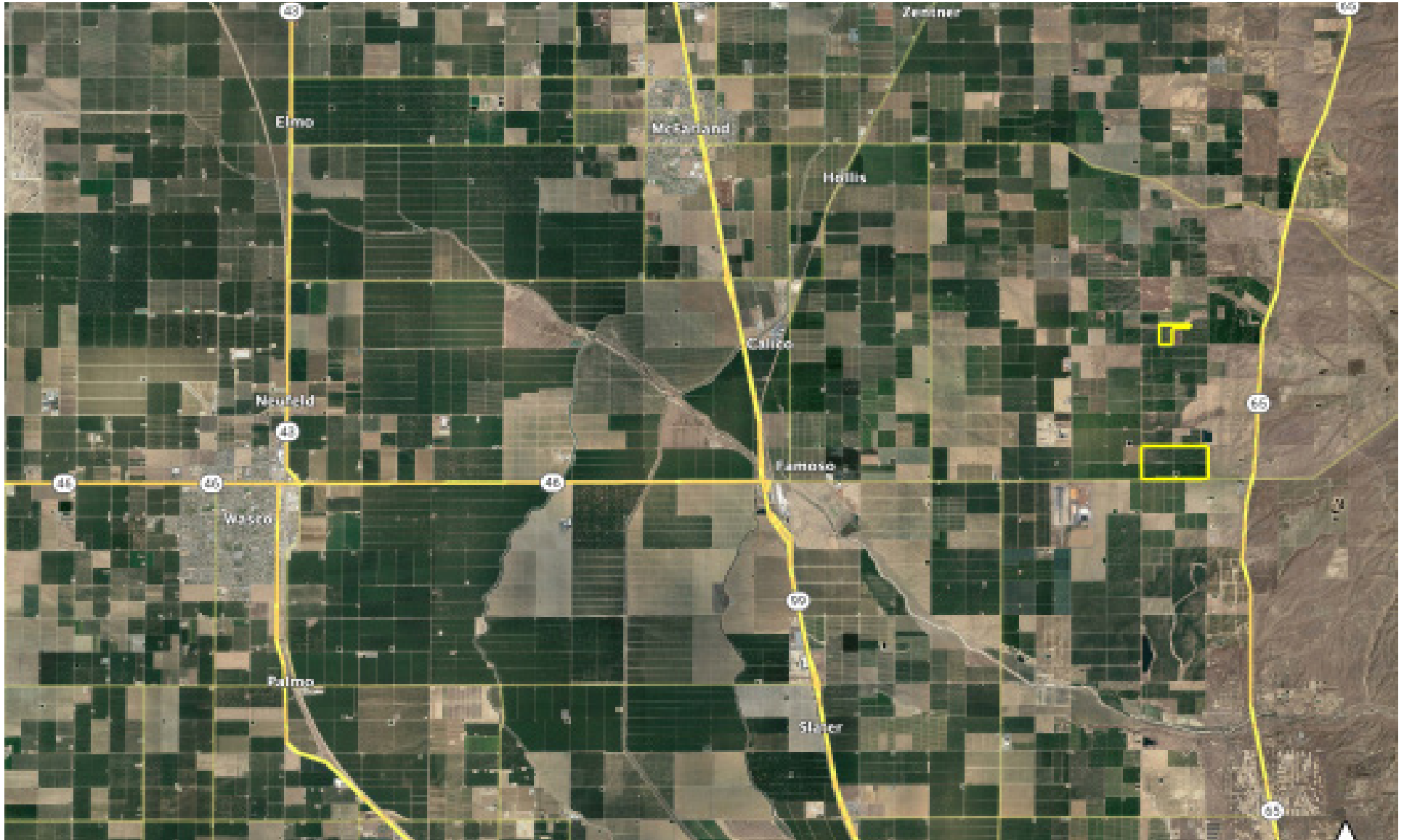
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LOCATION MAP



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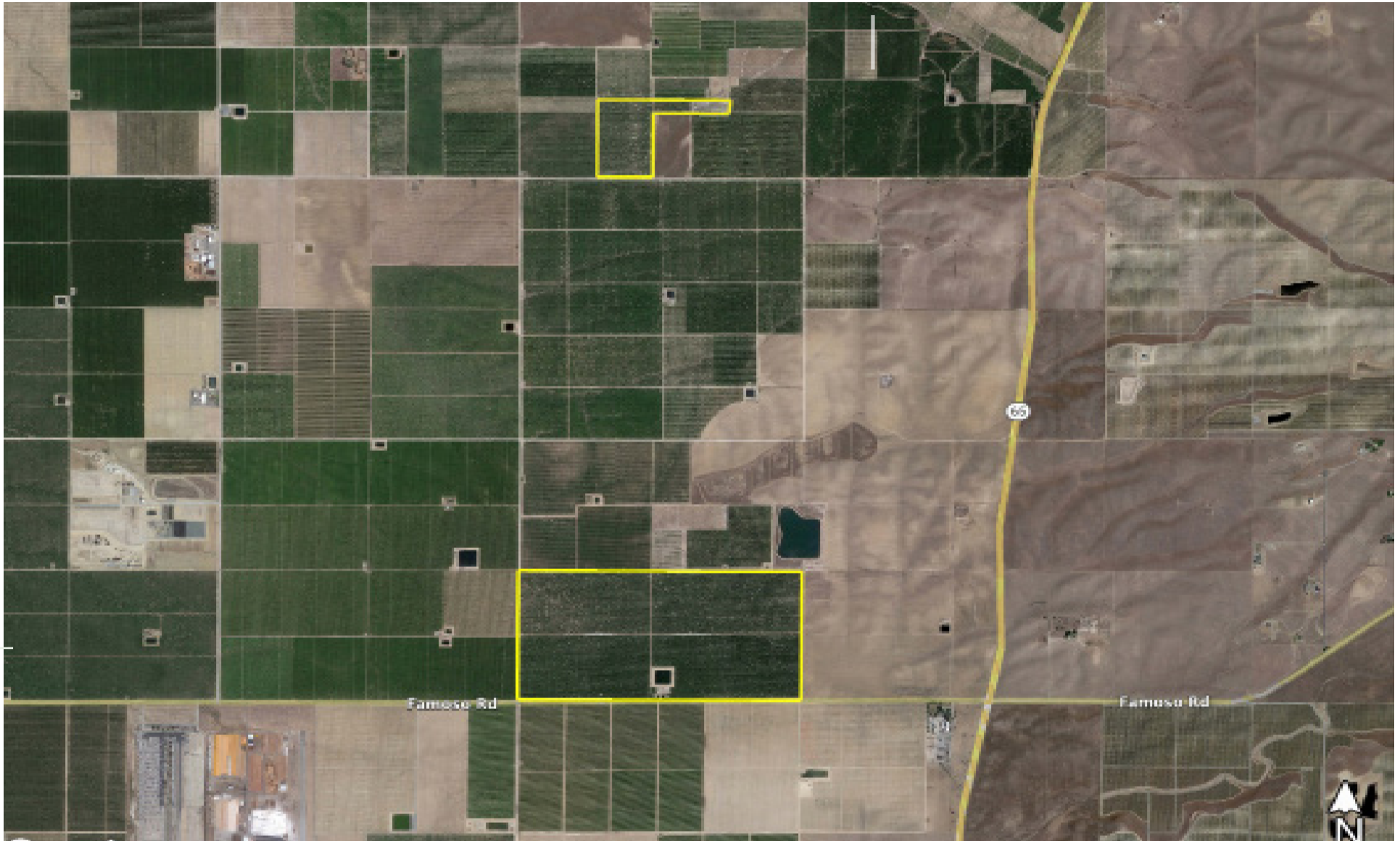
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AERIAL MAP



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RANCH 11



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RANCH 8



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SOIL MAP (FIELD 11)

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
130	Chanac clay loam 2-9% slopes	Grade 1 - Excellent	Chanac (80%)	34.7	83.5%
131	Chanac clay loam 9-15% slopes	Grade 1 - Excellent	Chanac (85%)	3.3	7.9%
255	Zerker loam 5-9% slopes	Grade 1 - Excellent	Zerker (85%)	3.6	8.6%
Totals for Area of Interest				41.5	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:

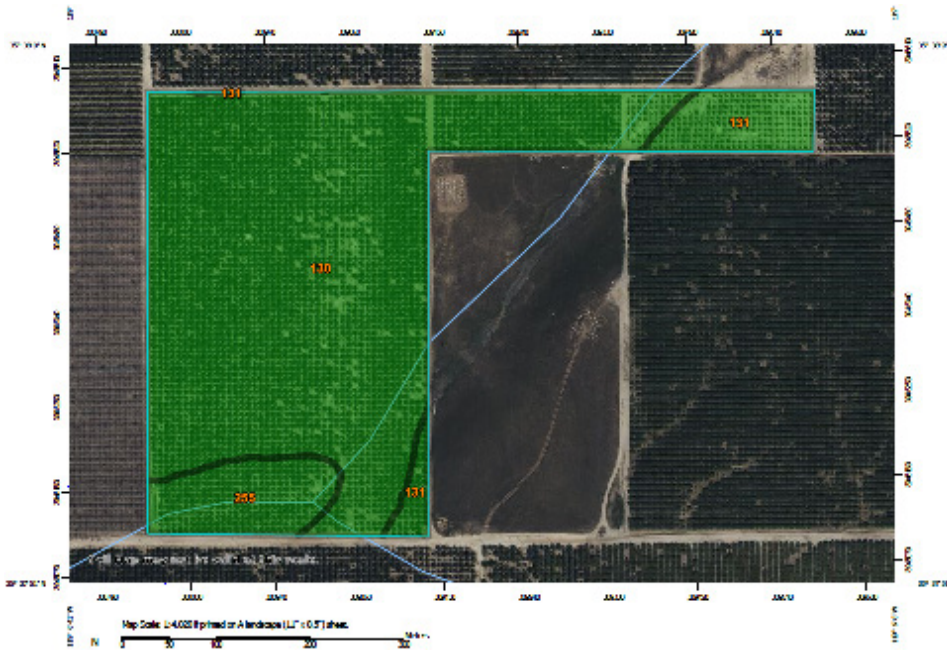
- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption 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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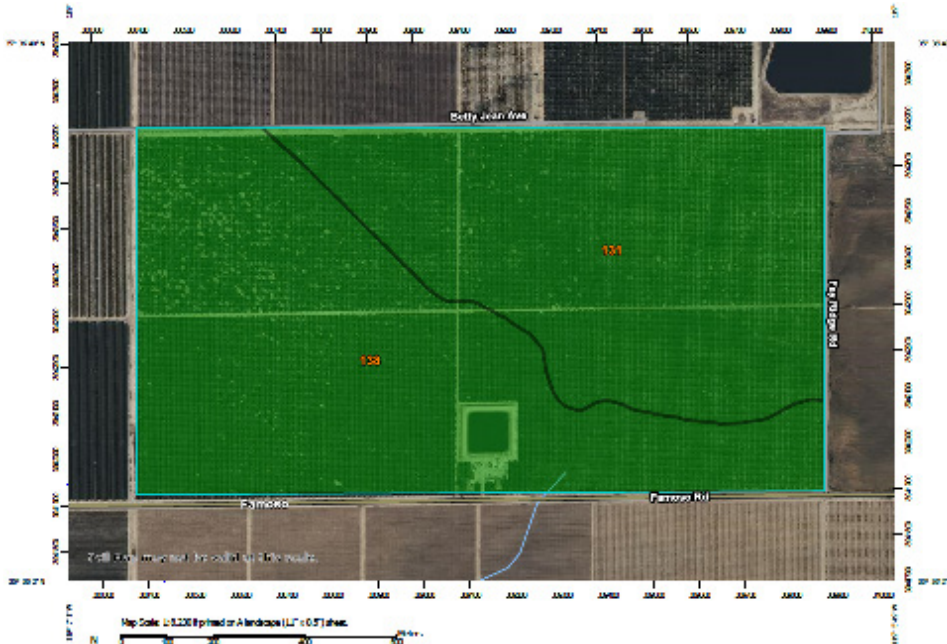
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SOIL MAP (FIELD 8)

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
131	Chanac clay loam 9-15% slopes	Grade 1 - Excellent	Chanac (85%)	133.6	45.4%
138	Delano sandy loam 0-2% slopes	Grade 1 - Excellent	Delano (85%)	160.6	54.6%
Totals for Area of Interest				294.3	100.0%



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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!