

FOR SALE

1,075.81 +/- Acres of Citrus, Open
Farmland and Rangeland in AEWSO



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.

FOR SALE

1,075.81 +/- Acres of Citrus, Open
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DESCRIPTION

The subject property consists of 1,075.81 +/- assessed acres of land with 265.00 +/- net planted acres of navel and Valencia citrus, 530.36 +/- net acres of open or uncultivated farmland, and 279.76 +/- net acres of rangeland in the Caliente region of AEWSD. This property consists of Grade 1, 2, 3 and 4 soils with majority Good Soils and is in both Surface and Groundwater Service Areas. The unique location of this contiguous property provides dramatic elevation changes between the citrus and open farmland areas, which range from Bena Road to the Caliente Creek ("The Wash") to Neumarkel Road. Lasty and importantly, the property has a water banking site for high flow years.

LOCATION

Caliente Vista is a diverse farmland offering located in Arvin-Edison Water Storage District (AEWSD) at the southeast corner of Bena Road and Neumarkel Road less than four (4) miles to the southeast of the Unincorporated area of Edison in the County of Kern.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 179-062-15, 18, 22, 25, 34, 35, 41; 179-020-14; 179-070-02, 09, 12; 179-080-01; 179-101-03; Section 8, 17, 18, 20, 29; Township 30S; Range 30E Quarter; MDB&M. The property is enrolled as an agricultural preserve under the Williamson Act.

LAND & SOIL

The property consists of varied soil types from Grade 1 to 4 soils with varied topography. The property straddles Caliente Creek with the lowest elevation being in the The Wash on sandy ground ideal for row crops and root vegetable production and is surrounded by two hills ideal for growing citrus and other similar permanent crops. The property has been historically split in to five (5) ranches (9, 4/5, NEHR, 6, 10) each with its own unique growing conditions. Most of the prime

open farmland lies within The Wash and a portion of the land is subject to occasional flooding on high water years. The citrus production areas are high in elevation and provide the grower an early harvest window. Historical production for the citrus will be provided upon receipt of a written offer.

WATER

Water for irrigation is supplied via surface water contracts and groundwater access with a 400 HP deep well. The property is situated within the boundaries of Arvin-Edison Water Storage and is subject to a district assessment equal to \$149.57 per enrolled acre collected by the Kern County Assessor's office. Caliente Vista has 450.67 acres enrolled in the Surface Water Area delivered through turnouts C-62, C-92, C-71, C-72, and C-75 with .98 contract acres per gross farmed acre; associated water costs for turnouts with four (4) lifts is \$283.00 per AF (C-62, 92), and five (5) lifts is \$308.00 per AF (C-71, 72, 73). There are four (4) filter stations, newly lined reservoirs, and all trees are irrigated with a single line fan jet system. 324.19 +/- AC of open and uncultivated farmland is serviced by one (1) 400 HP deep well with a reported 2,704 GPM. The remainder of the vacant land and rangeland lies within AEWSD district boundaries and benefits from Groundwater Service Area allocation. The property has a water banking area distributed through turnout C-A capable of delivering 6.5 +/- CFS at \$40.00 per AF to the landowner when available through AEWSD approval.

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>.

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PLANTING INFORMATION

Property	Ranch	Commodity	Variety	Rootstock	Spacing	Plant Date	Net Acres
Caliente Vista	10	Navel	Cara Cara	Carrizo	22' x 20'	2003	11.00
Caliente Vista	10	Navel	Newhall	Carrizo	22' x 20'	1995	12.00
Caliente Vista	10	Navel	T.I.	Carrizo	22' x 20'	1994	29.00
Caliente Vista	10	Navel	Becks	Carrizo	22' x 20'	1995	28.00
Caliente Vista	10	Navel	Washington	Carrizo	22' x 20'	2000	4.00
Caliente Vista	10	Valencia	Midnight	Carrizo	22' x 20'	1994	31.00
Caliente Vista	4/5	Navel	Fisher	Carrizo	22' x 20'	1988	69.20
Caliente Vista	4/5	Navel	Fisher	Carrizo	18' x 16'	2000	4.30
Caliente Vista	4/5	Navel	Fisher	Carrizo	20' x 18'	2000	9.50
Caliente Vista	4/5	Navel	Fisher	Carrizo	22' x 20'	1988	61.00
Caliente Vista	9	Navel	Washington	Carrizo	22' x 18'	1925	6.00
<u>Total</u>							<u>265.00</u>

BUILDINGS

The property has two (2) residential properties, two (2) equipment barns and four (4) yard footprints spread across ranches 4/5, Nehr, 9, and 10.

PRICE

\$17,125,000.00 (\$15,873.97 per gross acre) All cash to be paid at the close of escrow.

CONTACT

John Moore

CA DRE No. 02083662

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661-695-6500 (Office)

JMoore@techag.com

www.TechAgFinancial.com



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SITE PHOTOS



FOR SALE

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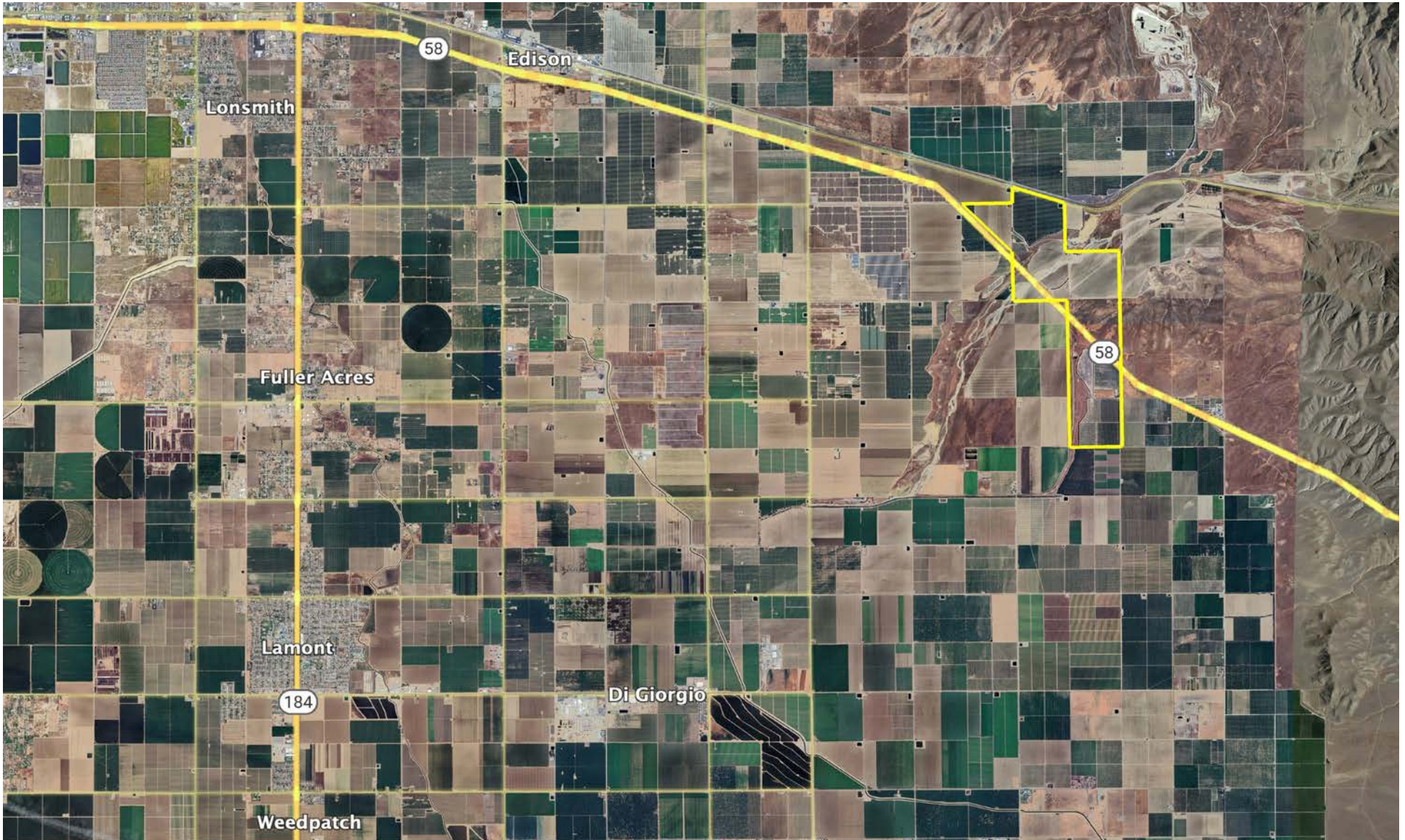
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LOCATION MAP



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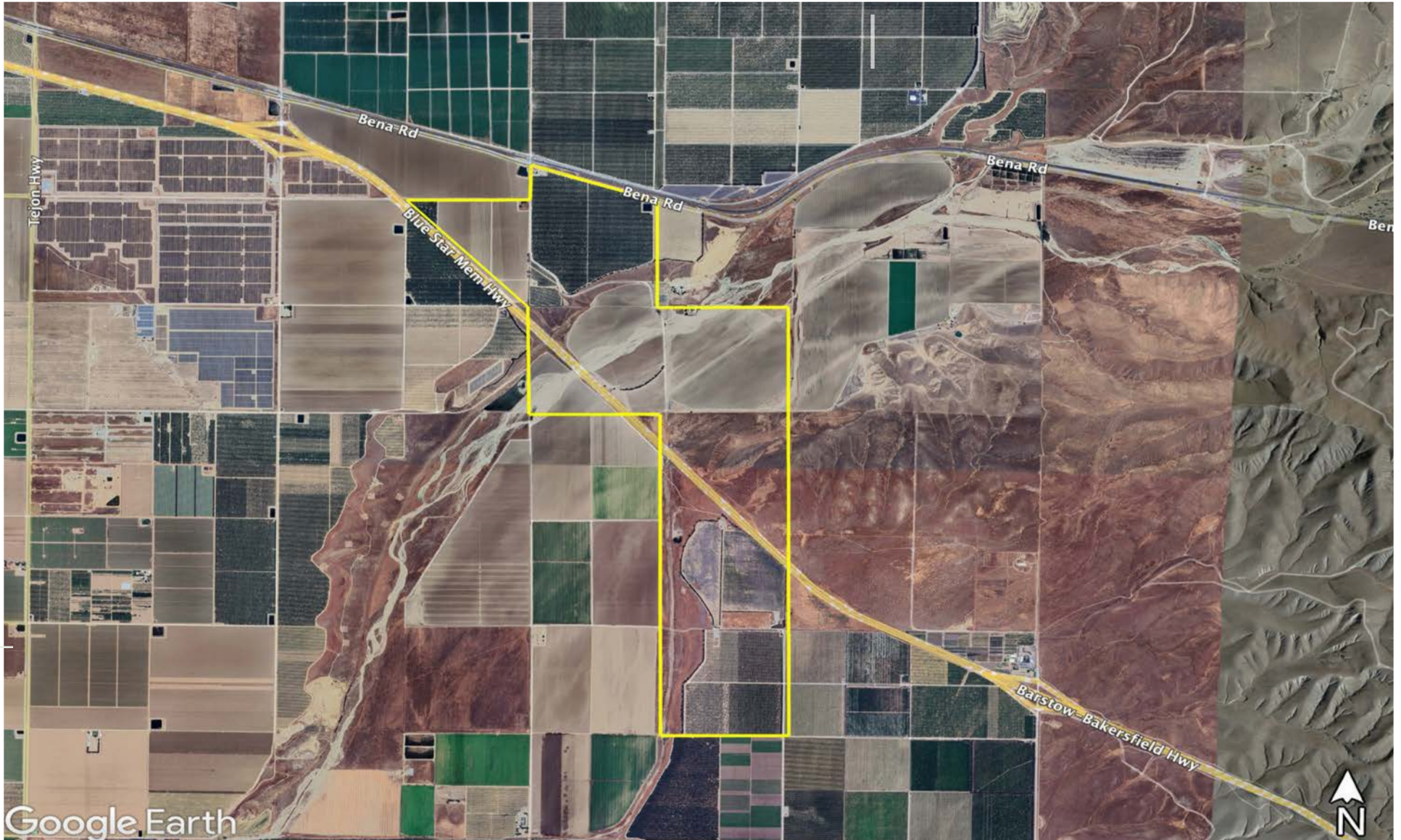
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AERIAL MAP



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FIELD 9



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FIELD 4/5



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FIELD CALIENTE CREEK (NEHR)



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FIELD 6



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FIELD 10



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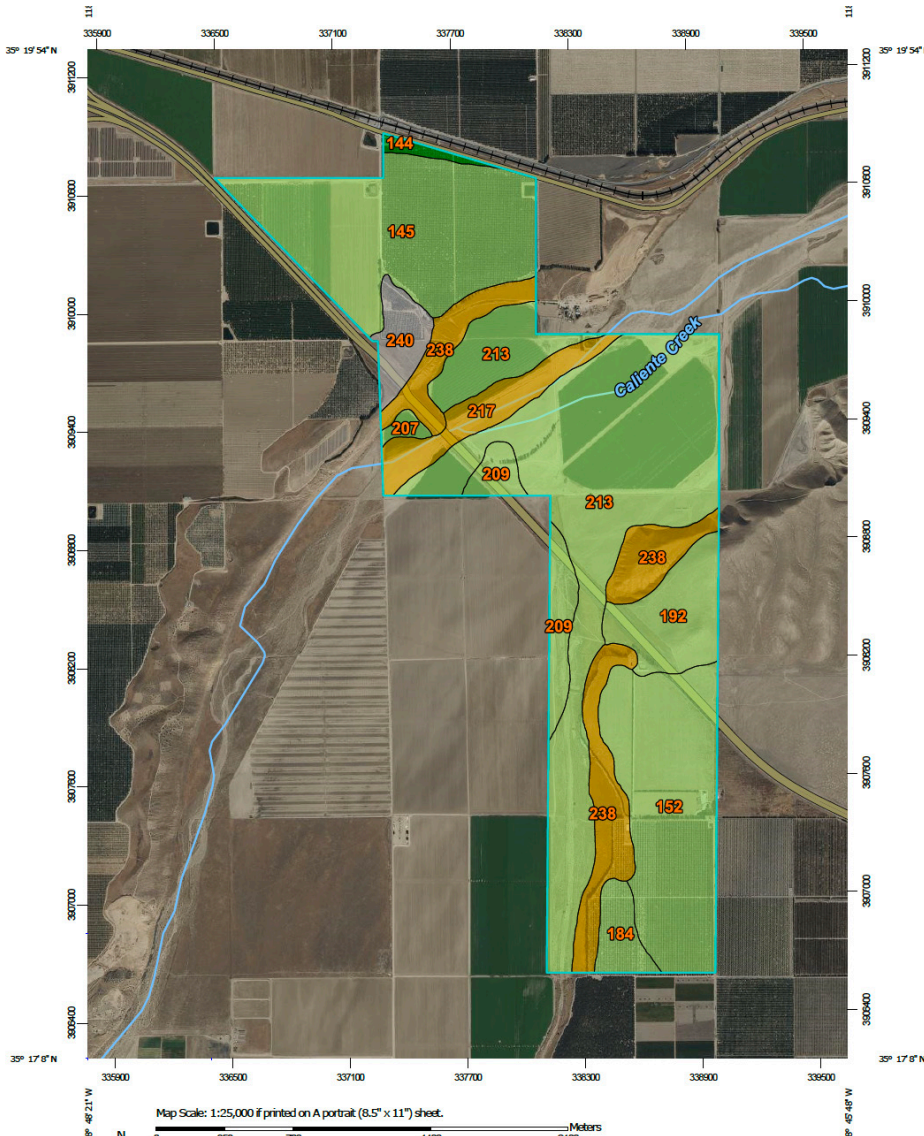
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SOIL MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
144	Calicreek sandy loam, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Calicreek (85%)	7.0	0.6%
145	Delano loamy sand, 0 to 2 percent slopes	Grade 2 - Good	Delano (85%)	221.1	19.4%
152	Pleito gravelly sandy clay loam, 2 to 5 percent slopes	Grade 2 - Good	Pleito (85%)	180.3	15.9%
184	Cuyama sandy loam, 2 to 5 percent slopes	Grade 2 - Good	Cuyama (85%)	24.1	2.1%
192	Chanac-Pleito complex, 5 to 30 percent slopes	Grade 2 - Good	Chanac (55%) Pleito (30%)	65.2	5.7%
207	Whitewolf loamy sand, 0 to 2 percent slopes, rarely flooded	Grade 2 - Good	Whitewolf (85%)	6.1	0.5%
209	Whitewolf loamy sand, 0 to 2 percent slopes, occasionally flooded	Grade 2 - Good	Whitewolf (85%)	41.1	3.6%
213	Calicreek loamy coarse sand, 0 to 2 percent slopes, occasionally flooded	Grade 2 - Good	Calicreek (85%)	388.9	34.2%
217	Whitewolf-Riverwash complex, 0 to 5 percent slopes, frequently flooded	Grade 4 - Poor	Whitewolf (55%)	49.7	4.4%
238	Cinco gravelly loamy sand, 50 to 75 percent slopes	Grade 4 - Poor	Cinco (85%)	124.3	10.9%
240	Dune land	Not Rated	Dune land (85%) Cuyama (8%) Delano (4%) Unnamed, gravelly (3%)	29.3	2.6%
Totals for Area of Interest				1,137.0	100.0%

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FOR EVERYTHING UNDER THE SUN

- Row Crops
- Orchards
- Vineyards
- Ranches
- Developed or Vacant Land

Call **John Moore 661-303-6536**

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!