

FOR SALE

889.19 +/- Acres of Almonds in Southern
San Joaquin Municipal Utility District



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

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661-384-6168 fax



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DESCRIPTION

This opportunity consists of 889.19 +/- gross acres planted to 835.82 +/- net acres of almonds with various plant dates and dual sources of water provided via Southern San Joaquin Municipal Utility District (SSJMUD) and multiple irrigation wells.

LOCATION

Palmetto Ranch is located between Pond Road and Peterson Road to the east of Kyte Road to the northeast of the City of McFarland in the County of Kern.

New Ranch is located between Benner Ave and Casey Ave to the south of Peterson Road to the northwest of the City of McFarland in the County of Kern.

Aurora Ranch is located at the southwest corner of the intersection of Hanawalt Ave and Wallace Road to the southeast of the City of McFarland in the County of Kern.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 050-230-10; 050-230-12; 060-151-52; 060-050-14; 060-200-13; Portion(s) of Section(s) 36; 1; 5; 21; Township 25S; Range 26E; Township 26S; Range 26E; Township 26S; Range 25E; Township 26S; Range 26E; MDB&M

IRRIGATION

Property is located within the boundaries of Southern San Joaquin Municipal Utility District (SSJMUD) and is subject to a General District Assessment in the amount of \$98.17 per acre of real property billed by SSJMUD and collected via the Kern County Assessor's tax roll. For the 2024 crop year, the SSJMUD water cost is \$100 per delivered acre foot subject to any

additional pumping lift expenses. SSJMUD did not have any restrictions for surface water delivery in 2024.

Palmetto Ranch receives SSJMUD surface water delivery via turnout no(s) 7-10-5 and 7-13-7 located in the SSJMUD S-3 and S-4 service area(s) subject to a \$65.70 per acre foot and \$94.60 per acre foot lift / power expense, respectively. For groundwater, the property has three (3) irrigation wells equipped with 200HP, 200HP, and 250 HP gearheads and an estimated combined flow of 1,600 GPM. The almonds are irrigated via a dual line drip irrigation system with a reservoir and 100HP booster pump equipped with a JD4045 diesel engine and eight (8) filtration stations.

New Ranch receives SSJMUD surface water delivery via turnout no(s) 4-16-3 and 4-15-7 subject to no lift / power expense. For groundwater, the property has two (2) irrigation wells equipped with 150HP and 350HP gearheads and an estimated combined flow of 3,000 GPM. The almonds are irrigated via a dual line drip irrigation system with a reservoir and 170HP booster pump equipped with a JD6068 diesel engine and eight (8) filtration stations.

Aurora Ranch receives SSJMUD surface water delivery via turnout no(s) 8-4-12 and 9-4-7 located in the SSJMUD S-10 and S-17 service area(s) subject to a \$43.80 per acre foot and \$116.46 acre foot lift / power expense, respectively. For groundwater, the property has two (2) irrigation wells equipped with 150HP and 300HP gearheads and an estimated combined flow of 2,000 GPM. The almonds are irrigated via a dual line drip irrigation system with a reservoir and 75HP electric booster pump and eight (8) filtration stations.

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

Palmetto Ranch - According to the USDA Soil Storie Index, the property has a mixture of Class I, II, & IV soil(s)

New Ranch - According to the USDA Soil Storie Index, the property has 100% Class I soil(s)

Aurora Ranch - According to the USDA Soil Storie Index, the property has a mixture of Class I & IV soil(s)

OTHER

Palmetto and Aurora Ranch both have farmstead areas with farm dwellings, domestic well, yard, and shop.

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PLANTINGS

Ranch	Field	Commodity	Variety	Rootstock	Spacing	Plant Date	Net Acres
Palmetto	1N	Almonds	50% NP, 25% Supareil, 25% Wood Colony	Nemaguard	20' x 18'	2012	38.92
Palmetto	1	Almonds	50% NP, 25% Supareil, 25% Aldrich	Nameguard	20' x 18'	2011	38.95
Palmetto	2	Almonds	50% NP, 50% Marcona	Hansen	20' x 18'	2008	28.98
Palmetto	3	Almonds	50% NP, 25% Supareil, 25% Sonora	Hansen	22' x 18'	2015	78.39
Palmetto	4	Almonds	100% Shasta	Cornerrstone	22' x 18'	2017	152.43
Total Net Acres							337.67

Ranch	Field	Commodity	Variety	Rootstock	Spacing	Plant Date	Net Acres
New	1W	Almonds	50% NP, 25% Mont., 25% Fritz	Hansen	22' x 18'	2005	162.08
New	1E	Almonds	50% NP, 25% Mont., 25% Fritz	Nameguard	22' x 18'	2005	73.17
Total Net Acres							235.25

Ranch	Field	Commodity	Variety	Rootstock	Spacing	Plant Date	Net Acres
Aurora	1	Almonds	50% NP, 25% Mont., 25% Sonora	Comerstone	22' x 18'	2019	78.00
Aurora	2	Almonds	50% NP, 50% Fritz	Hansen	22' x 18'	2020	185.00
Total Net Acres							263.00

PRODUCTION

Ranch	Field	Plant Date	Net Acres	2021 Yield (Per Acre)	2022 Yield (Per Acre)	2023 Yield (Per Acre)	3 Year Avg (Per Acre)
Palmetto	1N	2012	38.92	3,709	3,227	3,404	3,446.67
Palmetto	1	2011	38.95	3,742	3,050	2,547	3,113.00
Palmetto	2	2008	28.98	2,775	1,900	1,897	2,190.67
Palmetto	3	2015	78.39	3,104	3,163	2,302	2,856.33
Palmetto	4	2017	152.43	1,812	1,228	2,185	1,741.67
Total			337.67	2,635	2,352	2,370	2,452.33

Ranch	Field	Plant Date	Net Acres	2021 Yield (Per Acre)	2022 Yield (Per Acre)	2023 Yield (Per Acre)	3 Year Avg (Per Acre)
New	1W	2005	162.08	-	-	-	-
New	1E	2005	73.17	-	-	-	-
Total			235.25	3,111	3,451	2,200	2,920.27

Ranch	Field	Plant Date	Net Acres	2021 Yield (Per Acre)	2022 Yield (Per Acre)	2023 Yield (Per Acre)	3 Year Avg (Per Acre)
Aurora	1	2019	78.00	630	1,536	1,393	1,186.33
Aurora	2	2020	185.00	-	-	545	-
Total			263.00	-	-	-	-

PRICE

\$23,730,000.00 (\$26,687.22 per acre) with all cash proceeds to be paid at closing.

CONTACT

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SITE PHOTOS



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SITE PHOTOS



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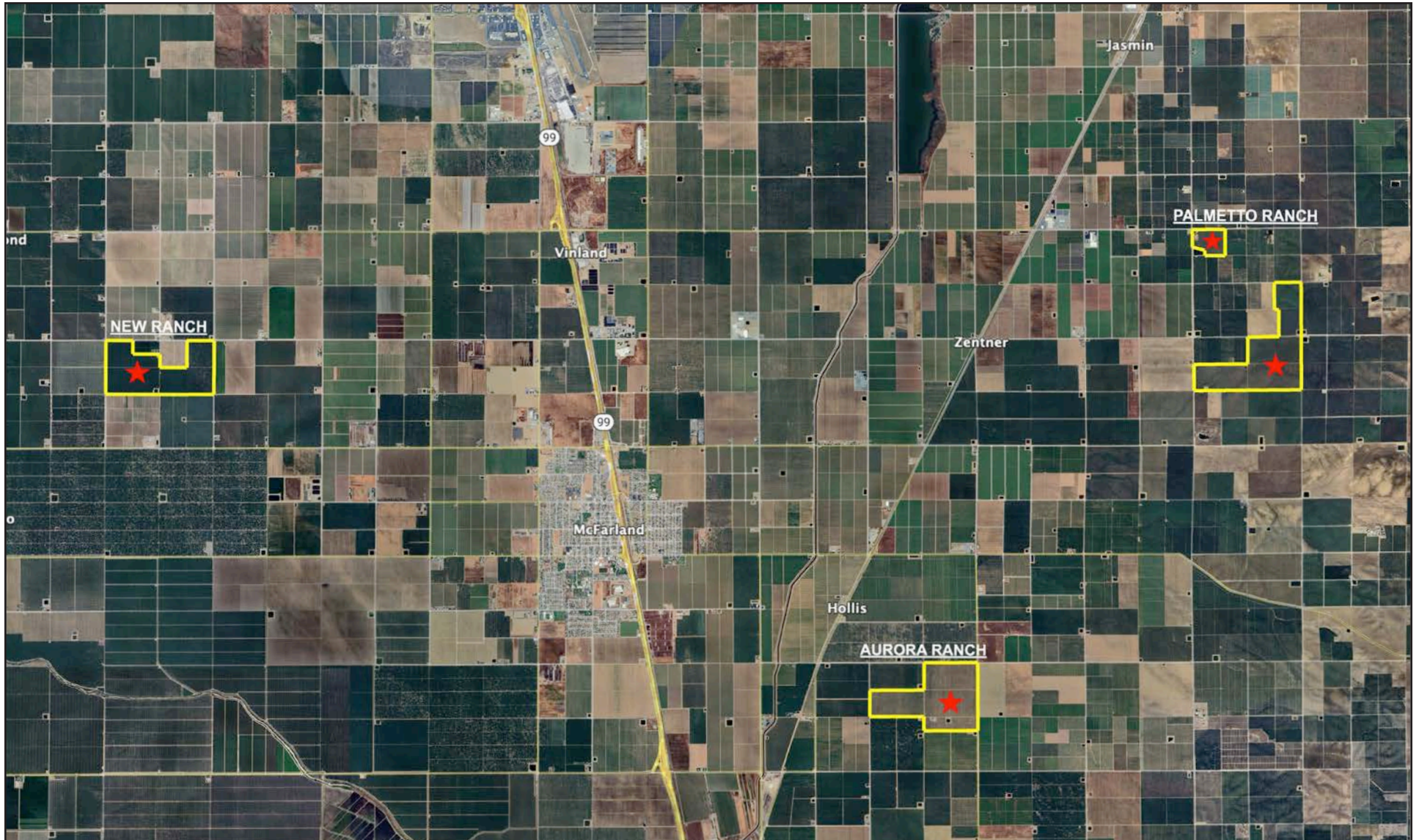
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LOCATION MAP



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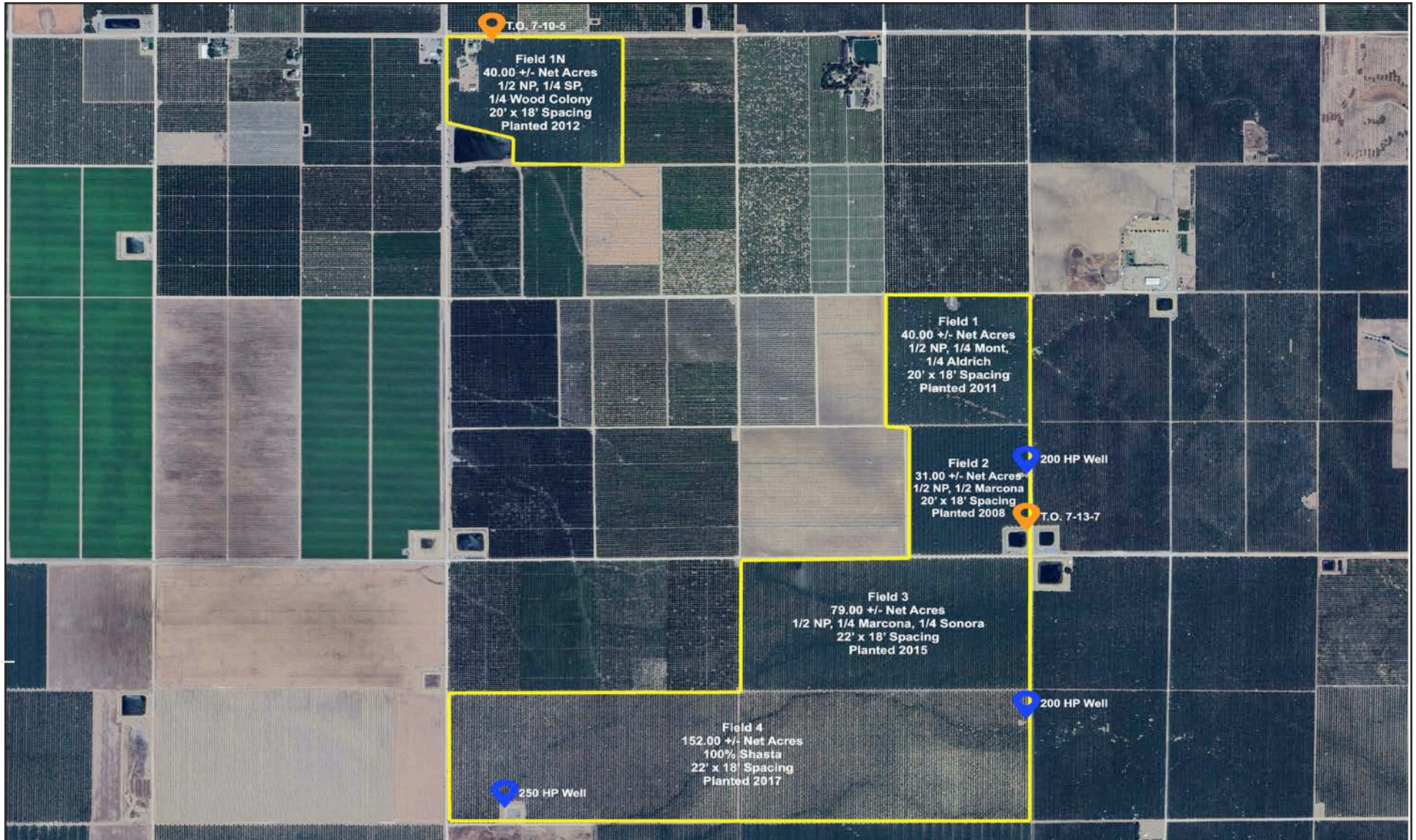


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PALMETTO RANCH



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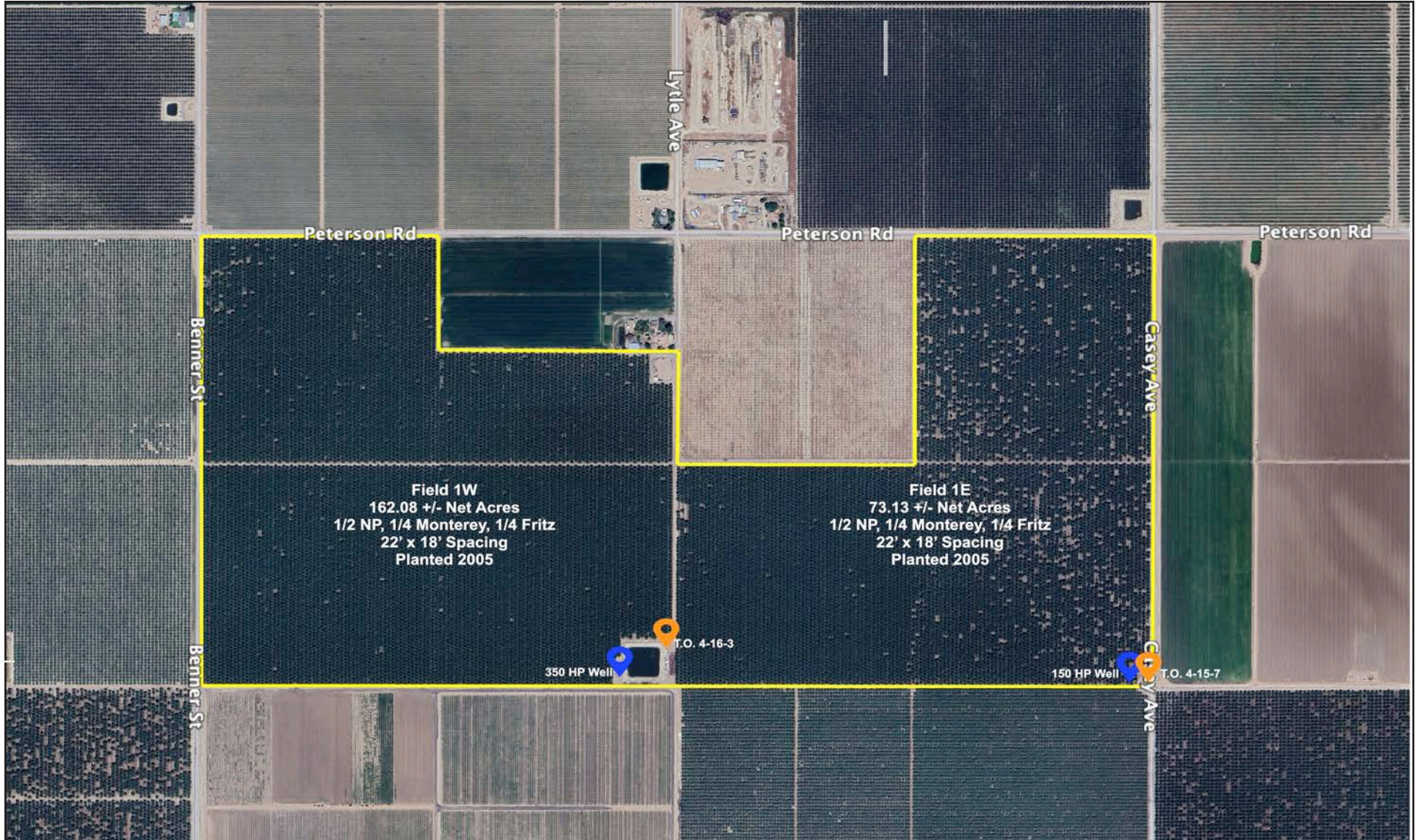


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NEW RANCH



Field 1W
162.08 +/- Net Acres
1/2 NP, 1/4 Monterey, 1/4 Fritz
22' x 18' Spacing
Planted 2005

Field 1E
73.13 +/- Net Acres
1/2 NP, 1/4 Monterey, 1/4 Fritz
22' x 18' Spacing
Planted 2005

350 HP Well
T.O. 4-16-3

150 HP Well
T.O. 4-15-7

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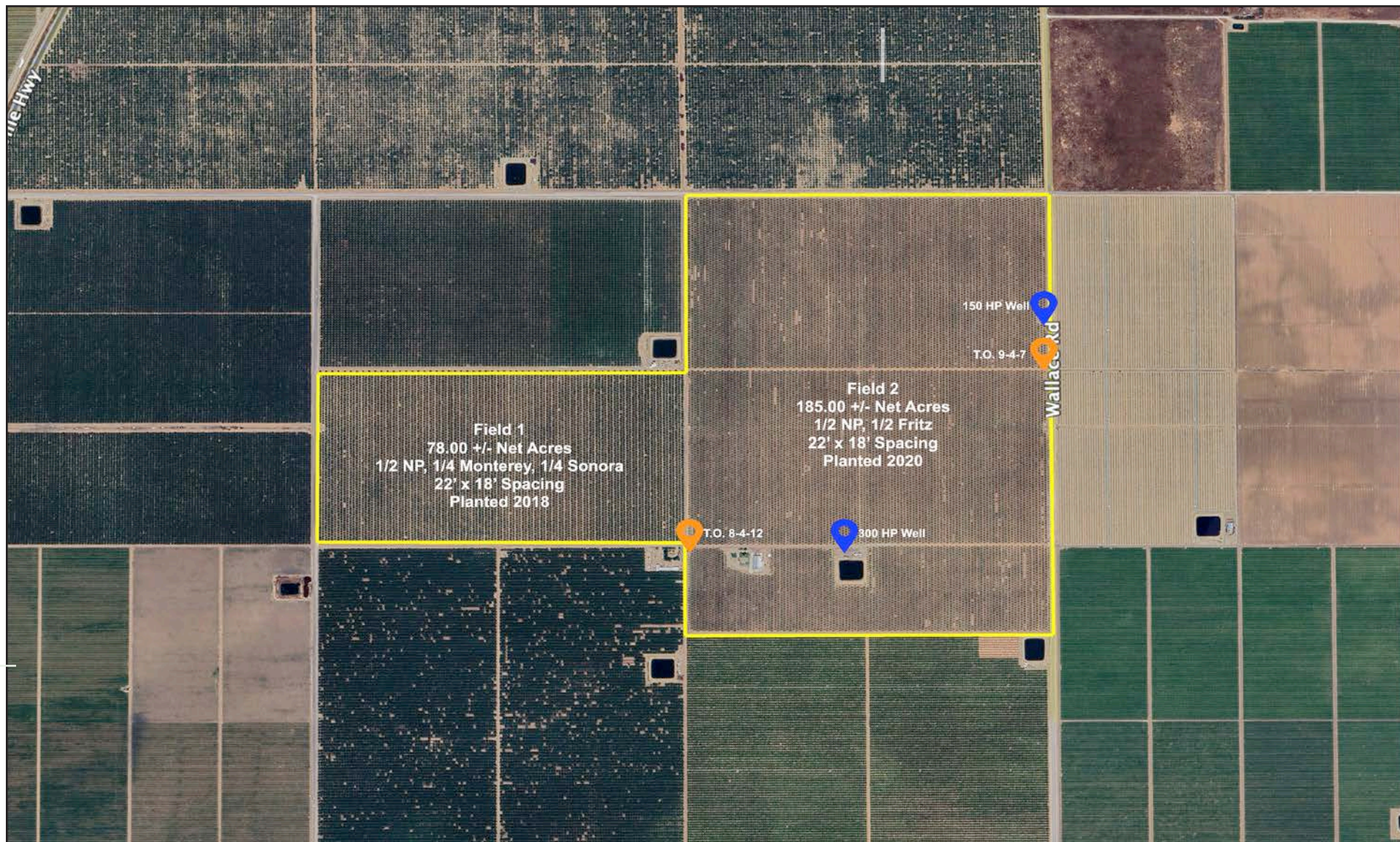


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AURORA RANCH



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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!