

# For Sale

502.15 +/- Acres of Almonds in  
Semitropic Water Storage District



**Tech Ag Financial Group, Inc.**

**John Moore**  
3430 Unicorn Rd.  
Bakersfield, Ca 93308

Broker DRE No. 01865336

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 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 Property 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.

## LAND, SOIL & PLANTINGS

The property benefits from 100% Milham sandy loam, property benefits from 100% Milham sandy loam, 0 to 2 percent slopes MLRA 17 (196), Grade 2 - Good Soils. The property consists of 241 +/- AC mature almonds with the balance planted to 240 +/-

AC of young almond improvements as referenced in the table below.

| Cultivar                  | Rootstock | Plant Year       | Spacing | Net Acres     |
|---------------------------|-----------|------------------|---------|---------------|
| 50% NP, 50% Mo.           | Nemaguard | 2014, 2017, 2024 | 24 x 18 | 240           |
| 50% Bu., 25% Mi., 25% Pa. | Hybrid    | 2000             | 22 x 16 | 36            |
| 50% NP, 25% Ca., 25% Mo.  | Hybrid    | 2005             | 24 x 18 | 108           |
| 50% NP, 25% Bu., 25% Fr.  | Hybrid    | 2005             | 24 x 18 | 97            |
| <b>Total Net Acres</b>    |           |                  |         | <b>481.00</b> |

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

## WATER

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 with a combined flow of approximately 2,500 +/- GPM, underground mainline and dual line drip system throughout. The property's SWSD infrastructure is subject to an intermittent service in lieu of groundwater pumping agreement for the existing three (3) turnouts: L-166, L-164, and L-122. Well test results may be provided upon request.

## 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 Tenant is in year ten (10) of an initial term of fifteen (15) years with an option to extend an additional ten (10) years.

## BUILDINGS

The property has three permanent structures consisting of a 3,500 SF residence, 7,500 SF newly constructed shop area and 5,500 SF existing tool shed.

## LIFE ESTATE

The sale of the property is subject to a Life Estate for the residence and newly constructed shop area with a valuation consistent with the IRS Code SI 01140.120 Life Estate and Remainder Interest Tables

## PRICE

**Fee & Leasehold Interest: \$3,500,000.00**  
**(\$6,970.02 per gross acre)**

## CONTACTS

John Moore  
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## SITE PHOTOS



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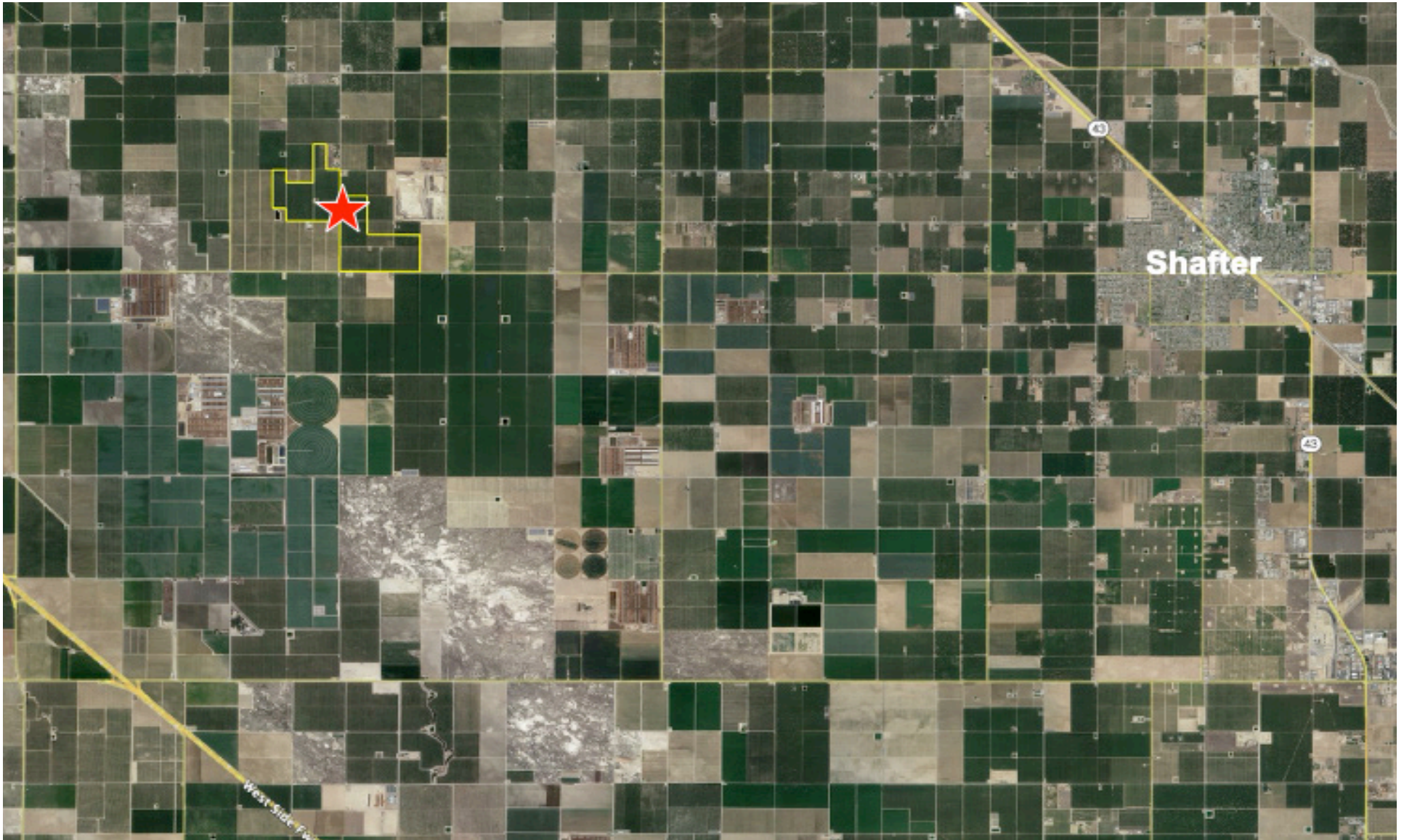
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## LOCATION MAP



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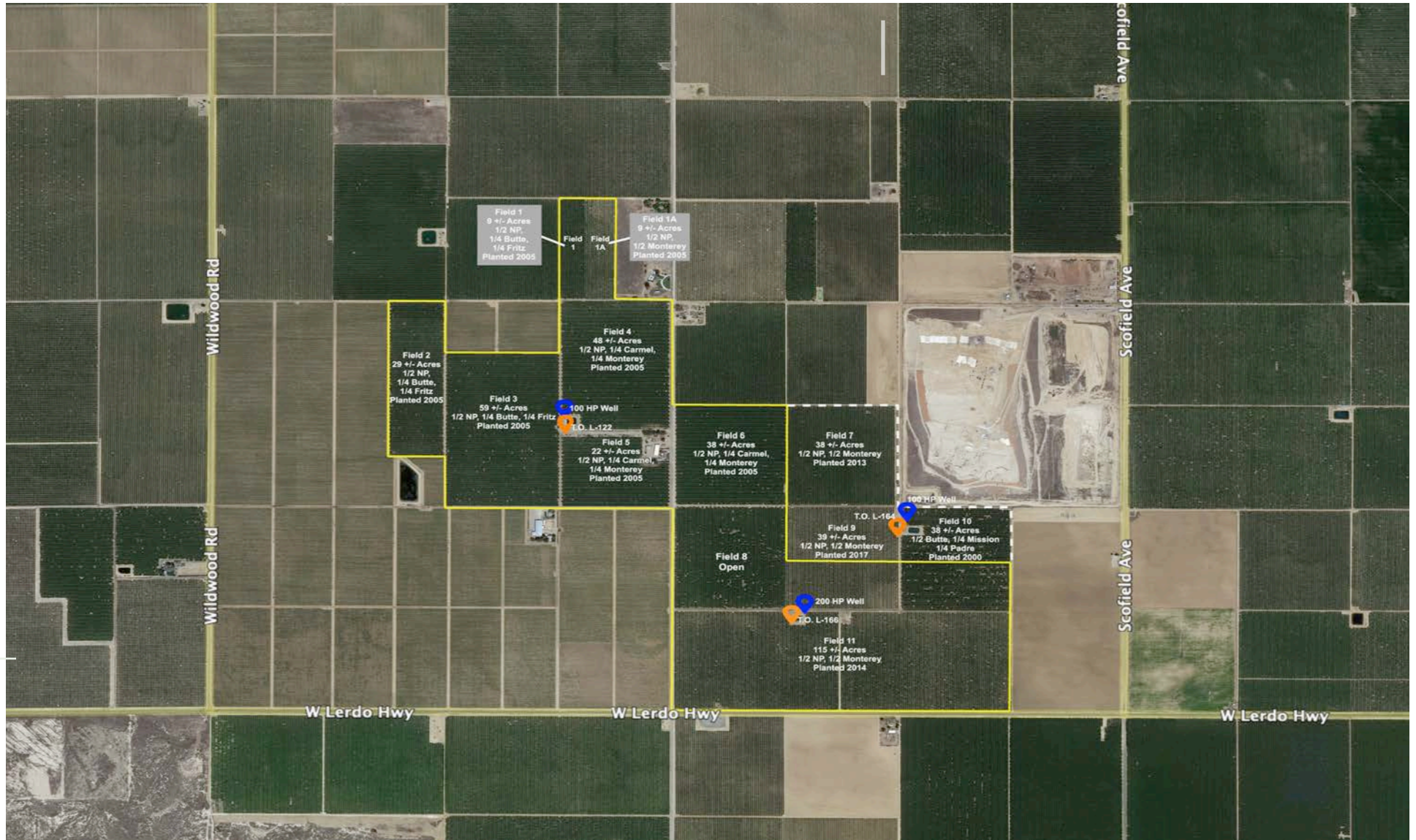
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### AERIAL MAP



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## SOIL MAP

| California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California |  |                |                |              |                |
|--|--|----------------|----------------|--------------|----------------|
| Map Unit Symbol  | Map Unite Name                         | Rating         | Component Name | Acres in AOI | Percent in AOI |
| 196  | Milham sandy loam, 0-2% slopes MLRA 17 | Grade 2 - Good | Milham (85%)   | 422.3        | 100.0%         |
| <b>Totals for Area of Interest</b>   |  |                |                | <b>422.3</b> | <b>100.0%</b>  |

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!