

FOR SALE

320.00 +/- Acres of Grazing Land
in Eastside Water Management Area



John Moore

Tech Ag Financial Group, Inc.

Broker DRE No. 02083662

jmoore@techag.com

3430 Unicorn Road

Bakersfield, CA 93308

661-303-6536 mobile

661-695-6500 office

661-384-6168 fax



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

320.00 +/- Acres of Grazing Land
in Eastside Water Management Area



John Moore
Tech Ag Financial Group, Inc.

Broker DRE No. 02083662

jmoore@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

661-303-6536 mobile
661-695-6500 office
661-384-6168 fax

DESCRIPTION

This ranch property consists of approximately 320.00 acres of year-round grazing land in the Kern County foothills on Famoso Road that is split between two (2) 160 +/- AC footprints. Located on Famoso Road frontage, the offering is a functional ranch accessible through neighboring property with existing long term lease agreements. The property consists of rolling hills with variable topography.

LOCATION

The Property is located on the east and west sides of Granite Road immediately south of Famoso Road. The rangeland is located approximately 15 miles to the north of Meadows Field Airport in the City of Bakersfield and County of Kern.

LEGAL/ZONING

Kern County Assessor Parcel Number(s) 060-360-09, 061-030-07; Section(s) 23 and 25; Township 26; Range(s) 27 and 28; MDB&M. The property is zoned as Exclusive Agriculture (A) with a use code of 4400 – Grazing or Dry Farmland.

SOIL & WATER

The property benefits from Grade 2 – Good soils; Chanac-Pleito complex, 5 to 30 percent slopes and Pleito-Chanac-Raggulch complex, 5

to 30 percent slopes. The property is located within the boundaries of the Eastside Water Management Area and is currently in the final stages of district Formation.

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. [https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater Management](https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management)

PRICE

\$400,000.00 (\$1,250.00 +/- per gross acre) with all cash proceeds to be paid at closing.

CONTACT

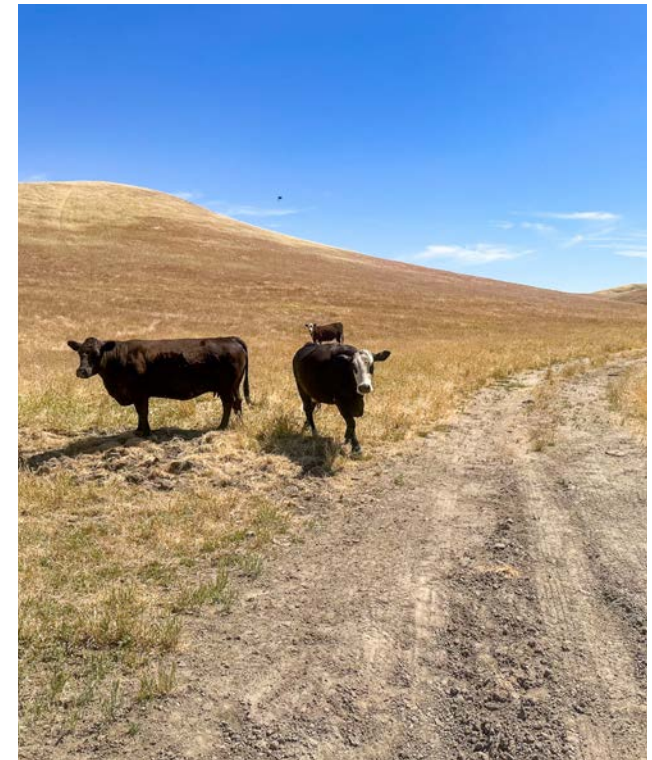
John Moore

661-303-6536 (mobile)

661-695-6500 (office)

jmoore@techag.com

www.techagfinancial.com



FOR SALE

320.00 +/- Acres of Grazing Land
in Eastside Water Management Area



John Moore
Tech Ag Financial Group, Inc.

Broker DRE No. 02083662

jmoore@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

661-303-6536 mobile
661-695-6500 office
661-384-6168 fax

SITE PHOTOS



FOR SALE

320.00 +/- Acres of Grazing Land
in Eastside Water Management Area



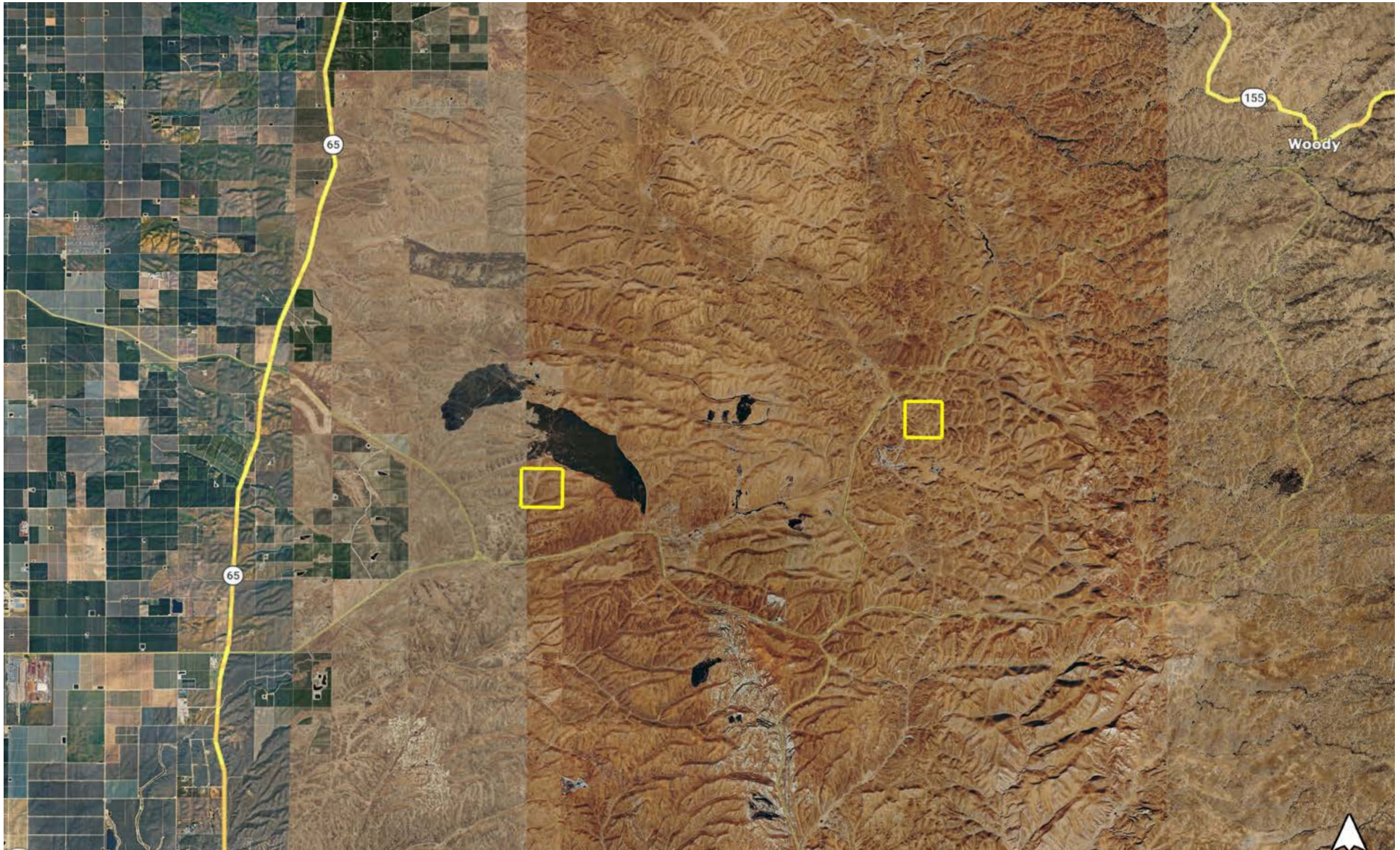
John Moore
Tech Ag Financial Group, Inc.

Broker DRE No. 02083662

jmoore@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

661-303-6536 mobile
661-695-6500 office
661-384-6168 fax

LOCATION MAP



FOR SALE

320.00 +/- Acres of Grazing Land
in Eastside Water Management Area



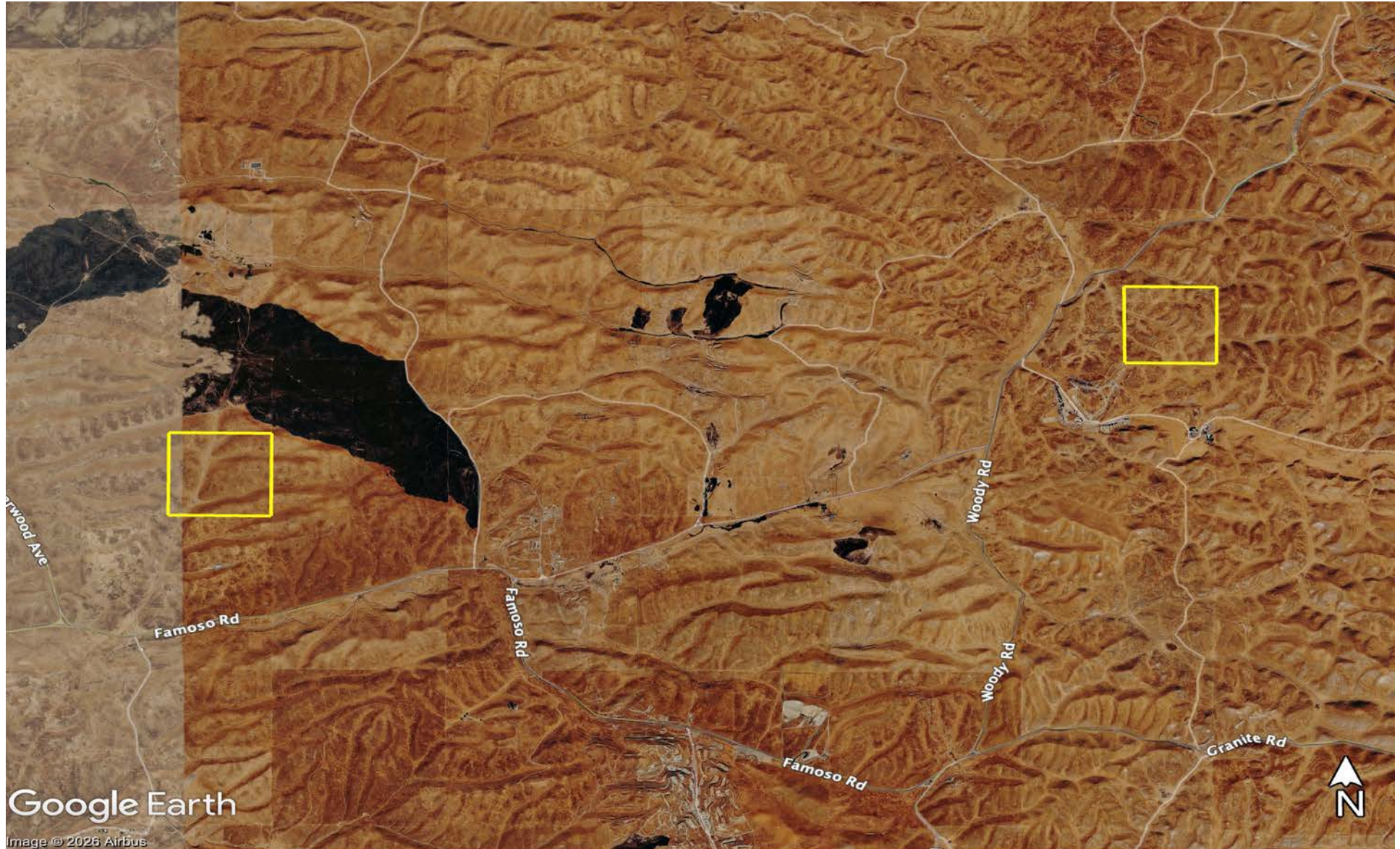
John Moore
Tech Ag Financial Group, Inc.

Broker DRE No. 02083662

jmoore@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

661-303-6536 mobile
661-695-6500 office
661-384-6168 fax

AERIAL MAP



FOR SALE

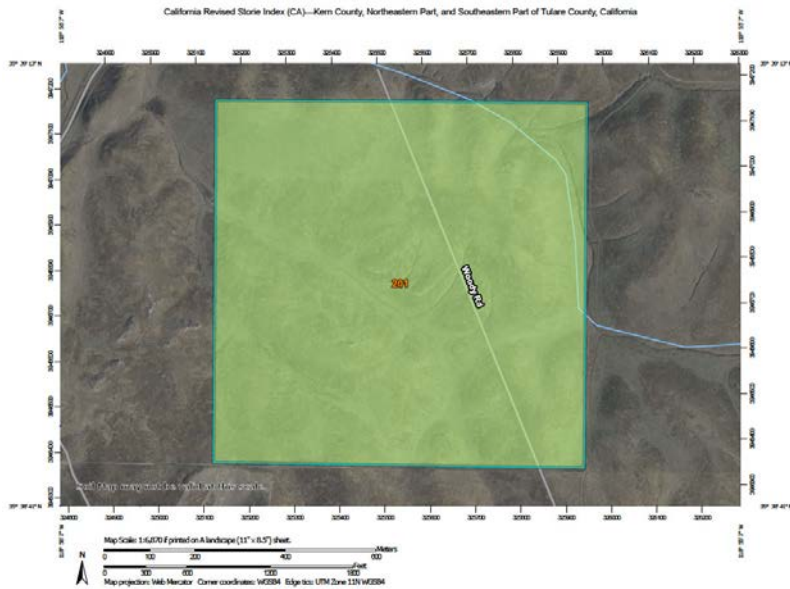
320.00 +/- Acres of Grazing Land
in Eastside Water Management Area



John Moore
Tech Ag Financial Group, Inc.
Broker DRE No. 02083662
jmoore@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

661-303-6536 mobile
661-695-6500 office
661-384-6168 fax

SOIL MAP



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.

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component	Acres	Percents
201	Pleito-Chanac-Raggulch complex, 5 to 30% slopes	Grade 2 Good	Pleito (35%)	162.7	100.0%
Totals for Area of Interest				162.7	100.0%

FOR SALE

320.00 +/- Acres of Grazing Land
in Eastside Water Management Area



John Moore

Tech Ag Financial Group, Inc.

Broker DRE No. 02083662

jmoore@techag.com

3430 Unicorn Road

Bakersfield, CA 93308

661-303-6536 mobile

661-695-6500 office

661-384-6168 fax

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!