

FOR SALE

158.61 +/- Acres of Open Farmland in
Arvin-Edison Water Storage District



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

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

661-477-3669 mobile
661-695-6500 office
661-384-6168 fax



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DESCRIPTION

This offering consists of a unique opportunity to acquire 158.61 +/- gross acres of open farmland with Class I & II soil(s) and multiple sources of water provided via Arvin-Edison Water Storage District and two (2) irrigation wells.

LOCATION

Property is located at the northeast corner of Comanche Drive and East Panama Lane to the southeast of the unincorporated Edison area of the County of Kern and State of California.

BRIEF LEGAL

Kern County Assessor Parcel Number(s): 178-390-01; 178-130-18; Portion(s) of Section(s) 22; 23; Township 30S; Range 29E; MDB&M

IRRIGATION

Property is located within the boundaries of Arvin-Edison Water Storage District (AEWSD) with a contract of service for 156.36 +/- contract acres and surface water delivered via District turnout no. A-90. The property is subject to an annual General Administrative and Project Service Charge of \$155.57 per acre that is billed by AEWSD and collected via the Kern County Assessor 2026-2027 tax roll. There is also a standby charge of \$100 per acre that is deducted against any 2026 water use charges in the amount of \$259 per delivered acre foot of water. For the supplemental

delivery of groundwater, the property also has two (2) irrigation wells equipped with a 200HP respectively.

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>

SOIL

According to the USDA Soil Storie Index, the property has 100% Class I & II soil(s)

PRICE

\$2,696,370.00 (\$17,000 per acre) with all cash to be paid at the close of escrow.

CONTACT

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SITE PHOTOS



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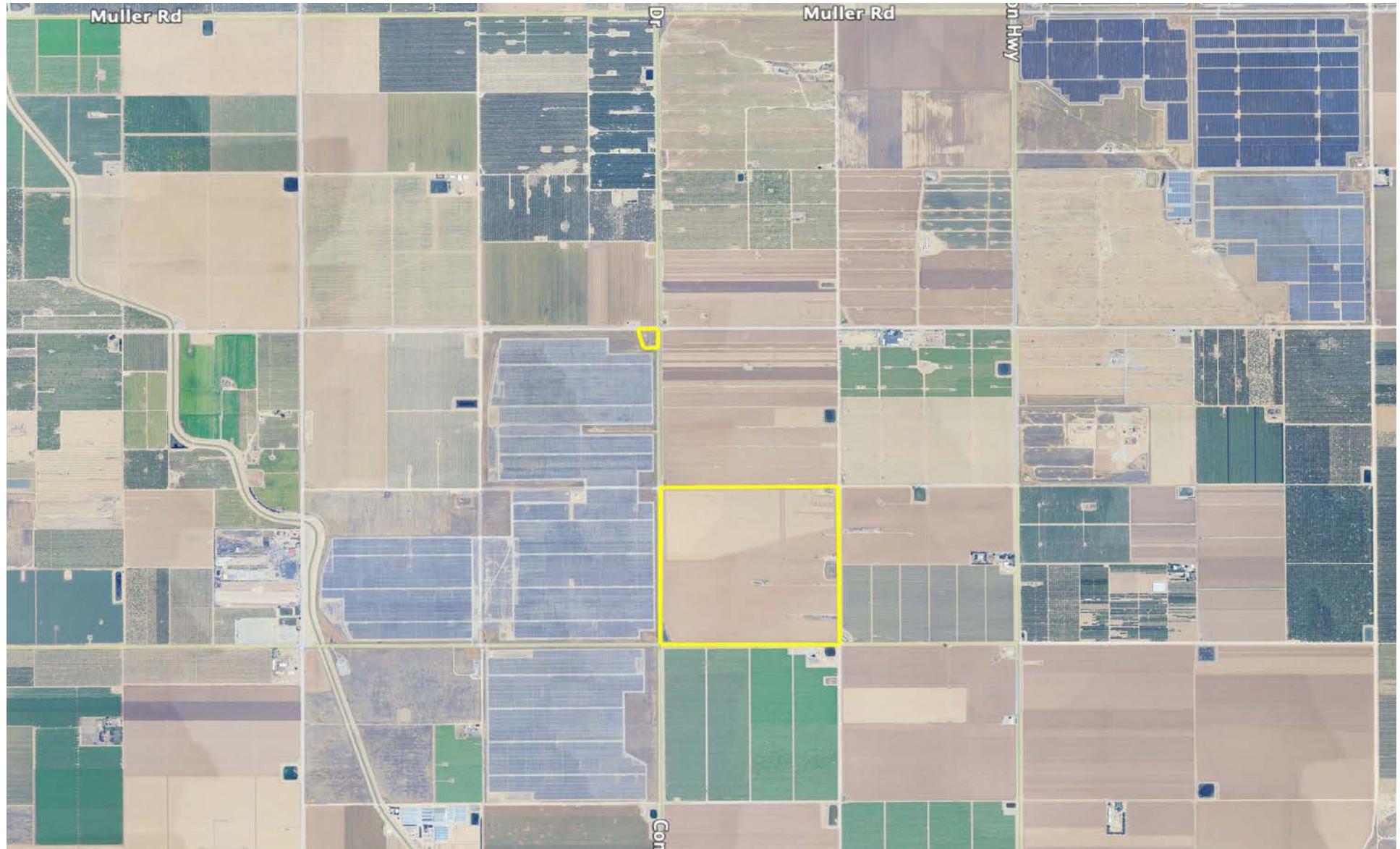
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LOCATION MAP



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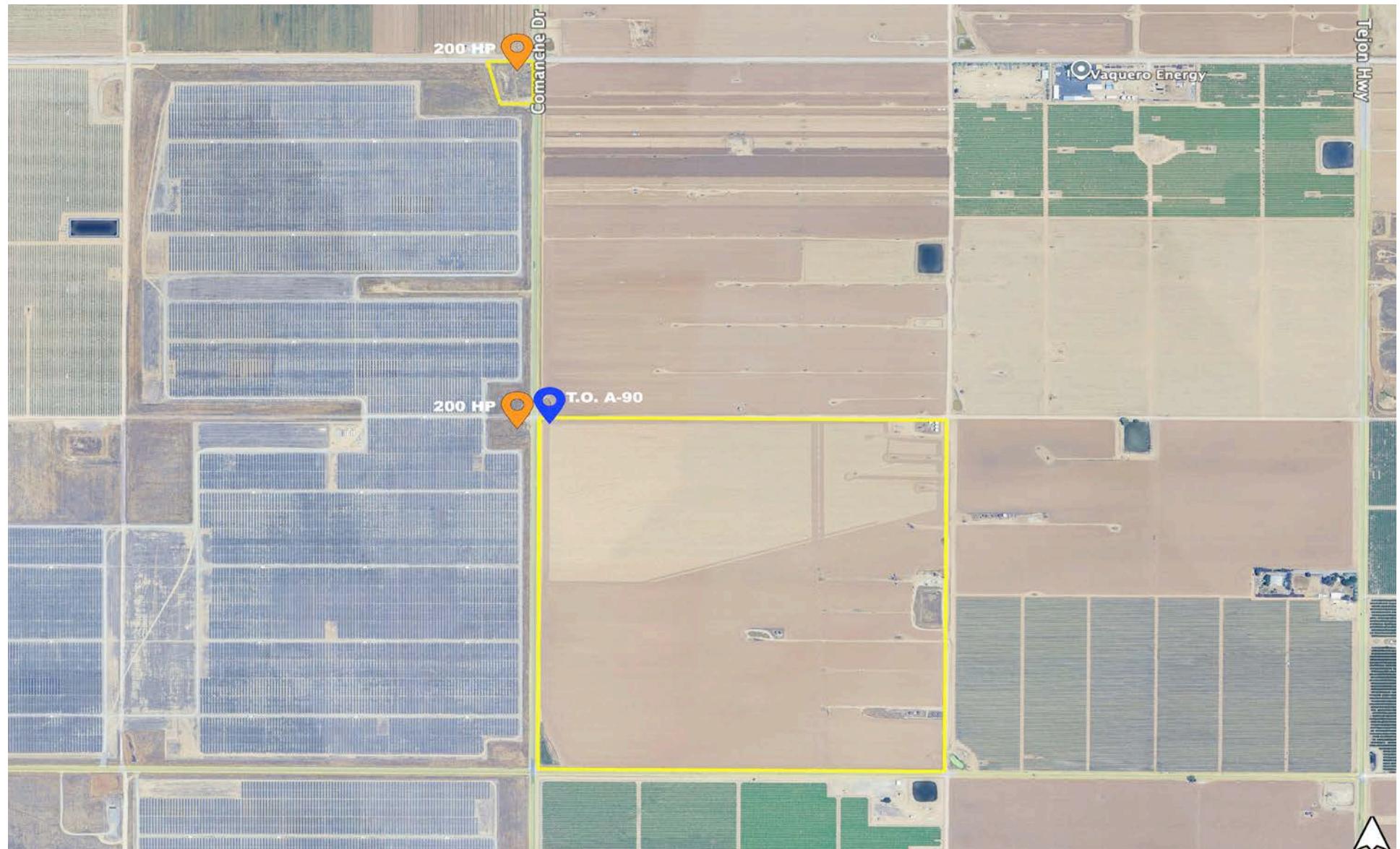
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AERIAL MAP



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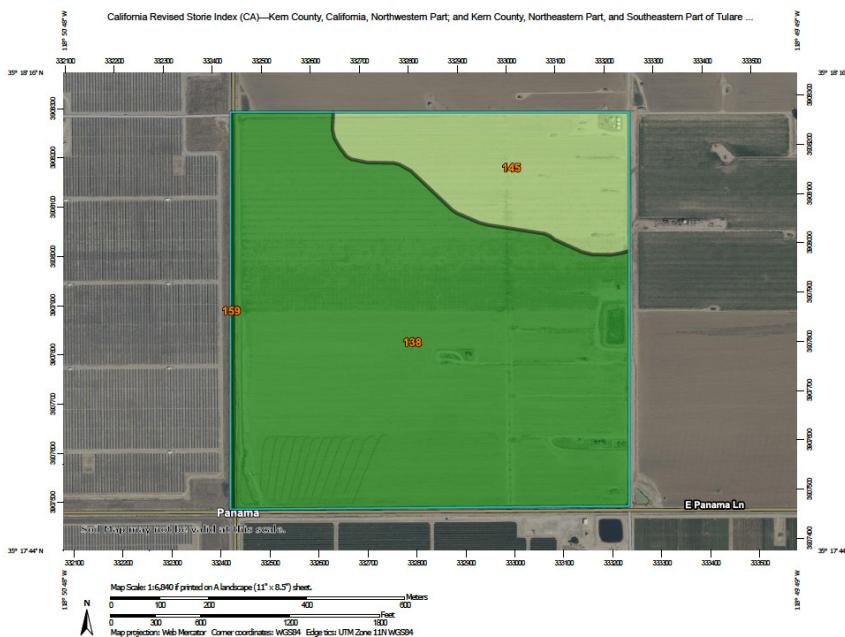
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SOIL MAP



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
138	Hesperia sandy loam, 0 to 2 percent slopes	Grade 1 Excellent	Hesperia (85%)	131.4	81.1%
145	Delano loamy sand, 0-2 percent slopes	Grade 2 Good	Delano (85%)	29.8	18.4%
Totals for Area of Interest				161.2	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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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!