

FOR SALE

180.35 +/- Acres Transitional Use
Organic Farmland in Arvin, CA



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



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

This opportunity consists of 180.35 +/- acres of certified organic farmland with 100% Class 1 soil and water supplied via one (1) irrigation well in Arvin-Edison Water Storage District. The property is in the City of Arvin and is zoned M-1 and M-2 for industrial use and future development.

LOCATION

Property is located between Bear Mountain Blvd and Sycamore Rd at the southwest corner of the intersection of Bear Mountain Blvd and Malovich Rd in the City of Arvin and County of Kern.

BRIEF LEGAL

Kern County Assessor Parcel Number(s): 193-130-25; 193-130-27; 193-150-25; Portion(s) of Section 25; Township 31 South; Range 29 East; MDB&M. APN: 193-130-25 and 193-150-25 are zoned M2 – Heavy Industrial or General Manufacturing and APN: 193-130-27 is zoned E3 M1 – Mix Use of Light Industrial, Commercial, Office Development and General Manufacturing. The property is not enrolled in Williamson Act. The 2024 – 2025 property tax bill was \$39,824.76 as billed by the Kern County Treasurer – Tax Collector Office.

SOIL

100% - (144) Hesperia sandy loam, 0 to 2% slope, Class 1 - Excellent

IRRIGATION

Property is located within the boundaries of Arvin-Edison Water Storage District (AEWSD) with no contract of service, and 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 2024-2025 tax roll. The property also has one (1) irrigation well equipped with a 125HP motor, and a standing water level at 401', pumping water level at 412', 744GPM, and a 56.6% overall plant efficiency as of a pump test report dated November 15th, 2022.

SGMA

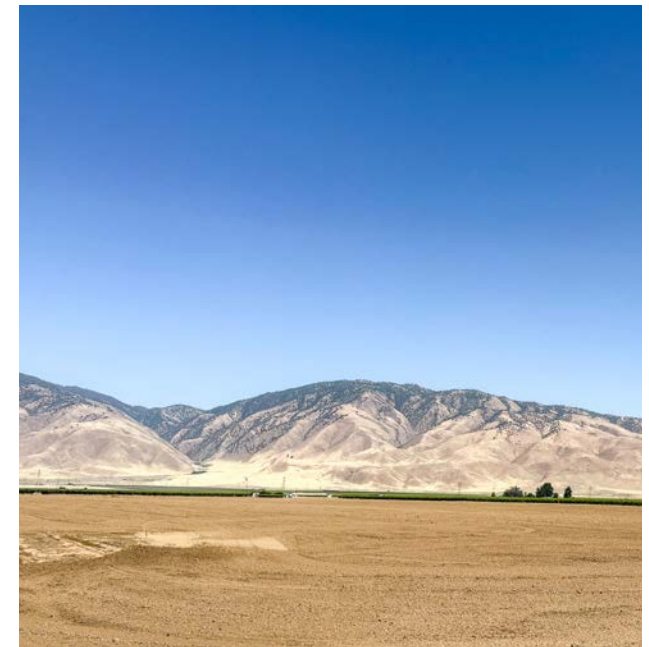
The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040 with Groundwater Sustainability Plans (GSP) in place by 2020. GSP(s) may limit the amount of well water pumped, and Buyers are encouraged to consult with a professional regarding the impacts of SGMA and possible limitations to the amount of groundwater that may be pumped. <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

PRICE

\$3,065,950.00 (\$17,000 per acre) with all cash proceeds to be paid at closing. The Seller's oil, gas, and mineral rights interests are not included in the sale of real property.

CONTACT

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SITE PHOTOS



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LOCATION MAP



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AERIAL MAP



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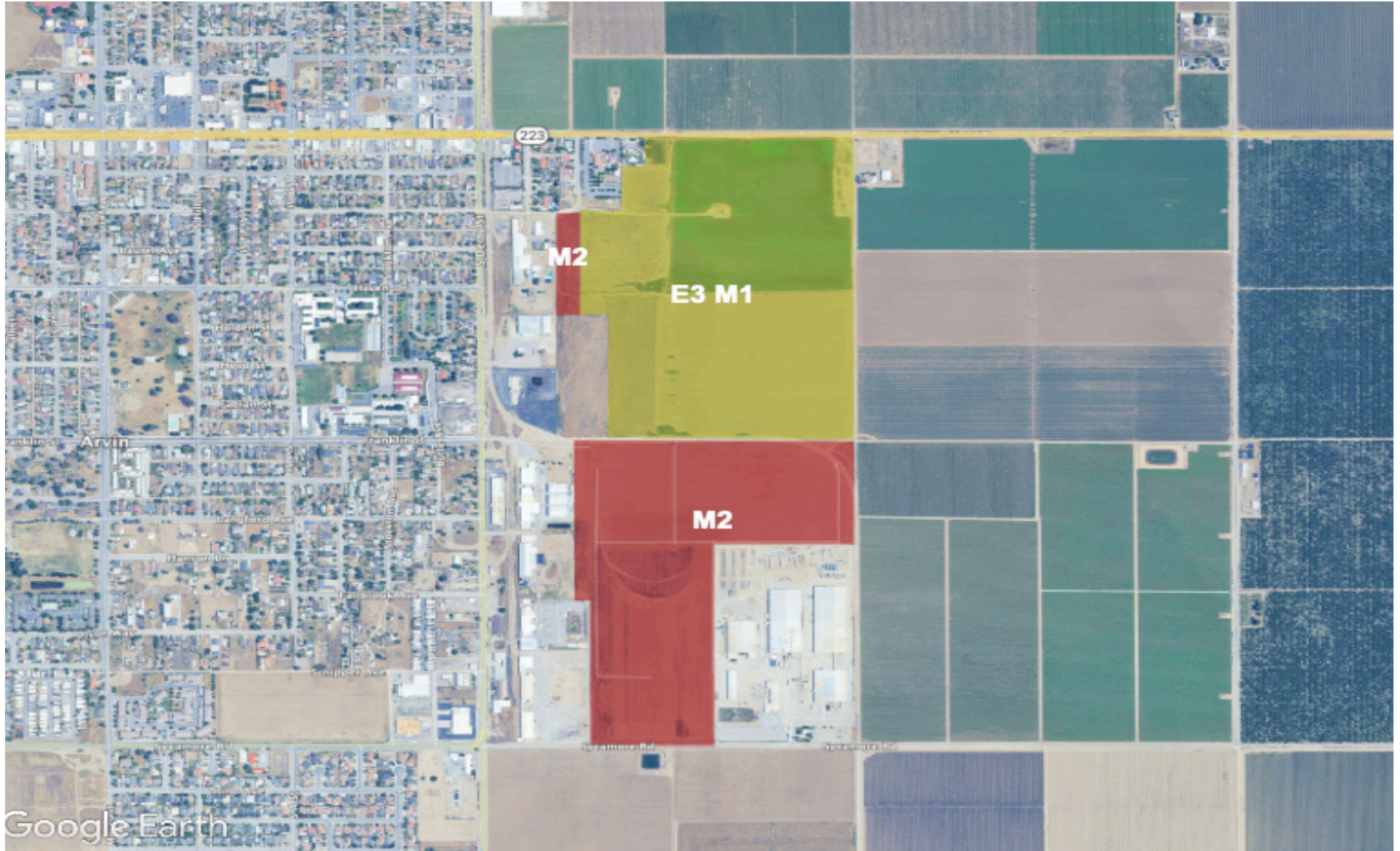


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ZONING MAP



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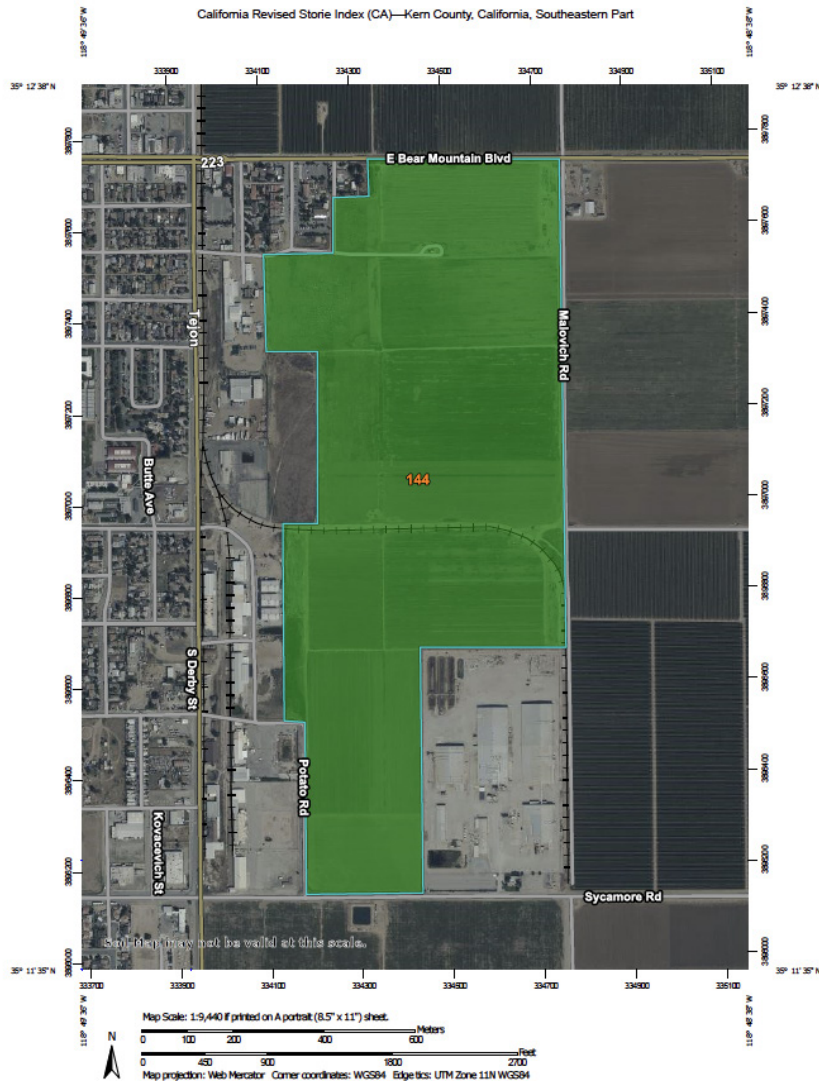


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SOIL MAP



California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California

Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Perecent in AOI
144	Hesperia sandy loam, 0 to 2 percent slopes	Grade 1 Excellent	Hesperia (85%)	186.8	100.0%
Totals for Area of Interest				186.8	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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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!