

FOR SALE

2,337.03 +/- Acres of Prime
Grazing Land on Famoso Road



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.

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DESCRIPTION

This rangeland property consists of approximately 2,337.03 acres of year-round grazing land in the Kern County foothills east of Highway 65 on Famoso Road and is split between five (5) footprints. The offering is a functional ranch accessible from Famoso Road and is interconnected. The property consists of gently rolling hills and has an existing spring on side evidenced by meadowlands.

LOCATION

The Property is located on and to the north of the east and west sides of Famoso Road east of Highway 65. 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) 060-360-13, 060-360-08, 061-072-18, 061-071-37, 061-071-38, 061-071-07, 061-040-25; Section(s) 21, 25 29, 31 and 35; Township 26; Range(s) 27 and 29; MDB&M. The property is enrolled in the Williamson Act as an agricultural preserve.

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. Water is trucked in to the property in order to water the livestock. The property is located in the Kern Non-Districted Land Authority and is located within the boundaries of the Eastside Water Management Area. The property is subject to a Groundwater Credits Agreement and all Groundwater Credits have been assigned to a third party. Please inquire with the Broker for additional information.

LEASE

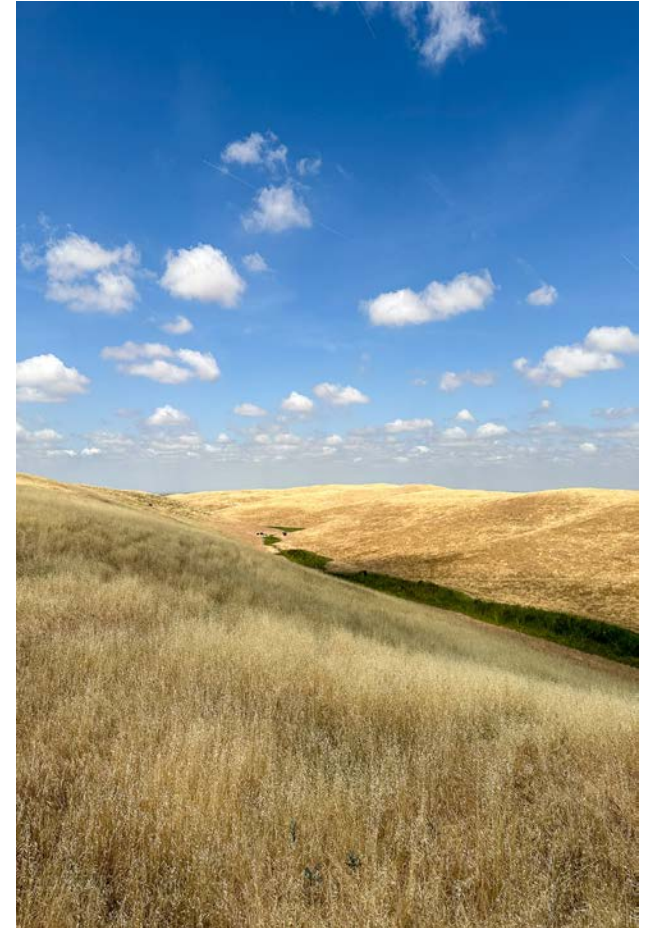
The property is subject to a grazing lease that expires in February of 2027. The value of the lease is \$19.00 per acre, and the Class A Cattle Tenant has expressed interest in continuing the lease.

PRICE

\$2,921,287.50 (\$1,250.00 +/- per gross acre) with all cash proceeds to be paid at closing.

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SITE PHOTOS



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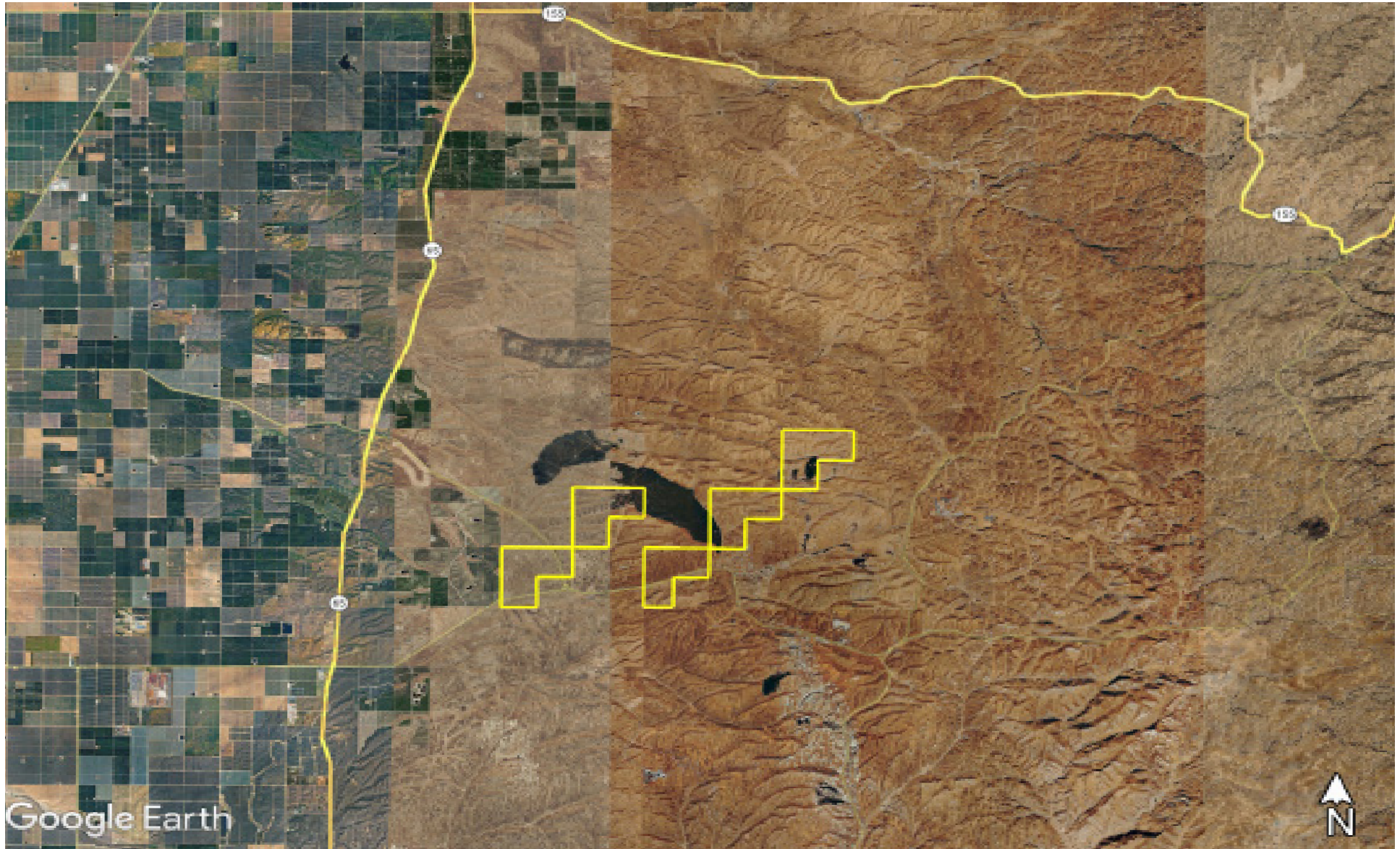
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LOCATION MAP



FOR SALE

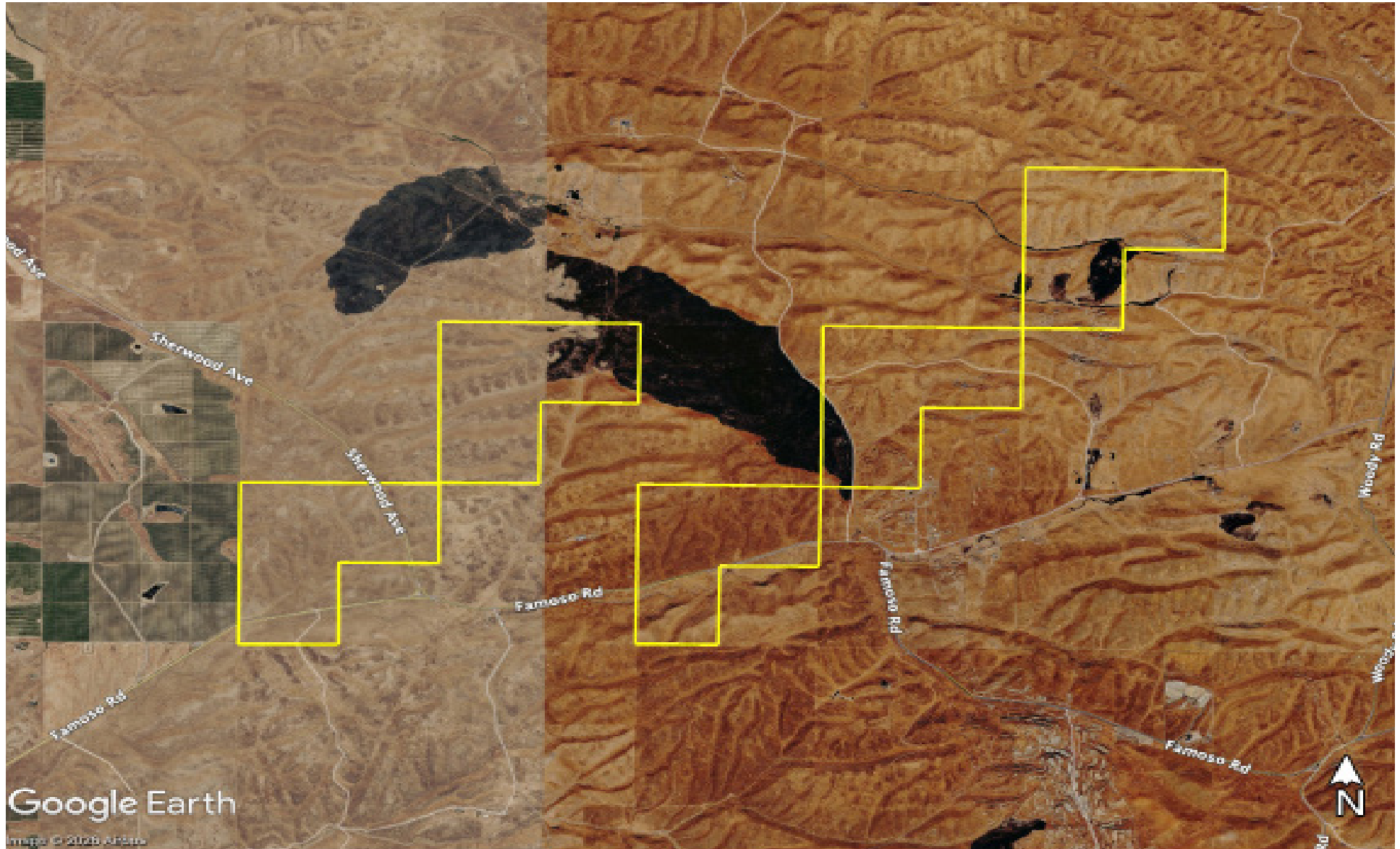
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AERIAL MAP



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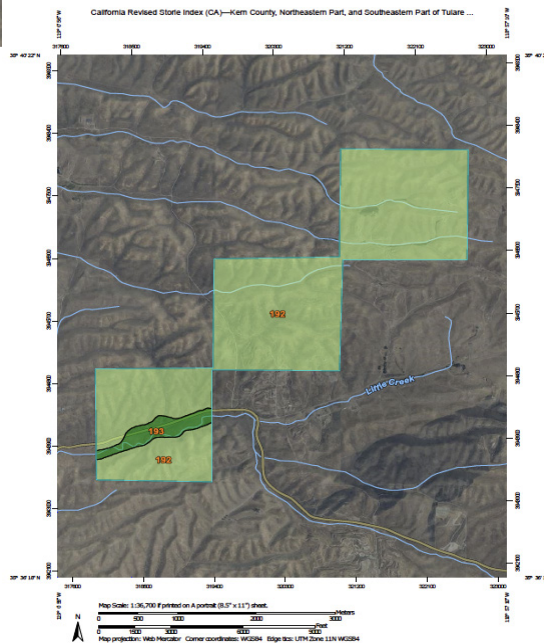
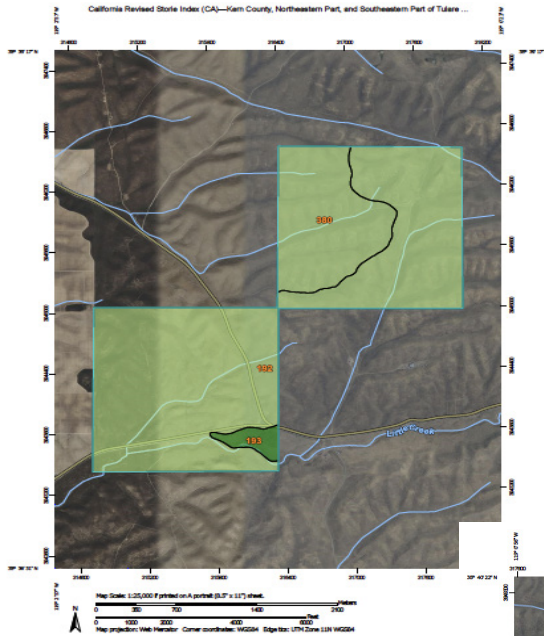


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SOIL MAP



California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California		
Map Unit Symbol	Map Unite Name	Rating
192	Chanac - Pleito complex, 5 - 30% slopes	Grade 2 - Good
193	Chanac - Pleito complex, 2 - 5 % slopes	Grade 1 - Excellent
380	Delvar - Pleito complex, 9 - 30% slopes	Grade 2 - Good

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!