

FOR SALE

**1,742.53 +/- Acres of Rangeland in
Berrenda Mesa Water District**



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

Subject Property consists of 1,742.53 +/- assessed acres of rangeland with implicated use of seasonal grazing or vacant land with no existing improvements. This property consists of majority Grade 1 – Excellent soils and has the ability to receive water from Berrenda Mesa Water Storage District.

LOCATION

The Property is in the Berrenda Mesa Water District (BMWD, the District) and runs along Paso Robles Highway (HWY 43) and Kecks Road. The rangeland is located in unincorporated area of Kecks Corner and approximately 20 miles to the west of the city of Lost Hills in the County of Kern.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 057-011-04, 05, 06, and 07, and 10; 057-012-05, 06, and 09; 057-013-07, and 10; 057-080-03, 17, and 48; Section 1, 2, 3, 7, and 11; Township 26; Range 17 and 18; Quarter; MDB&M. The property is zoned as Exclusive Agriculture (A) with a use code of 6050 Exempt Property - Special District and is not enrolled in the Williamson Act.

SOIL

The property benefits from majority excellent soils with approximately 70% Panoche soils and remaining 30% mix of Aido, Delgado, Kecksroad, Kettleman, Milham, Polonio and Twisselman soils ranging from Good to Very Poor. See soils map for additional information.

IRRIGATION

The property does not have any existing groundwater infrastructure and is currently held as a vacant excess land by the Owner. A future landowner can work with the District or to access surface water supplies for livestock or limited agricultural use.

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

\$1,480,000.00 (\$849.34 +/- per gross acre) with all cash proceeds to be paid at closing.

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SITE PHOTOS



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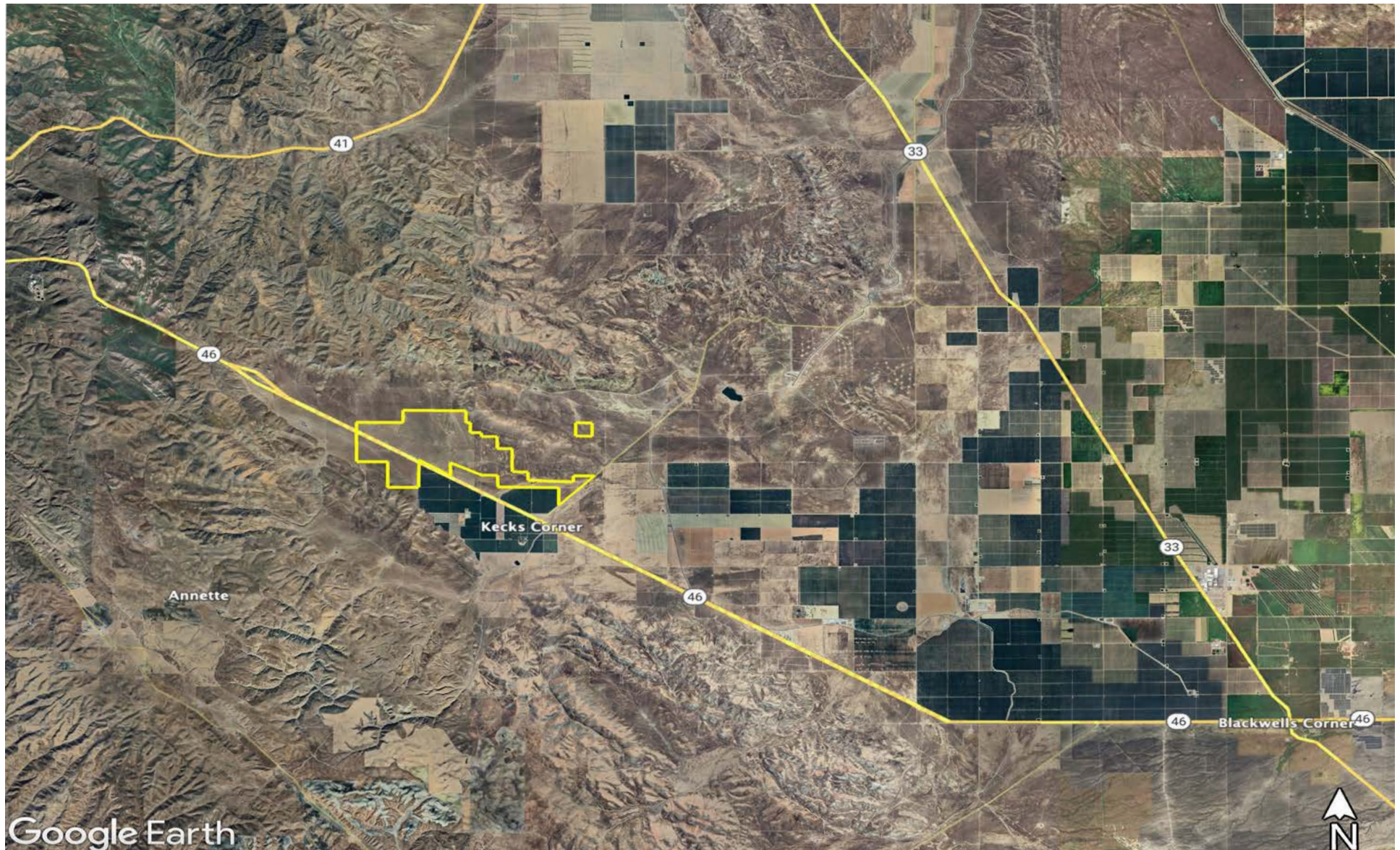
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LOCATION MAP



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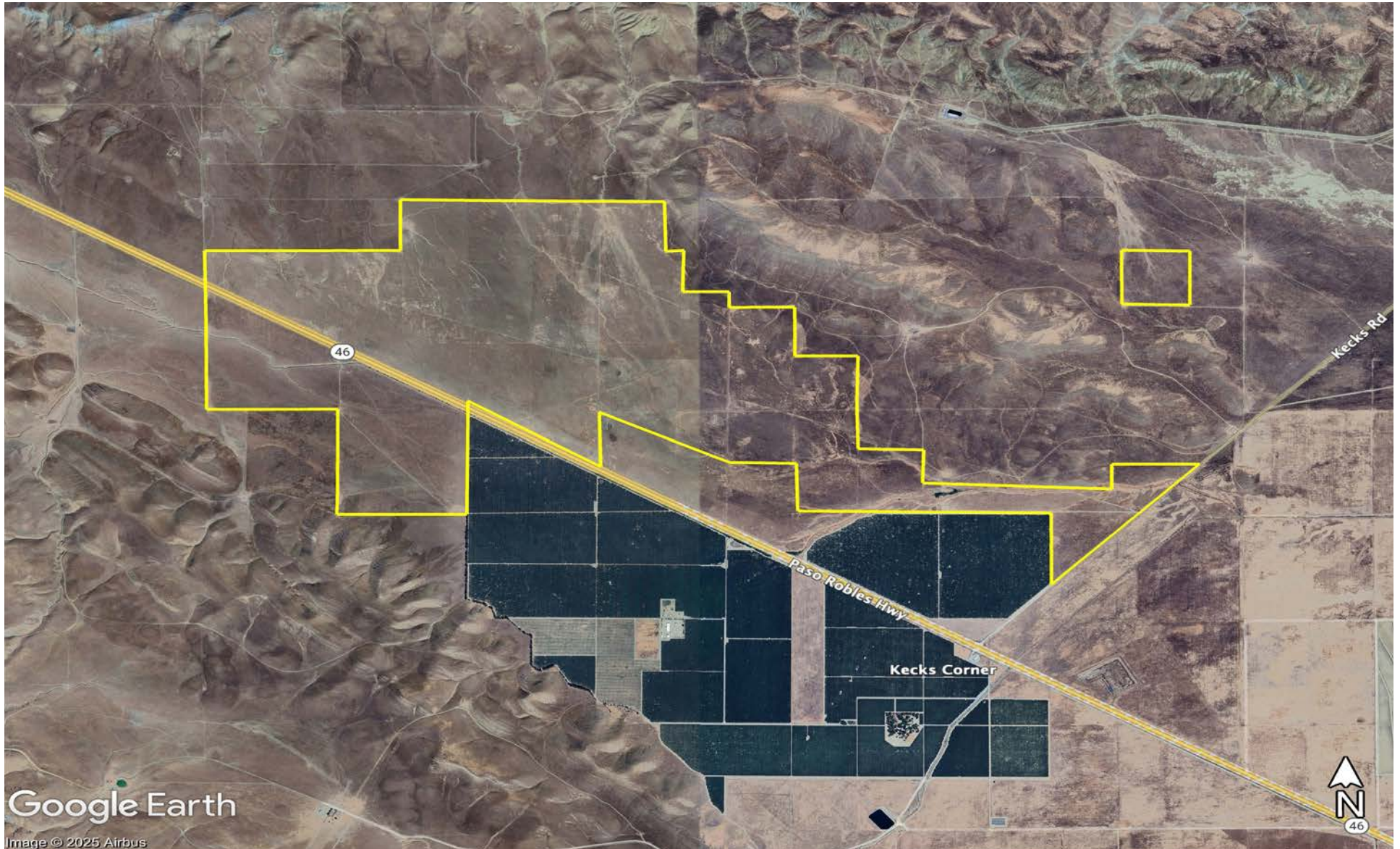
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AERIAL MAP



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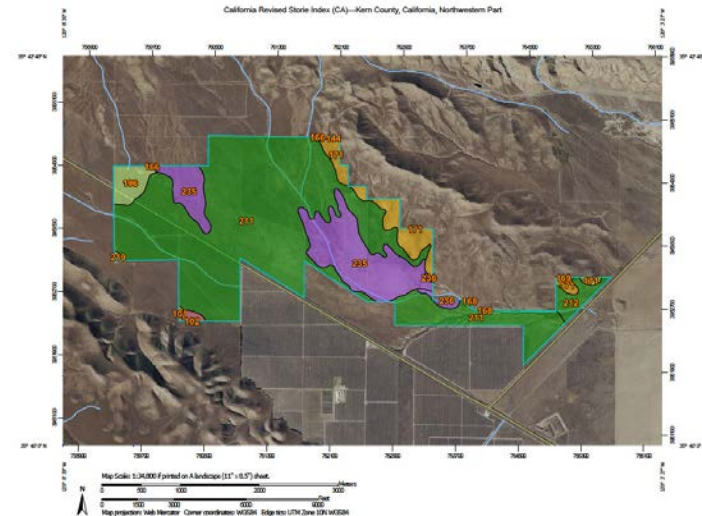
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SOIL MAP

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component	Acres	Perecent
101	Aido clay, 9 to 30 percent slopes	Grade 4 Poor	Aido (85%)	2.1	0.1%
102	Aido clay 30 to 50 percent slopes	Grade 5 Very Poor	Aido (85%)	7.7	0.4%
144	Delgado sandy loam, 5 to 30 percent slopes	Grade 5 Very Poor	Delgado (85%)	0.8	0.0%
166	Kecksroad silty clay loam, 5 to 15 percent slopes	Grade 3 Fair	Kecksroad (85%)	0.5	0.0%
168	Kettleman loam, 9 to 15 percent slopes	Grade 3 Fair	Kettleman (80%)	0.7	0.0%
169	Kettleman loam, 15 to 50 percent slopes	Grade 4 Poor	Kettleman (80%)	0.2	0.0%
171	Kettleman-Delgado-Rock out- crop complex, 15 to 50 percent slopes	Grade 4 Poor	Kettleman (45%)	110.2	6.2%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 Good	Milham (85%)	48.9	2.7%
211	Panoche clay loam, 0 to 2 percent slopes	Grade 1 Excellent	Panoche, clay loam (87%)	1,249.0	69.8%
212	Panoche clay loam, 2 to 5 percent slopes	Grade 1 Excellent	Panoche (85%)	40.4	2.3%
219	Polonio loam, 2 to 9 percent slopes	Grade 2 Good	Panoche (85%)	2.5	0.1%
235	Twisselman clay, 0 to 2 percent slopes	Grade 3 Fair	Twisselman (85%)	314.1	17.6%
236	Twisselman clay, 2 to 5 percent slopes	Grade 3 Fair	Twisselman (85%)	12.4	0.7%
Totals for Area of Interest				1,789.5	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!