

FOR SALE

**254.72 +/- Acres of Almonds in
Shafter Wasco Irrigation 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



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 254.72 +/- gross acres of almonds planted in 2006 with water supplied via Shafter Wasco Irrigation District and a 400HP irrigation well.

LOCATION

Property is located on the east side of Wasco Ave between Lerdo Highway and Riverside Street to west of the City of Shafter in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Number: 089-160-73; Portion(s) of the West ½ of Section 18; T 28S; R 25E MDB&M

IRRIGATION

Property is located within the boundaries of Shafter Wasco Irrigation District (SWID) and is subject to a standby charge in the amount equivalent to \$123.66 per acre of real property. For the 2025 crop year, the SWID water cost is \$130 per acre foot of water delivered to the property. SWID water allocation is 1.30 acre feet per acre for surface water delivery in 2025. The property receives SWID surface water delivery via turnout no(s) 5.1-1.0-7 and 5.1-1.5-3. For groundwater, the property has one (1) 400 HP irrigation well with an estimated flow of 3,916 GPM, standing water level of 282', pumping water level of 357', and overall pump efficiency of 72% as reported via

a pump test report dated January 7th, 2022. Power is supplied to the property via a wholly owned 240 kW solar array that was placed into service concurrently with the completion of the irrigation well that was drilled in 2016. The almonds are irrigated via a dual line drip irrigation system with an additional single line fan jet system interconnected to a large reservoir equipped with two (2) 60 HP booster pumps and a total of sixteen (16) filtration stations.

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. Find additional information here <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

SOIL

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

PRODUCTION

5 year average yield (net of high & low yield) is 2,546 lbs per net acre
(Detailed historical yield information per variety is available upon request)

PLANTING

| Field | Variety | Rootstock | Tree spacing | Net Acres |
|-------|-----------|----------------|--------------|-----------|
| SR1 | Nonpareil | Brights Hybrid | 23.5' x 16' | 41.69 |
| SR1 | Monterey | Brights Hybrid | 23.5' x 16' | 20.85 |
| SR1 | Fritz | Brights Hybrid | 23.5' x 16' | 22.24 |
| SR2 | Butte | Brights Hybrid | 23.5' x 16' | 51.04 |
| SR2 | Padre | Nemaguard | 23.5' x 16' | 24.04 |
| SR4 | Nonpareil | Brights Hybrid | 23.5' x 16' | 19.56 |
| SR4 | Monterey | Brights Hybrid | 23.5' x 16' | 9.79 |
| SR4 | Fritz | Brights Hybrid | 23.5' x 16' | 9.08 |
| SR5 | Butte | Brights Hybrid | 23.5' x 16' | 18.16 |
| SR5 | Padre | Nemaguard | 23.5' x 16' | 9.08 |
| SR5 | Nonpareil | Brights Hybrid | 23.5' x 16' | 11.20 |
| SR5 | Monterey | Brights Hybrid | 23.5' x 16' | 5.60 |
| SR5 | Fritz | Brights Hybrid | 23.5' x 16' | 5.60 |
| Total | | | | 247.93 |

PRICE

\$6,113,280.00 (\$24,000 per acre) with all cash proceeds to be paid at closing. The 2025 almond crop is available with Buyer's reimbursement of Seller's cultural costs from October 1st, 2024 until the close of escrow.

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SITE PHOTOS



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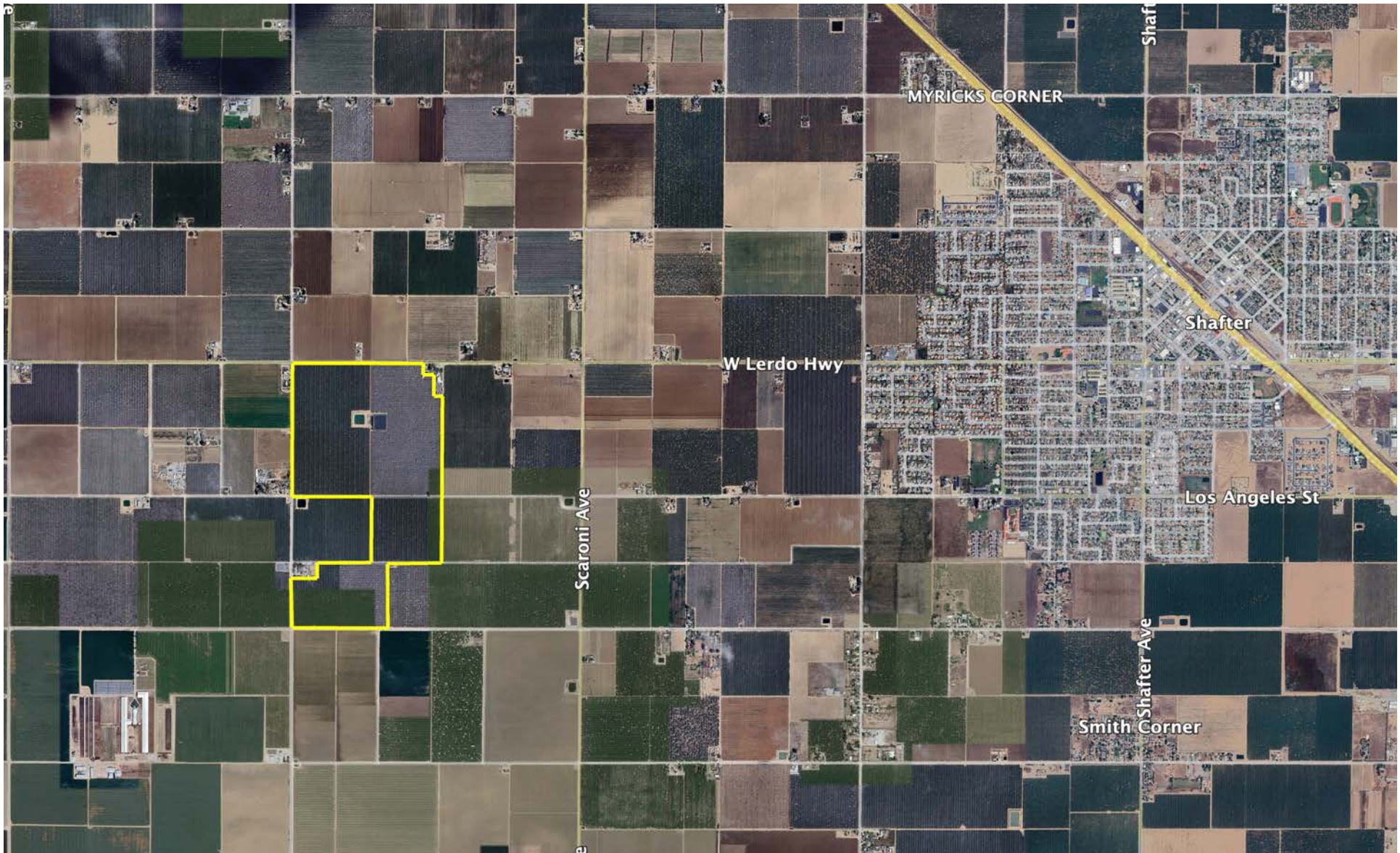


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LOCATION MAP



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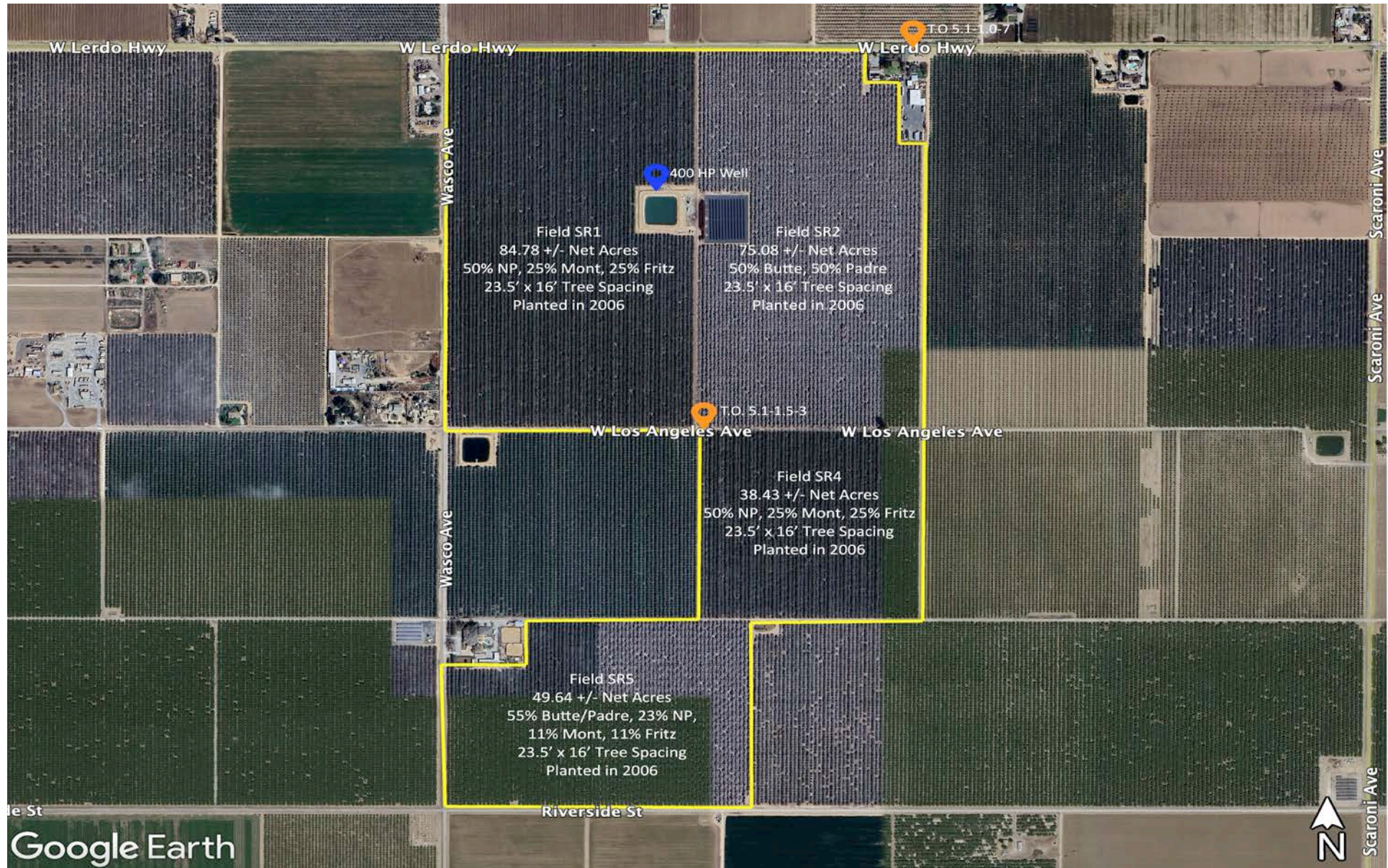
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AERIAL MAP



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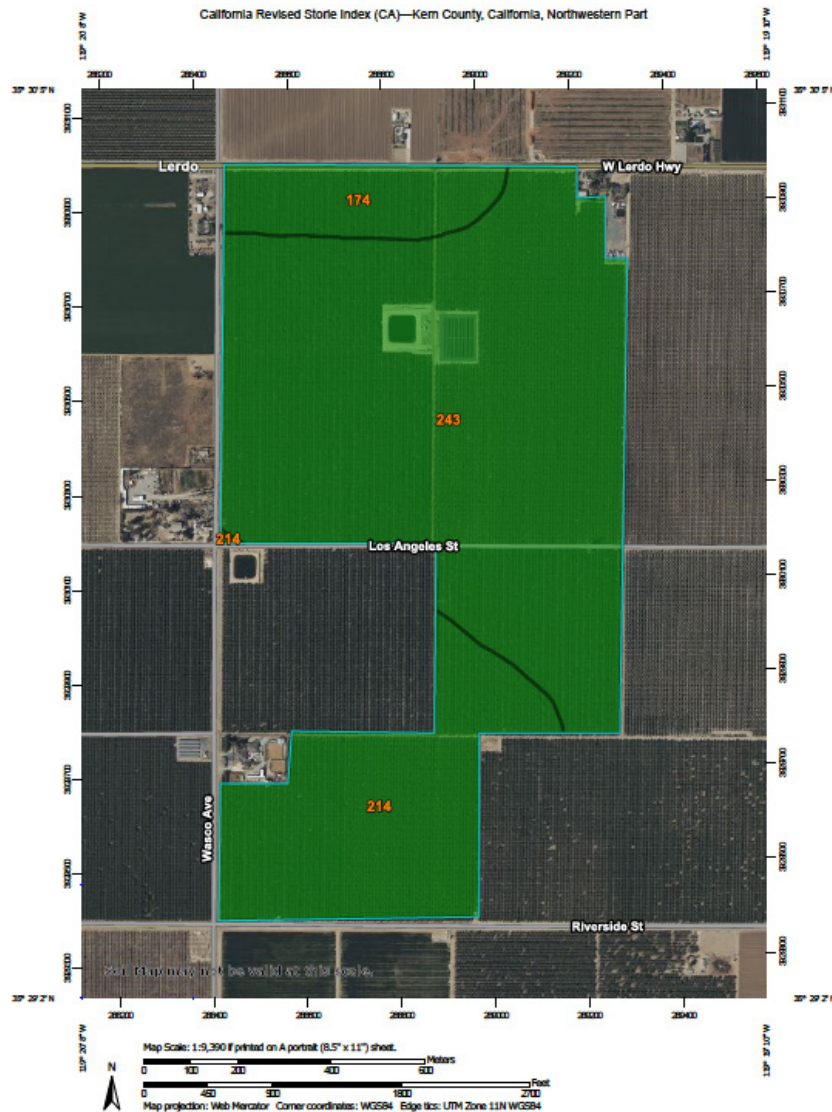
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SOIL MAP



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

| Map Unit Symbol | Map Unit Name | Rating | Component name | Acres | Percent- |
|------------------------------------|--|---------------------|---------------------------------------|--------------|---------------|
| 174 | Kimberlina fine sandy loam, 0-2% slopes MLRA 17 | Grade 1 - Excellent | Kimberlina (85%) | 21.3 | 8.3% |
| 214 | Calfax clay loam saline- sodic, 0-2% slopes, MLRA 17 | Grade 1 - Excellent | Calfax, clay loam, saline-sodic (85%) | 61.1 | 23.8% |
| 243 | Wasco sandy loam | Grade 1 - Excellent | Wasco (85%) | 174.6 | 67.9% |
| Totals for Area of Interest | | | | 257.0 | 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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FOR EVERYTHING UNDER THE SUN

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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!