

FOR SALE

140.51 +/- Acres of Transitional Use Vineyard
and Farmland Near the City of Bakersfield



Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

Morgan Houchin
3430 Unicorn Road
Bakersfield, CA 93308

Office (661) 477-3669
Fax (661) 384-6168



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

94.80 +/- acres of Ivory (Shee gene 21) table grapes planted in 2019 and 2020 with the balance of the property consisting of open farmland and water supplied via a 200 HP irrigation well in Cawelo Water District.

LOCATION

Property is located at the northwest corner of the intersection of Highway 65 and Imperial Ave next to an existing industrial office complex approximately one (1) mile to the north of intersection of 7th Standard Road and Highway 99. For water and sewer, the property is located adjacent to the service areas for both Oildale Mutual Water District and North of the River Sanitation.

LEGAL/ZONING

Portion of Kern County Assessor Parcel Number(s): 482-020-24; 25; 26; 27; 28; 29; 30; 31; Portion(s) of Section 28; T 28S; R27E; MDB&M. The property is zoned A – Agriculture, and is not enrolled in the agricultural preserve under the terms of the Williamson Act.

SOILS

According to the NRCS California Revised Storie Index, the property has 100% Class I soil(s).

PLANTINGS

Block	Variety	Rootstock	Spacing	Plant Date	Net Acres
1	Ivory (Shee gene 21)	Freedom	7' x 12'	2020	21.30
2	Ivory (Shee gene 21)	Freedom	7' x 12'	2020	18.10
3	Ivory (Shee gene 21)	Freedom	7' x 12'	2020	15.10
4	Ivory (Shee gene 21)	Freedom	7' x 12'	2020	11.90
5	Ivory (Shee gene 21)	Freedom	7' x 12'	2019	3.90
6	Ivory (Shee gene 21)	Freedom	7' x 12'	2019	10.00
7	Ivory (Shee gene 21)	Freedom	7' x 12'	2019	14.50
Total Net Acres					94.80

PRODUCTION

Block	Variety	Net Acres	2023	2024	2025
1	Ivory (Shee gene 21)	21.30	2,293.85	3,393.24	2,607.51
2	Ivory (Shee gene 21)	18.10	2,050.44	1,668.73	1,190.22
3	Ivory (Shee gene 21)	15.10	1,972.78	1,815.23	2,387.95
4	Ivory (Shee gene 21)	11.90	1,384.29	1,020.42	1,093.87
5	Ivory (Shee gene 21)	3.90	2,255.64	894.62	3,712.05
6	Ivory (Shee gene 21)	10.00	1,408.80	2,616.20	2,535.50
7	Ivory (Shee gene 21)	14.50	1,660.83	1,113.72	1,016.14
Total		94.80	1,890.31	1,981.26	1,906.37

IRRIGATION

Property is located within the boundaries of Cawelo Water District. For Water, property has one (1) irrigation well equipped with a 200HP electric motor. The estimated flow of this well is 709 GPM with a standing water level of 521', pumping water level of 541', and overall pump efficiency of 48% as provided via a pump test report dated October

27th, 2025. The table grapes are irrigated via a suspended single line drip irrigation system that is interconnected to a centralized reservoir, a 25 HP booster pump, and a series of 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. 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. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

PRICE

\$3,512,750.00 (\$25,000.00 per acre) with all cash to be paid at the close of escrow. The 2026 table grape crop is also available with the purchase price of the property subject to Buyer's reimbursement of Seller's cultural costs at close of escrow for producing varieties. The purchase price excludes any of the Seller's oil, gas, and mineral rights interests associated with the property.

CONTACT

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SITE PHOTOS



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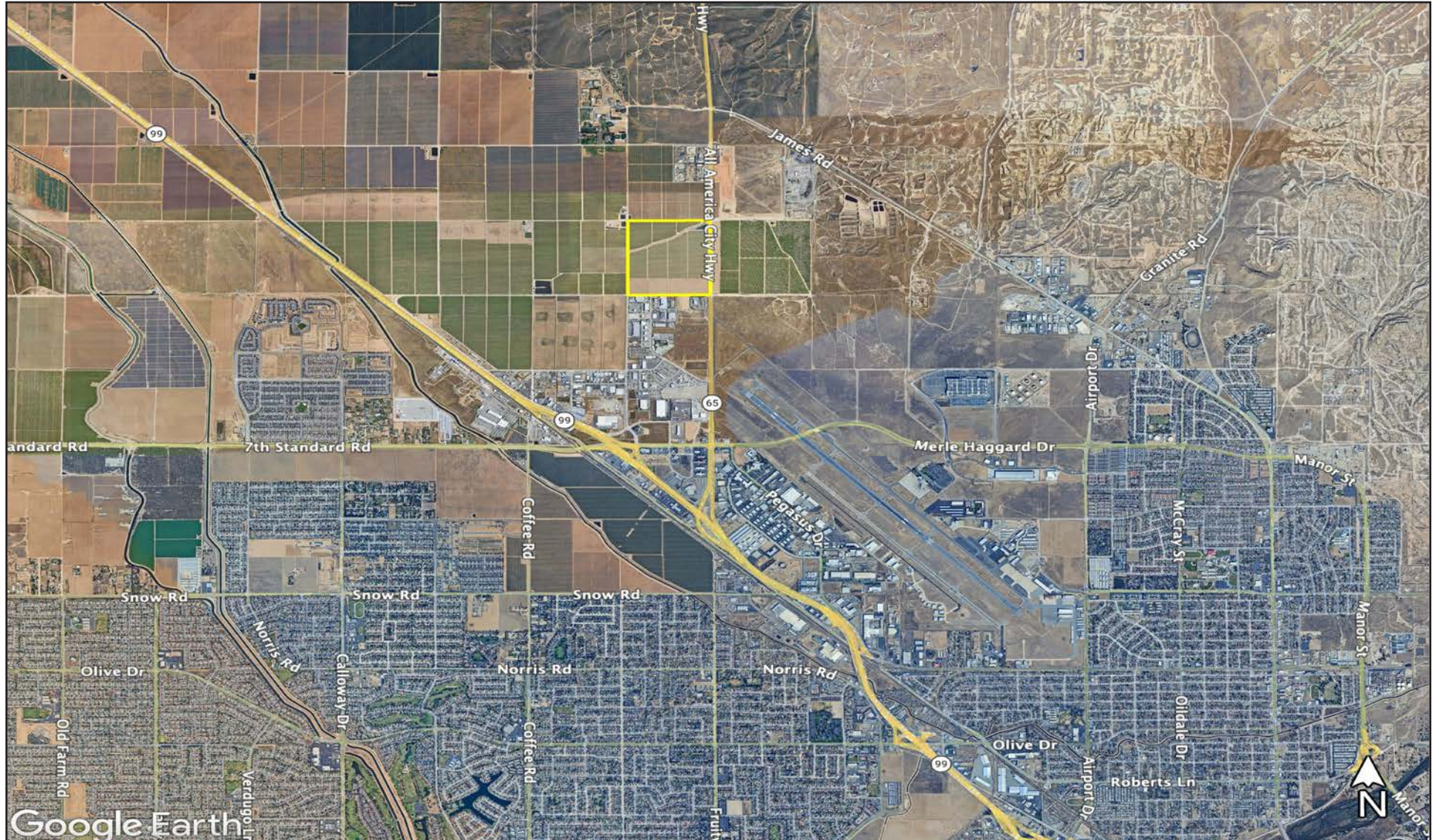
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LOCATION MAP



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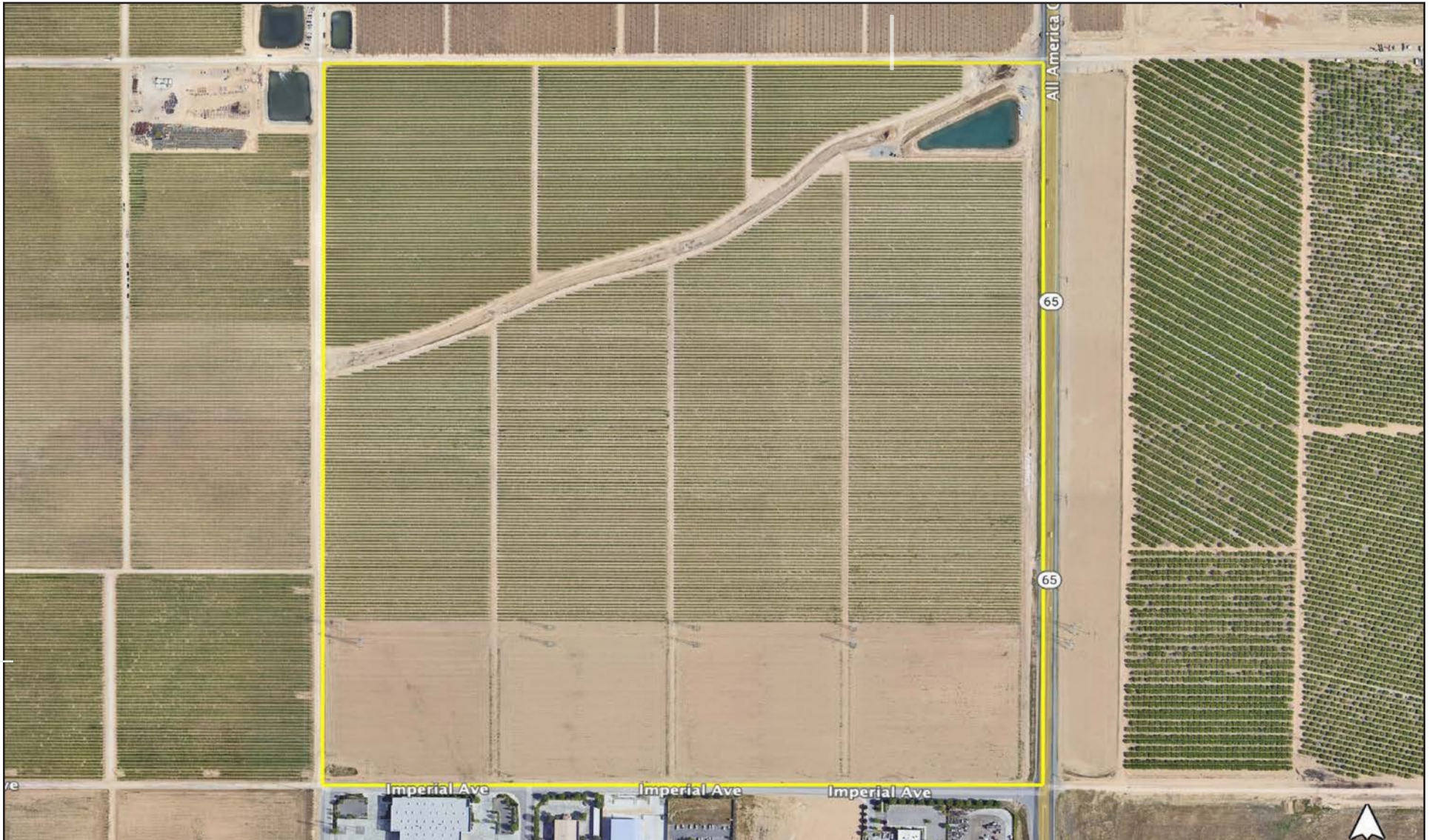
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AERIAL MAP



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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
146no	Delano sandy loam, 1-5% slopes	Grade 1 - Excellent	Delano (85%)	111.5	78.4%
222	Premier coarse sandy loam, 2-5% slopes	Grade 1 - Excellent	Premier (85%)	30.8	21.6%
Totals for Area of Interest				142.3	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!