

FOR SALE

201.30 +/- Acres of Table grapes and Open
Farmland in Arvin Edison Water Storage 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



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DESCRIPTION

201.30 +/- acres with 65.86 +/- acres of Sweet Scarlet table grapes and 135.44 +/- acres of open farmland with water provided via a 150 HP irrigation well in Arvin Edison Water Storage District.

LOCATION

Property is located at the southwest corner of the intersection of Hermosa Road and South Vineland Road to the southeast of the City of Bakersfield in the County of Kern and State of California.

BRIEF LEGAL

Kern County Assessor Parcel Number: 178-410-23; Portion(s) of Section 19; T 30S; R 29E; MDB&M

PLANTING

Block no.	Variety	Rootstock	Spacing	Plant Date	Net Acres
1	Sweet Scarlet	Freedom	7'x12'	2017	12.02
1	Sweet Scarlet	Freedom	7'x12'	2017	8.83
2	Sweet Scarlet	Freedom	7'x12'	2017	13.56
2	Sweet Scarlet	Freedom	7'x12'	2017	9.33
3	Sweet Scarlet	Freedom	7'x12'	2017	13.56
3	Sweet Scarlet	Freedom	7'x12'	2017	8.56
Total					65.86

IRRIGATION

Property is located within the boundaries of Arvin Edison Water Storage District (AEWSD) 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 2026-2027 tax roll. The property also has one (1) irrigation well equipped with a 150HP electric motor. The estimated flow of this well is 782 GPM with a standing water level of 368', pumping water level of 459', and overall pump efficiency of 58% as provided via a pump test report dated July 18th, 2022. The table grapes are irrigated via a suspended single line drip irrigation system that is interconnected to a centralized reservoir, booster pump, and a series of eight (8) 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. <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

SOIL

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

PRICE

\$3,019,500.00 (\$15,000 per acre) with all cash to be paid at the close of escrow

CONTACT

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SITE PHOTOS



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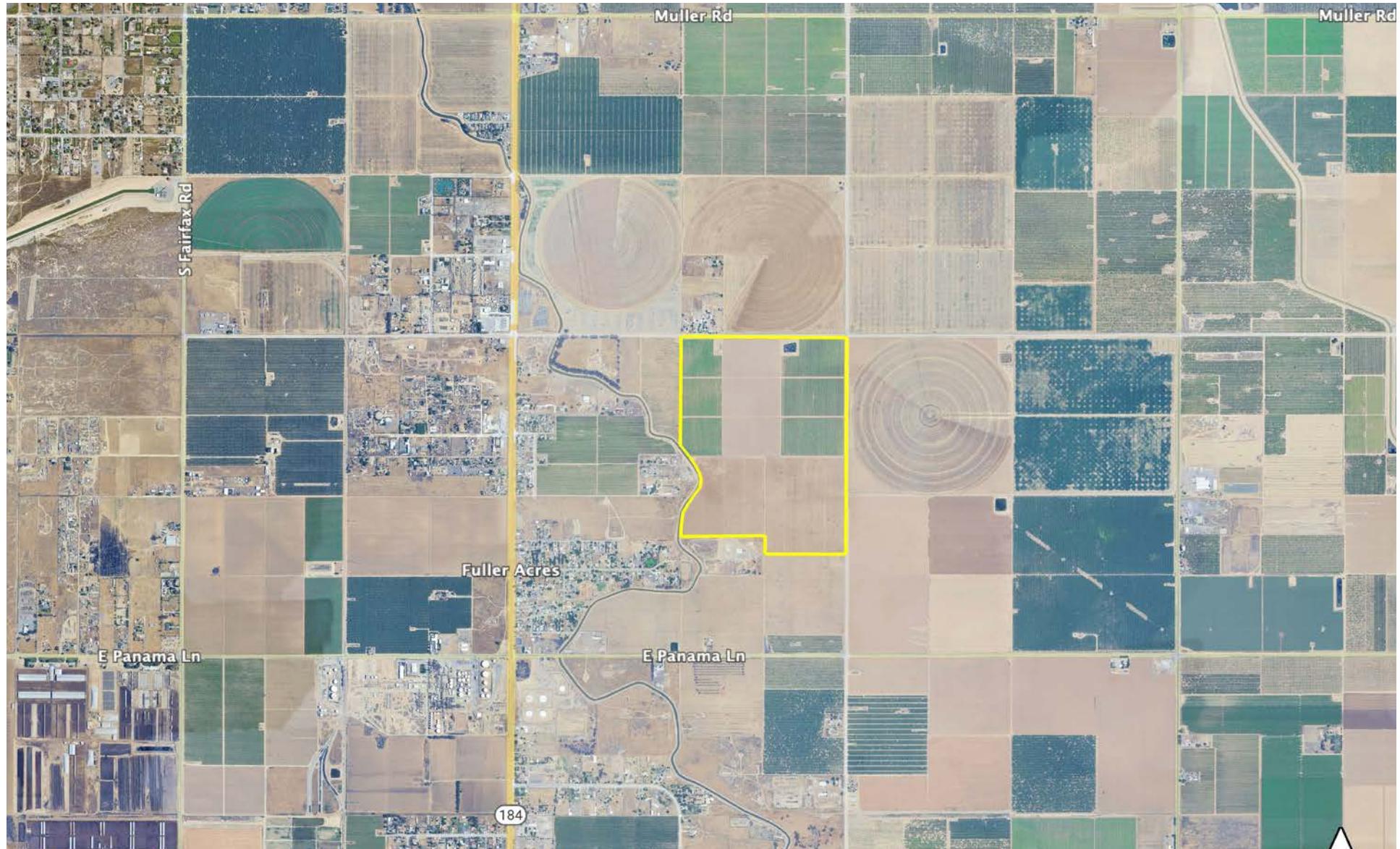
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LOCATION MAP



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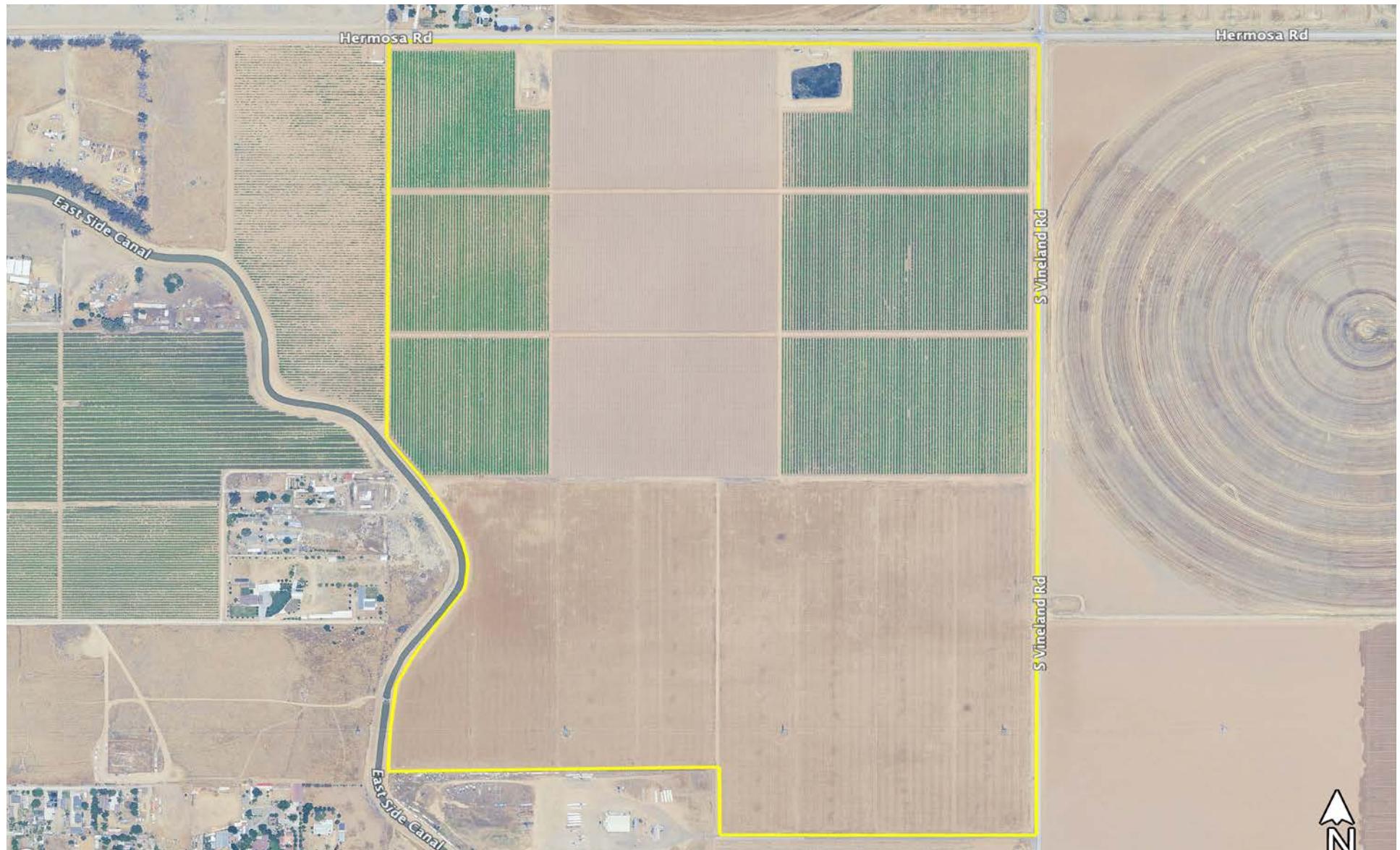
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AERIAL MAP



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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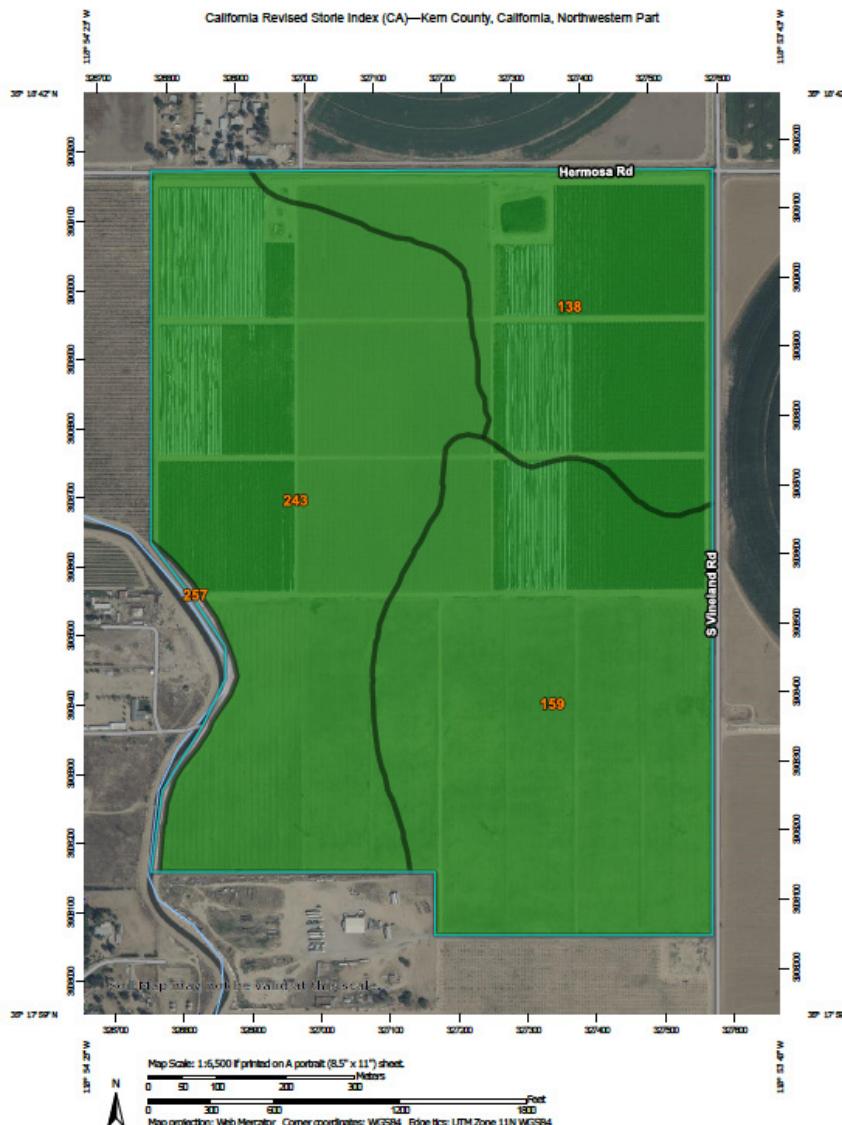
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SOIL MAP



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FOR EVERYTHING UNDER THE SUN

Call Morgan Houchin 661-477-3669

- Row Crops
- Orchards
- Vineyards
- Ranches
- Developed or Vacant Land

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!