

FOR SALE

**389.41 +/- Acres of Citrus, Pistachios, and Open
Farmland in Arvin-Edison Water Storage District**



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

This property consists of 389.41 +/- gross acres planted to 68.40 +/- net acres of citrus, 49.70 +/- net acres of pistachios, and 270 +/- acres of open farmland with 100% Class 1 & 2 soil(s) and water provided via Arvin-Edison Water Storage District.

LOCATION

Property is located one (1) mile to the east of Rock Pile Rd between Russell St and Sunset Blvd to the northeast of the City of Arvin in the County of Kern and State of California.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 503-041-20 (est. 20.50 +/- acre portion thereof); 503-041-34; 503-041-35; 503-041-36; 503-041-41 (est. 308.23 +/- acre portion thereof); Portion(s) of 16; 17; Township 31 South; Range 30 East; MDB&M

SOILS

According to the USDA Soil Storie Index, the property has 100% Class I & 2 soil(s)

CITRUS PLANTINGS

Crop	Variety	Rootstock	Spacing	Plant Date	Acres
Navels	Washington	Troyer	22' x 20'	1986	20.90
Navels	Fisher	Troyer	20' x 18'	1986	13.00
Grapefruit	Rio Red	Carrizo	22' x 20'	2020	16.00
Grapefruit	Rio Red	Carrizo	20' x 10'	2023	18.50
Total Net Acres					68.40

PISTACHIO PLANTINGS

Crop	Variety	Rootstock	Spacing	Pant Date	Acres
Pistachios	Kerman	Intigerrama	19' x 15'	1991	33.40
Pistchios	Golden Hills	UCB 1	20' x 18'	2023	16.30
Total Net Acres					49.70

IRRIGATION

Property is located within the boundaries of Arvin-Edison Water Storage District (AEWSD) adjacent to the AEWSD canal and has a contract of service for 354.48 +/- contract acres with surface water delivered via District turnout(s) C-06, C-07, C-10, C-96, and the balance of the property is provided water via a temporary water service contract with AEWSD. The property 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 2025-2026 tax roll. There is also a standby charge of \$100 per acre that is deducted against any 2026 water use charges in the amount of \$182.00 per delivered acre foot of water plus any initial lift expense of \$64.00 per acre foot and \$29.00 per acre foot expense for any additional lift if applicable. The planted navel citrus and pistachios are irrigated via a single line drip irrigation system, and the grapefruit are irrigated via a dual line drip irrigation system. The irrigation system is interconnected to a reservoir equipped with one (1) 75HP electric booster pump.

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

\$8,650,000.00 (\$22,213 per acre) with all cash to be paid at the close of escrow. Price of the property is based upon Seller's determination of net acres after the completion of a post-closing lot-line adjustment for APN(s): 503-041-20 and 503-041-41 which is contingency for the sale of the property.

CONTACT

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SITE PHOTOS



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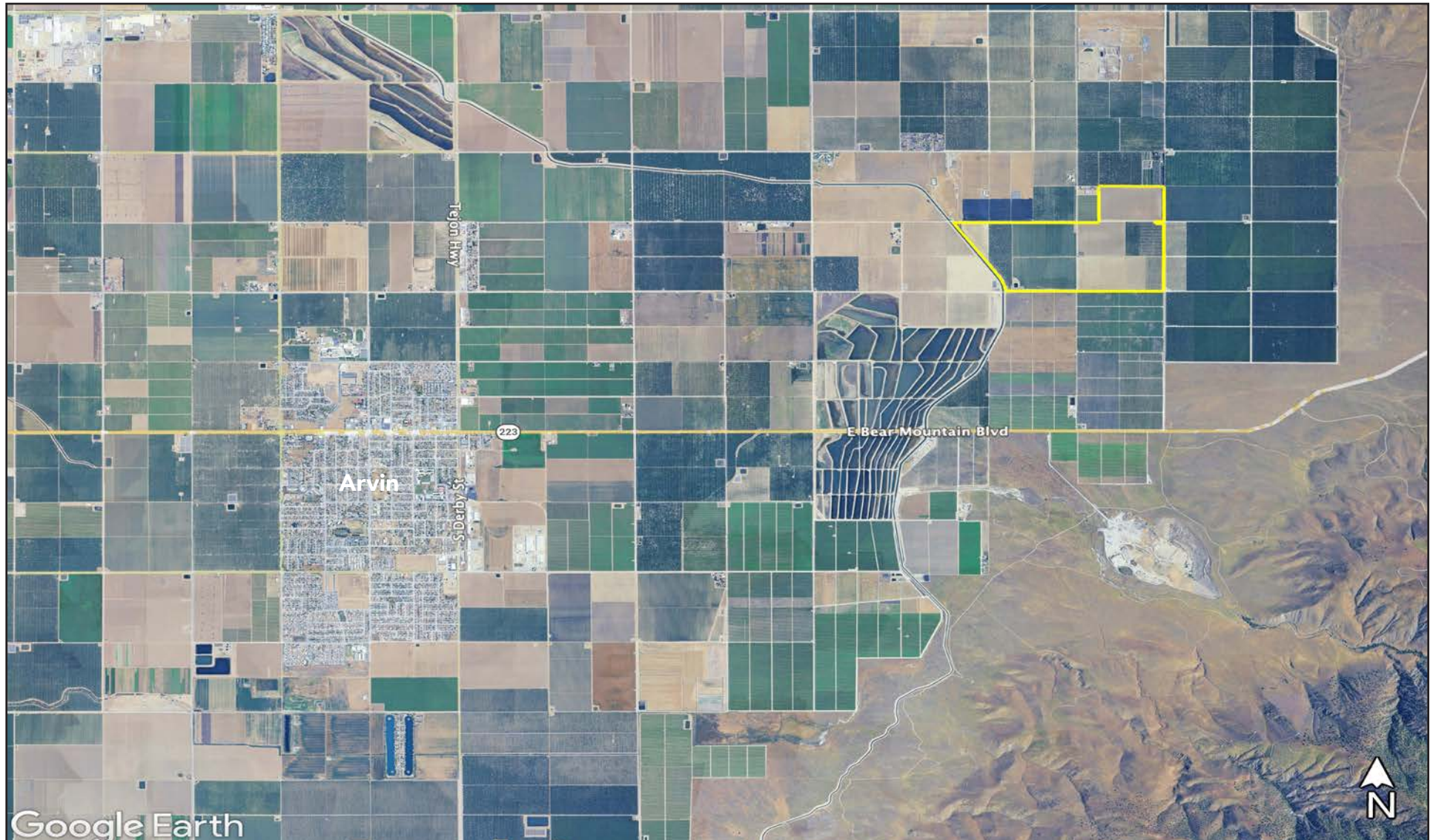
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LOCATION MAP



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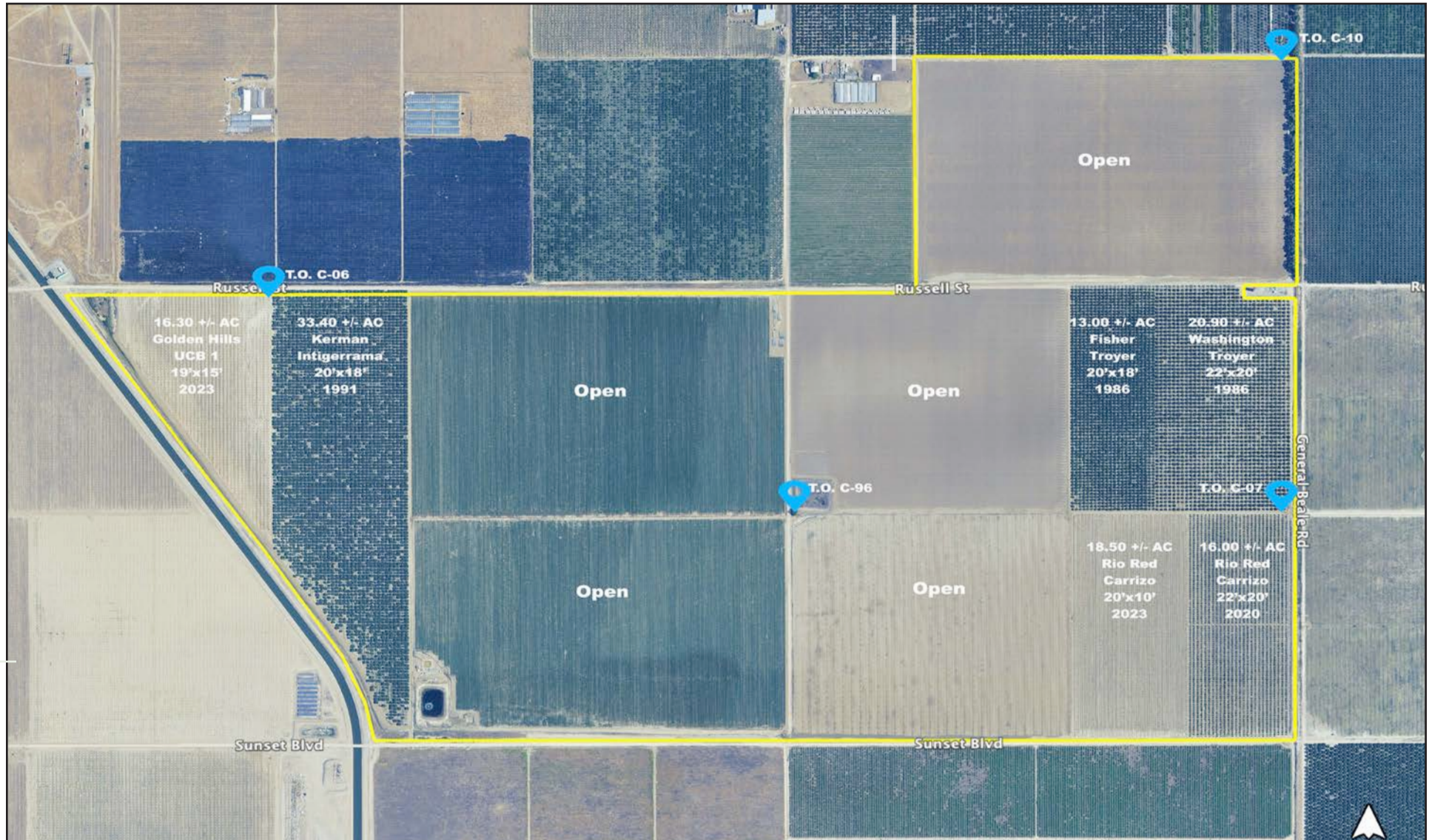
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AERIAL MAP



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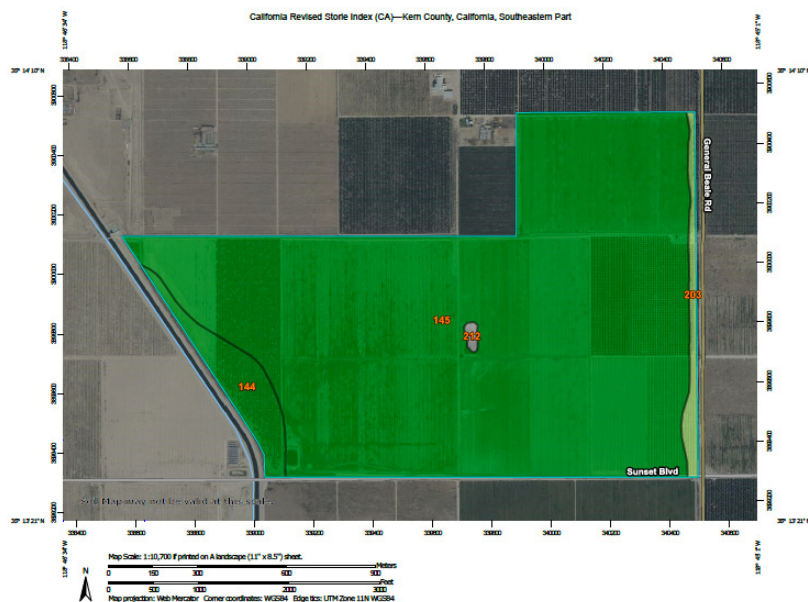
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SOIL MAP



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.

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

Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percents in AOI
144	Hesperia sandy loam, 0 - 2% slopes	Grade 1 - Excellent	Hesperia (85%)	18.1	4.5%
145	Hesperia sandy loam, 2 - 5% slopes	Grade 1 - Excellent	Hesperia (85%)	370.4	93.0%
203	Whitewolf loamy sand, 2 - 5% slopes	Grade 2 - Good	Whitewolf (85%)	8.8	2.2%
212	Water	Not Rated	Water (100%)	0.9	0.2%
Totals for Area of Interest				398.2	100.0%

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FOR EVERYTHING UNDER THE SUN

- Row Crops
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- Vineyards
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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!