

# FOR SALE

Country Estate and Almonds at  
13728 Old River Road, Bakersfield, CA 93311



**Morgan Houchin**  
**Tech Ag Financial Group, Inc.**  
Broker DRE No. 01865336  
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**3430 Unicorn Road**  
**Bakersfield, CA 93308**

**661-477-3669** mobile  
**661-695-6500** office  
**661-384-6168** fax



**LCA**CINEMA

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## DESCRIPTION

18.18 +/- acres with 15 +/- net acres of productive almonds planted in 2015 with varieties to include 50% Nonpareil and 50% Monterey and a 3,004 +/- square foot home with 4 bedrooms, 3 bathrooms and a shop located at 13728 Old River Road, Bakersfield CA 93311.

## LOCATION

Property is located on the east side of Old River Road at the intersection of Old River Road and Lindsay Road at 13728 Old River Road, Bakersfield CA 93311.

## BRIEF LEGAL

Kern County Assessor Parcel Number: 184-480-26; Portion(s) of Section 17; T 31S; R 27E. The property is zoned (A) - Exclusive Agriculture.

## SOIL

100% - Class 1 soils - Excellent

## IRRIGATION

Property is located within the boundaries of Kern Delta Water District with no service. Both agricultural and domestic water is supplied via a private irrigation well equipped with a 20" casing and an estimated flow of 600 GPM.

## ALMONDS

15.00 +/- acres planted in 2015 (50% Nonpareil, 50% Monterey, Hansen Rootstock, 22' x 18' spacing)

## 2025 PRODUCTION

51,201 net good meats or 3,413 net good meats per net acre

## PRICE

\$1,400,000.00 with all cash to be paid at the close of escrow.

## 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>



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## SITE PHOTOS



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## SITE PHOTOS (CONT.)



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## SITE PHOTOS (CONT.)



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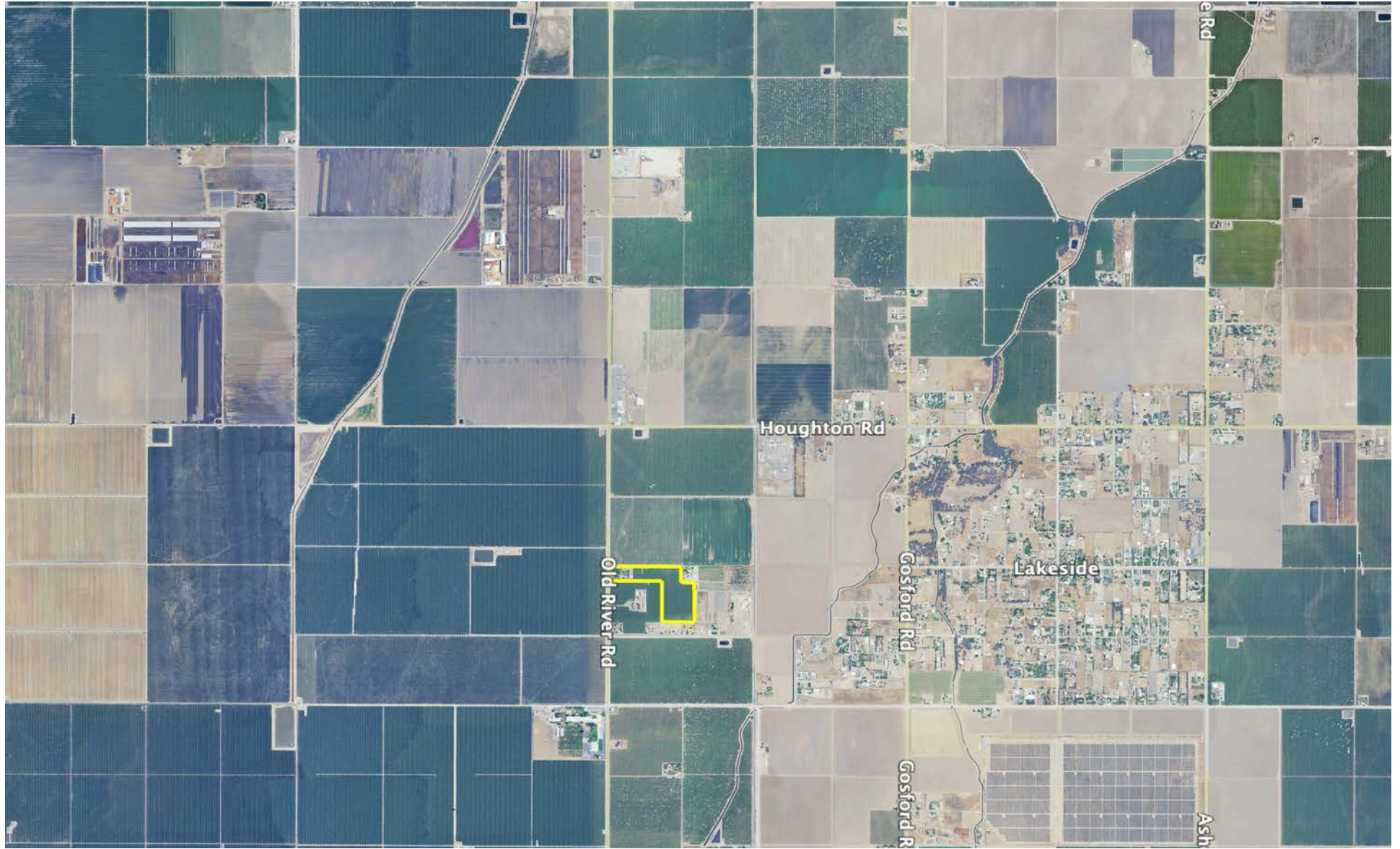
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## LOCATION MAP



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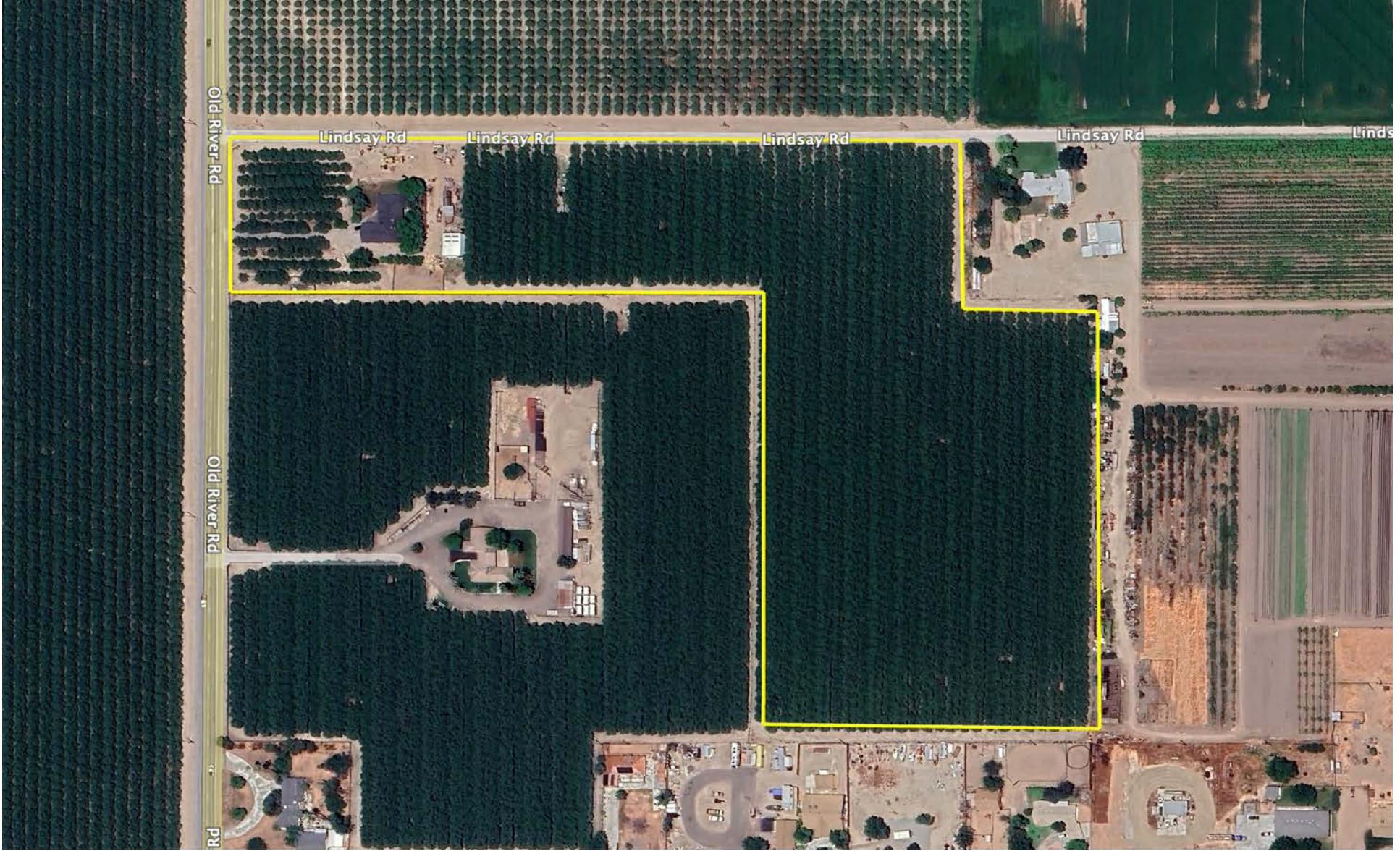
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## AERIAL MAP



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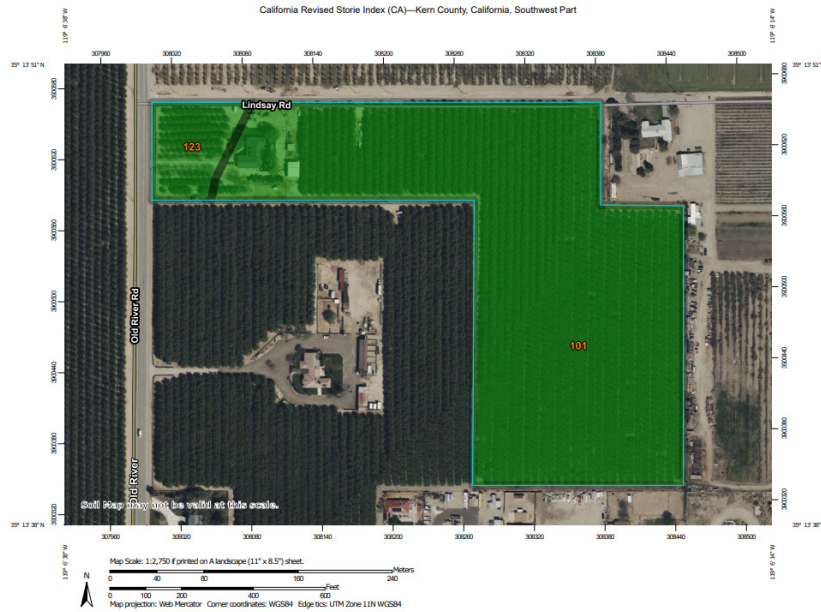


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## SOIL MAP



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	Percent in AOI
101	Bakersfield fine sandy loam, 0 - 2% slopes	Grade 1 Excellent	Bakersfield, drained (80%)	17.1	92.7%
123	Granoso sandy loam, 0 - 2% slopes, overwash	Grade 1 Excellent	Granoso (85%)	1.4	7.1%
<b>Totals for Area of Interest</b>				<b>18.4</b>	<b>100.0%</b>

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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!