

FOR SALE

**338.24 +/- Acres of Buttonwillow
Pistachios and Open Farmland**



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

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3430 Unicorn Road
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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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LOCATION

Property is located near the intersection of Buttonwillow Drive and Brite Road to the south of the City of Buttonwillow in the County Kern and State of California.

DESCRIPTION

This offering consists of 338.24 +/- acres with 141.50 +/- net acres of producing pistachios with various plant dates, and the balance is open farmland situated in both Buena Vista Water Storage District (BVWSD) and the jurisdiction of the County of Kern with one (1) irrigation well.

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 102-200-05; 102-200-09; 102-220-04; 102-220-09; 102-220-11; 102-220-14; 102-220-21; 102-220-22; 102-220-23; 102-220-24; 102-220-32; 102-220-33; Portion(s) of Section 34; 35; T 29S; R 23E; MDB&M.

IRRIGATION

Kern County Assessor Parcel Number: 102-220-04 totaling 35.58 +/- acres is located within the boundaries of Buena Vista Water Storage District (BVWSD). BVWSD was formed in 1924 and provides surface water delivery to approximately 45,000 +/- irrigated acres with a long-term historical delivery average of approximately 150,000 +/- acre feet per year from the Kern River plus an additional 21,300 +/- acre feet per year from the State Water

Project. The property receives BVWSD surface water via a district gate 5-1. For the 2024 crop year, BVWSD delivered an allocation of 2.0-acre feet per acre at a cost equivalent to \$35 per delivered acre foot of water. The property is also subject to a District assessment equivalent to \$70 per acre of real property that is billed and collected separately by BVWSD.

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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

PLANTINGS

Commodity	Variety	Rootstock	Spacing	Plant Date	Net Acres
Pistachio	Kerman	Kresha	20' x 20'	2000	20.00
Pistachio	Kerman	Kresha	20' x 20'	2000	16.00
Pistachio	Kerman	Kresha	20' x 20'	2001	23.50
Pistachio	Kerman	Kresha	20' x 20'	2004	30.60
Pistachio	Kerman	Kresha	20' x 17'	2004	9.90
Pistachio	Kerman	Kresha	20' x 17'	2015	5.00
Pistachio	Kerman	Kresha	20' x 17'	2015	4.40
Pistachio	Kerman	Kresha	20' x 17'	2018	31.50
Total Net Acres					141.50

PRODUCTION

3,027.27 +/- lbs per acre (10 year average for historical production)

PRICE

\$3,778,900.00 (\$11,172.24 per acre) with all cash to be paid at the close of escrow. The purchase price to include the 2025 pistachio crop subject to Buyer's reimbursement of Seller's cultural cost expense.

CONTACT

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SITE PHOTOS



FOR SALE

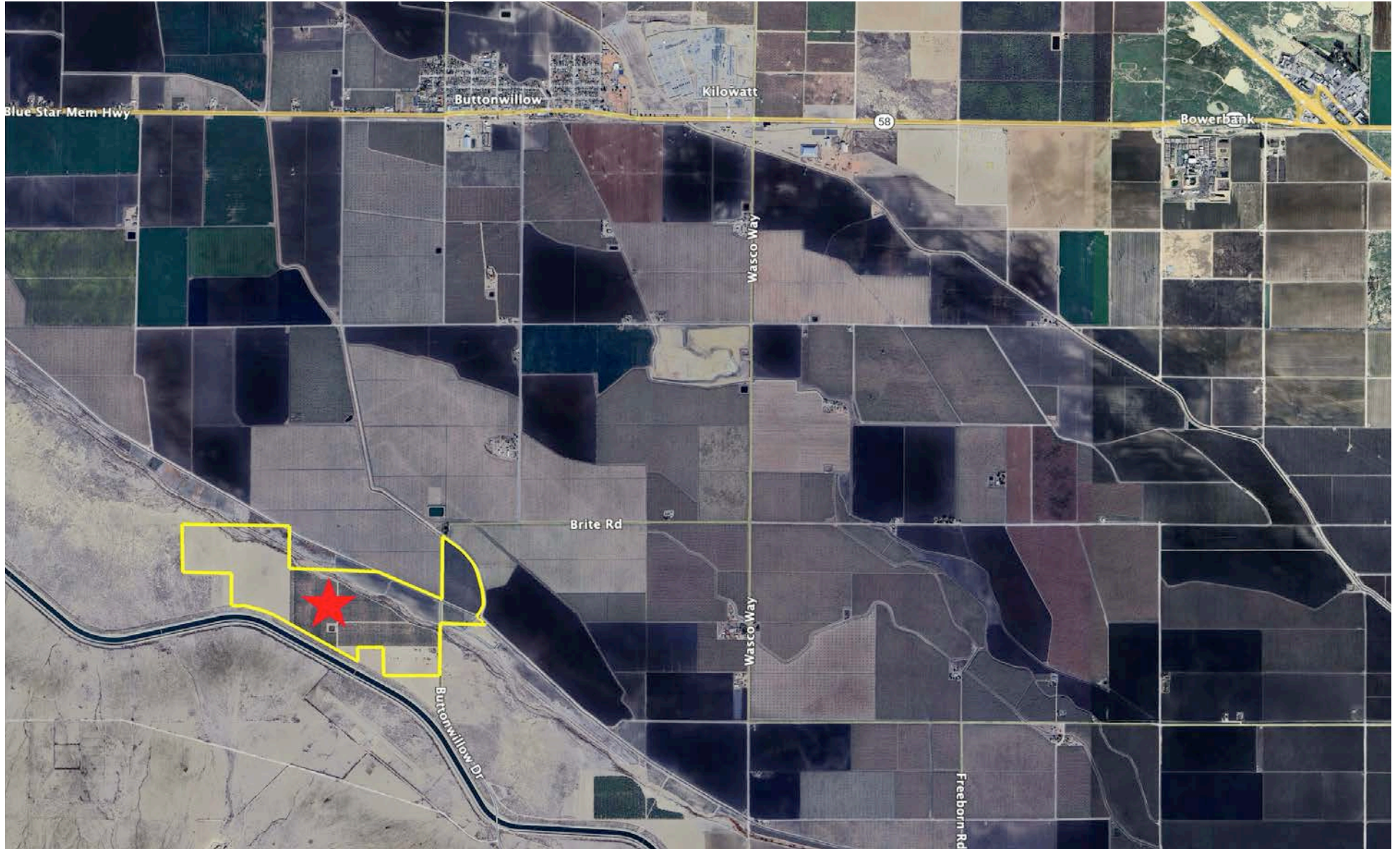
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LOCATION MAP



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AERIAL MAP



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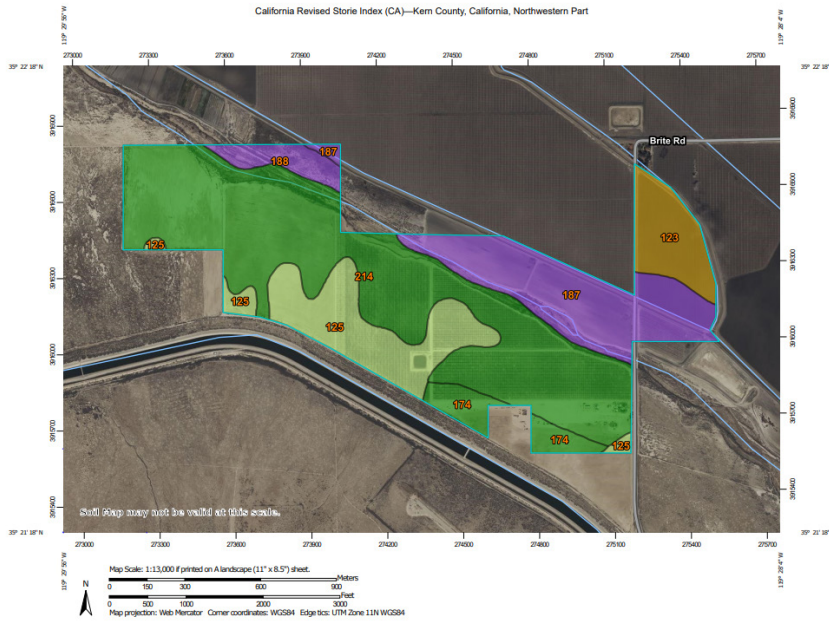
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SOIL MAP



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
123	Buttonwillow Clay, drained	Grade 4 - Poor	Buttonwillow (85%)	25.6	7.2%
125	Granoso loamy sand, 0-2% slopes	Grade 2 - Good	Granoso (85%)	53.6	15.0%
174	Kimberlina fine sandy loam, 0-2% slopes MLRA 17	Grade 1 - Excellent	Kimberlina (85%)	15.1	4.2%
187	Lokern clay, drained	Grade 3 - Fair	Lokern (80%)	68.0	19.0%
188	Lokern clay, saline alkali drained	Grade 3 - Fair	Lokern (80%)	11.8	3.3%
214	Calflax clay loam, saline-sodic, 0-2% slopes, MLRA 17	Grade 1 - Excellent	Calflax, clay loam, saline sodic (85%)	183.4	51.3%
Totals for Area of Interest				357.6	100.0%

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FOR EVERYTHING UNDER THE SUN

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

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!