

FOR SALE

474.62 +/- Acres Grazing Land
on Granite Road, Bakersfield, CA



John Moore

Tech Ag Financial Group, Inc.

Broker DRE No. 02083662

jmoore@techag.com

3430 Unicorn Road

Bakersfield, CA 93308

661-303-6536 mobile

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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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DESCRIPTION

This ranch property consists of approximately 474.62 acres of year-round grazing land in the Kern County foothills near the Kern Front area. Located on Granite Road frontage, the offering is a functional ranch accessible by paved road from center moving both east and west. The property consists of rolling hills with variable topography. The livestock is watered through troughs and connected irrigation tanks. There are two on-site structures present that are in working condition. This contiguous holding presents an opportunity for grazing and long-term investment.

LOCATION

The Property is located on the east and west sides of Granite Road immediately south of Famoso Road. The rangeland is located approximately 15 miles to the north of Meadows Field Airport in the City of Bakersfield and County of Kern.

LEGAL/ZONING

Kern County Assessor Parcel Number(s) 074-080-12, 074-080-19, and 074-080-20; Section 10; Township 27; Range 28; Quarter; MDB&M. The property is zoned as Exclusive Agriculture (A) with a use code of 4400 – Grazing or Dry Farmland and is enrolled as an agricultural preserve in the Williamson Act.

SOIL, WATER & IMPROVEMENTS

The property benefits from good and fair Canac-Pleito soils ranging from 5 to 30 and 20 to 60 percent slopes (see soils map for detailed information). There are two livestock watering areas consisting of (2) 5,000 gallon tanks with connected to working troughs.

There are two structures on site consisting of a livestock working area with chute and 2,500 square foot covered structure for hay. The livestock working area is wooden and in poor condition.

SGMA

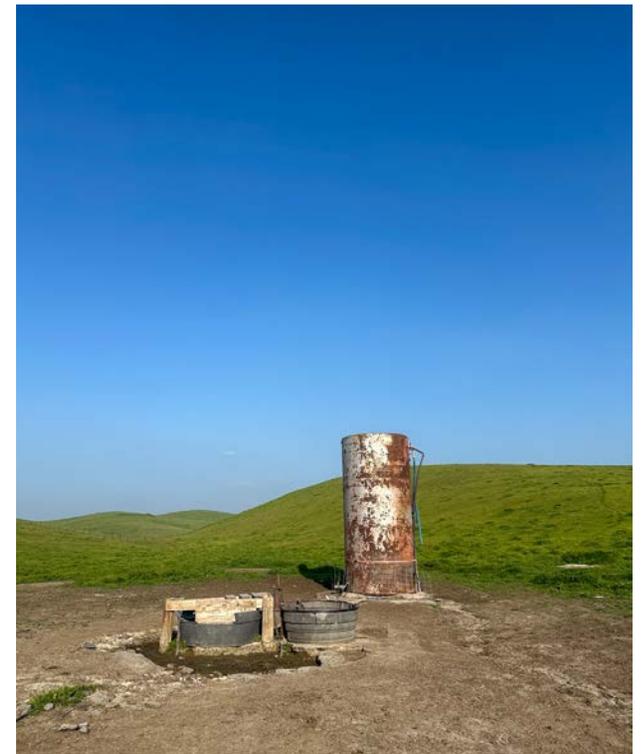
The Sustainable Groundwater Management Act passed in 2014, and requires groundwater basins to be sustainable by 2040 with Groundwater Sustainability Plans (GSP) in place by 2020. GSP(s) may limit the amount of well water pumped, and Buyers are encouraged to consult with a professional regarding the impacts of SGMA and possible limitations to the amount of groundwater that may be pumped. <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

PRICE

\$593,275.00 (\$1,250.00 +/- per gross acre) with all cash proceeds to be paid at closing.

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LOCATION MAP



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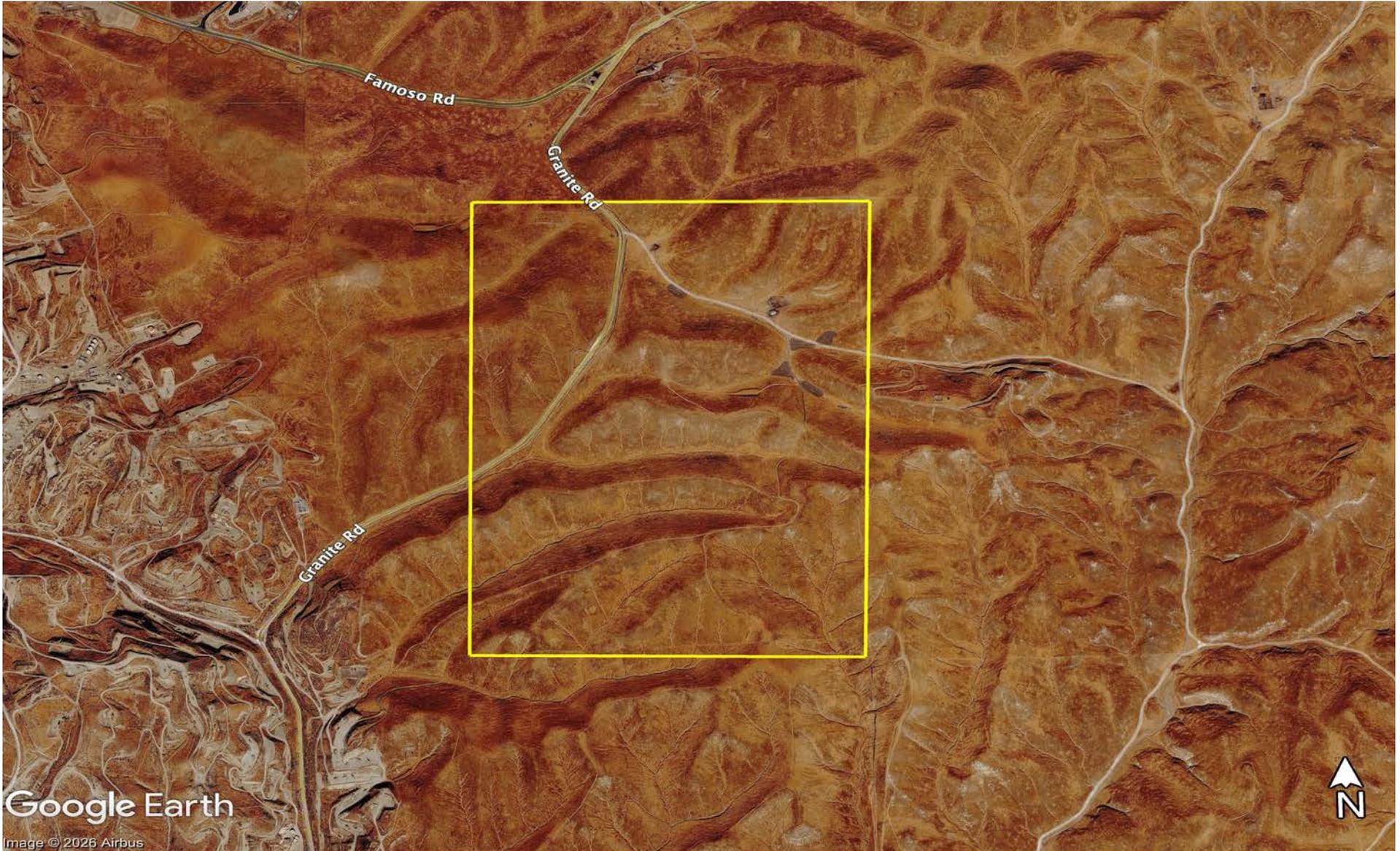
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AERIAL MAP



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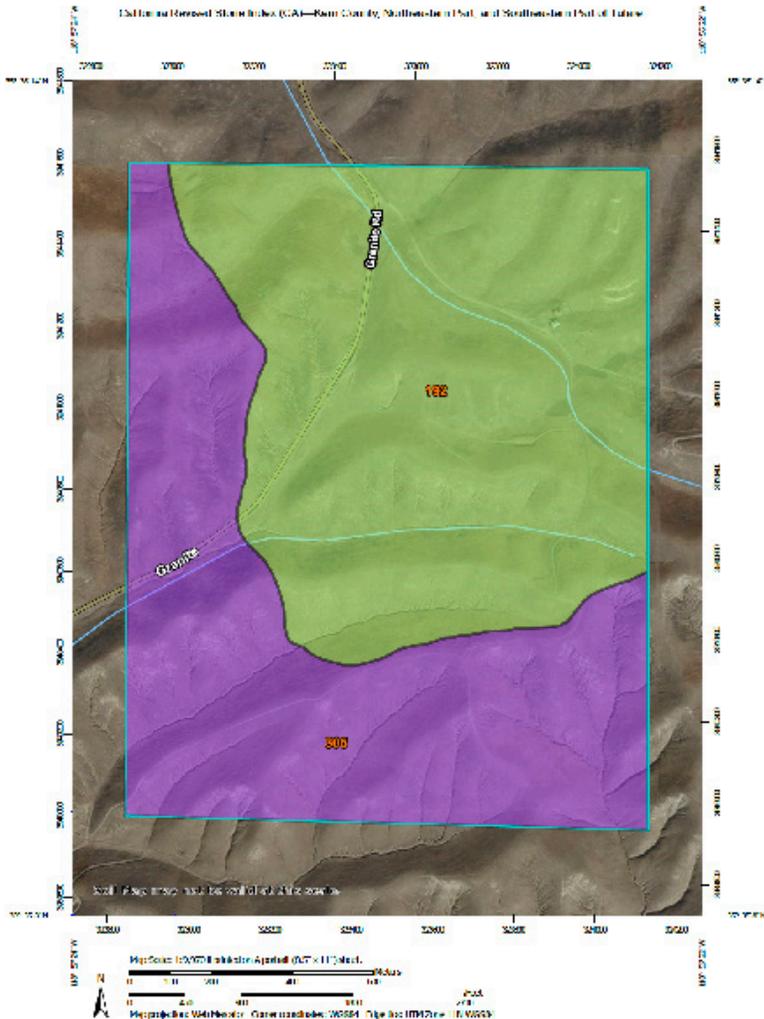


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SOIL MAP



California Revised Soile Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component	Acres	Percents
192	Chanac-Pleito complex, 5 to 30% slopes	Grade 2 Good	Chanac (55%) Pleito (30%)	286.4	56.0%
305	Chanac-Pleito-Premier association, 20 to 60% slopes	Grade 3 Fair	Chanac (45%) Pleito (20%)	225.5	44.0%
Totals for Area of Interest				511.8	100.0%

The Revised Soile 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 Soile 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 Soile 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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Call John Moore 661-303-6536

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!