



NOW OFFERED AT A NEW PRICE

**A 100 ACRE OFFERING PREVIOUSLY PLANTED TO POTATOES LOCATED IN
ARVIN EDISON W.S.D., KERN COUNTY, CA**

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Offering Summary

- A 100 +/- acre offering of open ground located in Kern County, Southwest of Arvin.
- The property is currently leased through December 31, 2019 and it has been previously planted by the tenant to potatoes.
- Water is supplied by 1, 200 H.P. electric motor on an ag well. The plantings are irrigated via sprinklers.
- The property is located in Arvin Edison Water Storage District but it does not currently receive water from the district as there is no turnout to the property.
- To schedule a personal showing, please contact Cameron Kay or Ken Neufeld.



The Terms: London Properties or Broker. "Broker" as used herein includes London Properties Ltd., its Officers, Directors, agents, DBA's and employees.

Sellers Rights: Seller hereby reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow.

Disclaimers: This information Memorandum contains information which may assist a potential buyer in evaluating the subject property for acquisition. Although information herein is and subsequent information to be provided by Broker shall be from sources believed to be reliable, **neither Seller, Broker, nor its agents, makes any warranties or representations, express or implied, as to the accuracy, completeness or significance of such information.**

Buyer should not rely on the accuracy of any such information. It shall be Buyers' sole responsibility to conduct an independent investigation and due diligence of the Property, its characteristics, production, soils, crops, water availability, and any other factors of importance to Buyer. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers' intended use. Buyer is also advised that this Memorandum and Property information is dated, and **that changes may have occurred prior to, during, and after the time that this Memorandum was prepared.**

The Property is offered for sale only in its present As-Is condition, and on terms and conditions only as may be set forth in a fully executed, definitive Purchase and Sale Agreement. Seller referenced herein shall be deemed to include its Principals, Directors, Officers, Shareholders, Partners, Associates and Employees.

Sustainable Ground Water Management Act: California has enacted groundwater management legislation in the form of the Sustainable Groundwater Management Act ("SGMA"). All California groundwater basins and sub-basins are affected by SGMA. Each basin and sub-basin will be managed by one or more local Groundwater Management Agencies ("GMA"). Each GMA is required to adopt a Groundwater Management Plan ("GMP") which are intended to address and rectify groundwater over-drafting. Buyer is advised that the Property may be located in one or more groundwater basin or sub-basin that are subject to one or more GMPs. As a result and depending on the terms and provisions of the GMP, extraction of groundwater may be severely curtailed, restricted, measured or prohibited. In addition, costs and fees may be imposed on the extraction of groundwater if it is permitted. These rules and charges may be applicable regardless of the Property's history of groundwater production. The Buyer is strongly encouraged to investigate the applicability of SGMA to the Property by consulting the State Water Resources Board and all applicable GMAs to determine if there is a GMP in effect or planned that will affect the Property and if so, what are its terms and provisions and impact on the Buyer's intended use for the Property. Broker has not made, does not make and hereby disclaims any and all representations or warranties concerning the Property's location in any groundwater basin or sub-basin, whether it is affected by SGMA or one or more GMPs or the existence, accessibility, quantity, quality or cost of any groundwater relating to the Property.

Exclusive Representation Rights: London Properties Ltd. has been granted Exclusive Rights to represent Seller in the offering and sale of the property described herein. All communications, Letters of Intent, Offers, requests for additional copies of this Memorandum, requests for additional information, or for appointments to view may be made by contacting the following parties:

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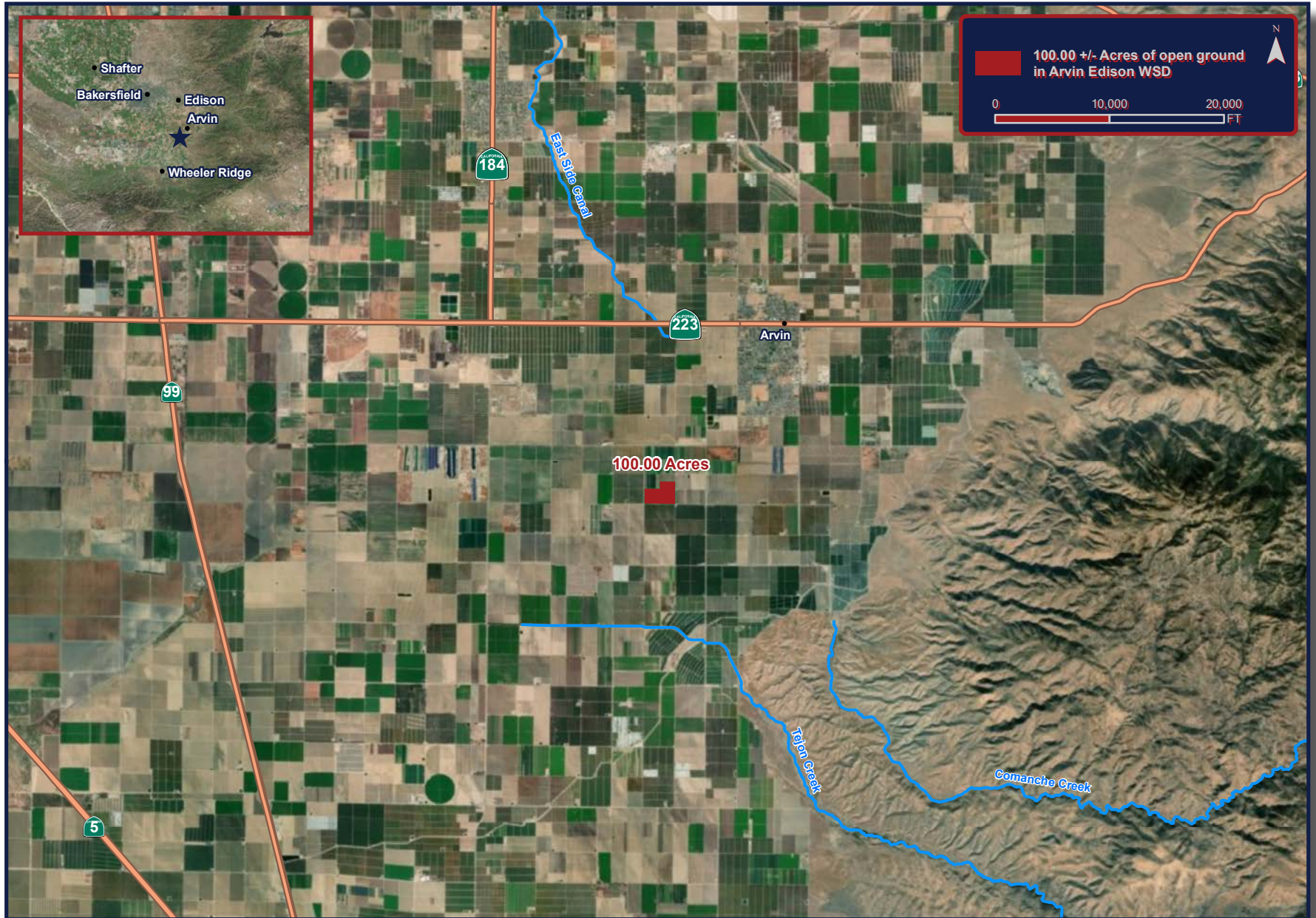
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Regional Map



Location, Description, & Zoning

- This property is located approximately 4 1/2 miles from Arvin, CA.
- From Arvin, take Hwy 223 west for approximately 1/2 of a mile. Turn left onto N. Rancho Drive and continue south for approximately 3 miles. Turn right onto Kenmar Lane and continue for approximately 1/2 of a mile. The property will be to the right and extends along Kenmar Lane for an additional 1/2 of a mile.

APN	COUNTY	ACRES	ZONING	DESCRIPTION
446-023-13-00	Kern	20	A	Section 4,Township 32, Range 29,Quarter
446-023-16-00	Kern	40	A	Section 4,Township 32, Range 29,Quarter
446-023-18-00	Kern	40	A	Section 4,Township 32, Range 29,Quarter

Purchase Price & Terms

- The entire property composing 100 acres is offered for \$1,950,000 (\$19,500/acre).
- The property is offered subject to the buyer assuming the current lease that is valid through December 31, 2019. Any rent is to be prorated to the actual date of close of escrow.
- The sprinklers and diesel booster pump are not property of the Seller and are excluded from the sale.



Infrastructure Data

SITE I.D.	DETAILS
1	200 H.P. electric motor on an ag well

Water & Irrigation

- Water is provided by one, 200 H.P. electric motor on an ag well.
- The property is located in Arvin Edison Water Storage District but it does not currently receive a contract allocation or supplemental water from the district as there is no turnout to the property.
- The plantings are irrigated via sprinklers with pressure provided by one diesel booster pump (both of which are not property of the seller and are excluded from the sale).

Well Horsepower & Water Production

SITE I.D.	DATE TESTED	PUMPING WATER LEVEL (IN FT.)	STANDING WATER LEVEL (IN FT.)	DRAW RATE (GPM)	MEASURED FLOW DOWN (IN FT.)	ACRE FEET PER 24 HRS
1	6/21/18	382	362	20	870	3.84



Property Assessment

PARCEL	2018 PROPERTY TAX	
	1ST INSTALLMENT	2ND INSTALLMENT
446-023-13-00	\$2,199.50	\$2,199.50
446-023-16-00	\$3,870.00	\$3,870.00
446-023-18-00	\$3,682.00	\$3,682.00

Block Data

BLOCK NUMBER	CROP	NET PLANTED ACRES	IRRIGATION
1	Previously Planted to Potatoes	99	Sprinkler

* See the block map on page 8 for the location of the blocks



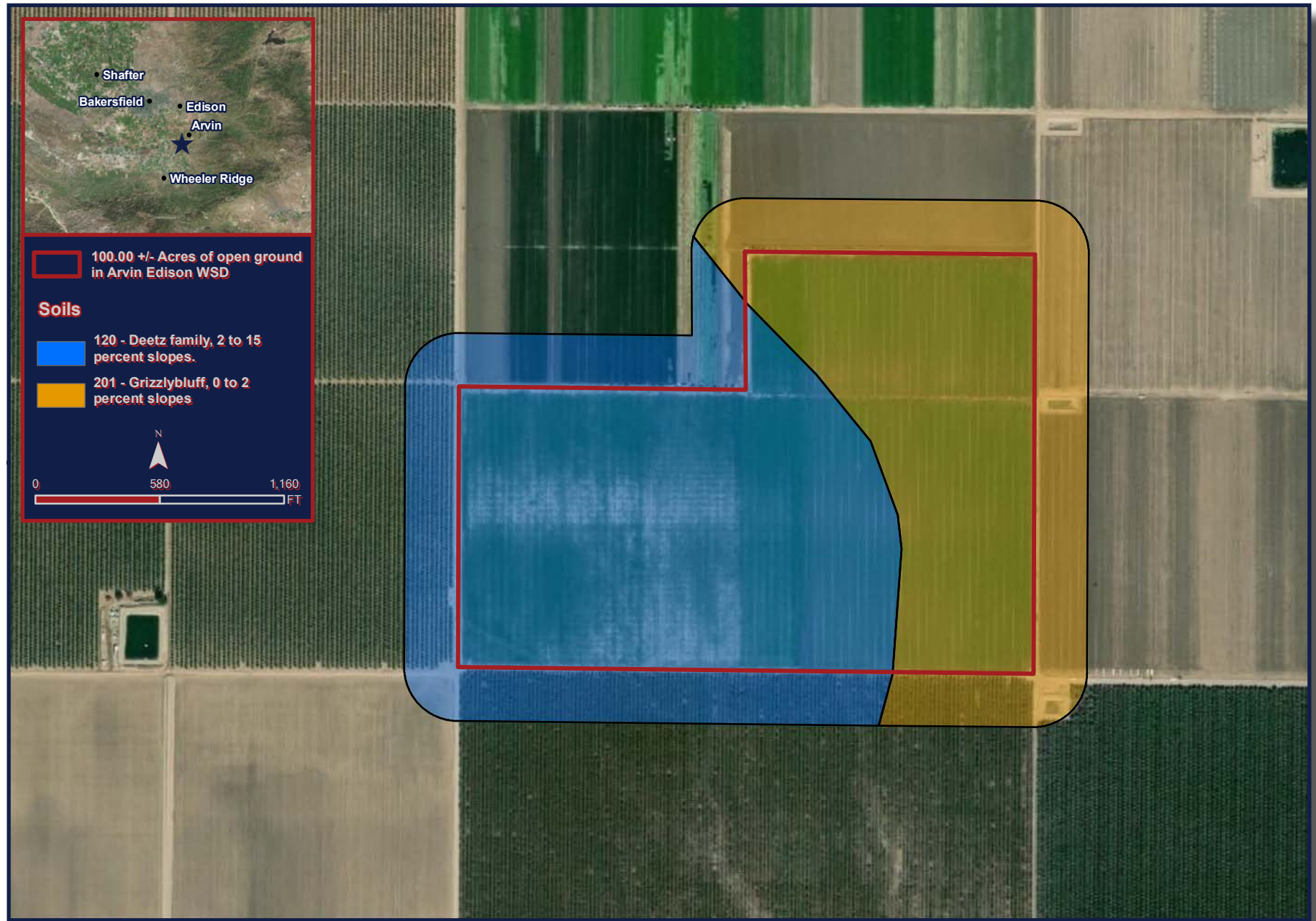
Block Map



Infrastructure Map



NRCS Soils Map



Slope Map



Photos

