

# FOR SALE

345.29 +/- Acres of Farmland in  
Arvin-Edison Water Storage District



**John Moore**

**Tech Ag Financial Group, Inc.**

Broker DRE No. 02083662

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3430 Unicorn Road

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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 opportunity consists 345.29 +/- acres farmland ripe for development on Grade 1 – Excellent soils in Arvin-Edison Water Storage District. Located on Buena Vista Road, the offering is bisected by the Arvin-Edison canal and has been previously planted to table grapes and row crops including carrots, potatoes, sweet potatoes, and grains. The irrigation supply comes from a surface water contract, deep well and access to the Arvin-Edison canal for temporary water service.

## LOCATION

The Property is located to the east of Rockpile Road, north of Russell Road and South of Buena Vista Road approximately 3 miles to the northwest of the City of Arvin in the County of Kern.

## LEGAL/ZONING

Kern County Assessor Parcel Number(s) 503-041-14, 503-041-17, and 503-041-23; Section 16 and 17; Township 31; Range 30; MDB&M. The property is zoned as Exclusive Agriculture (A) and is enrolled as an agricultural preserve in the Williamson Act.

## WATER

Property is located within the boundaries of Arvin-Edison Water Storage District (AEWSD) with a contract of service for 80.00 +/- contract

acres and surface water delivered via District turnout no. C-108 and groundwater service for the balance of the property. An older well is located on Russell Road and Rockpile Road and is not currently operating. In addition, there is the ability to access canal water pending development of the turnout at the Owner's sole expense. 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 2026-2027 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 \$259 per delivered acre foot of water.

## SOIL

40.7 +/- % (127) DiGiorgio sandy clay loam, 0 to 2 percent slopes, Grade 1 – Excellent  
9.3 +/- % (144) Hesperia sandy loam, 0 to 2 percent slopes, Grade 1 – Excellent  
49.9 +/- % (145) Hesperia sandy loam, 2 to 5 percent slopes, Grade 1 - Excellent

## 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

## IMPROVEMENTS

The property has an existing ½ mile horse racing track, non-producing table grapes and dilapidated green houses. All structures are included in the sale of the property.

## PRICE

\$3,402,320.00 (\$9,853.51+/- per gross acre) with all cash proceeds to be paid at closing.

## CONTACT

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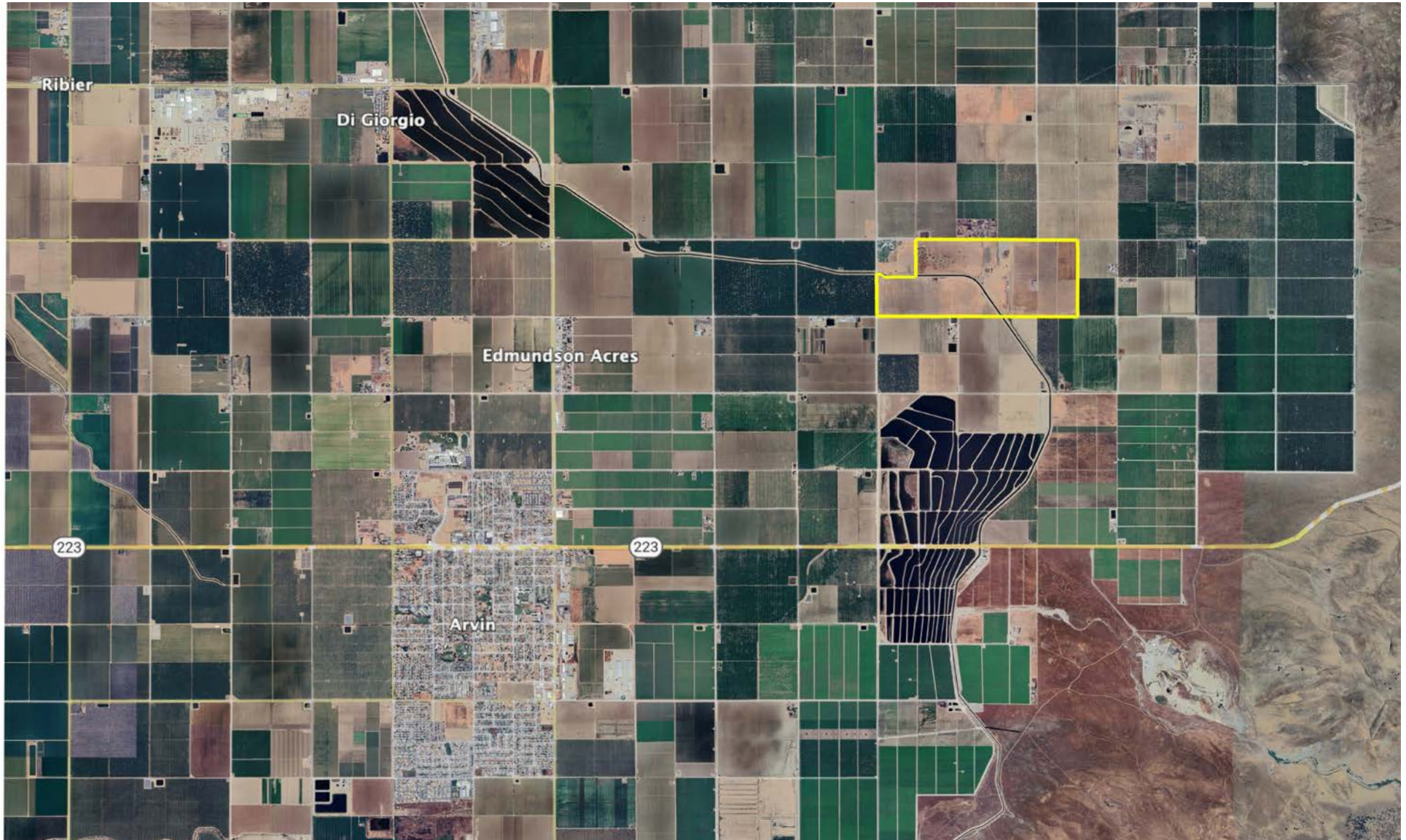
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## LOCATION MAP



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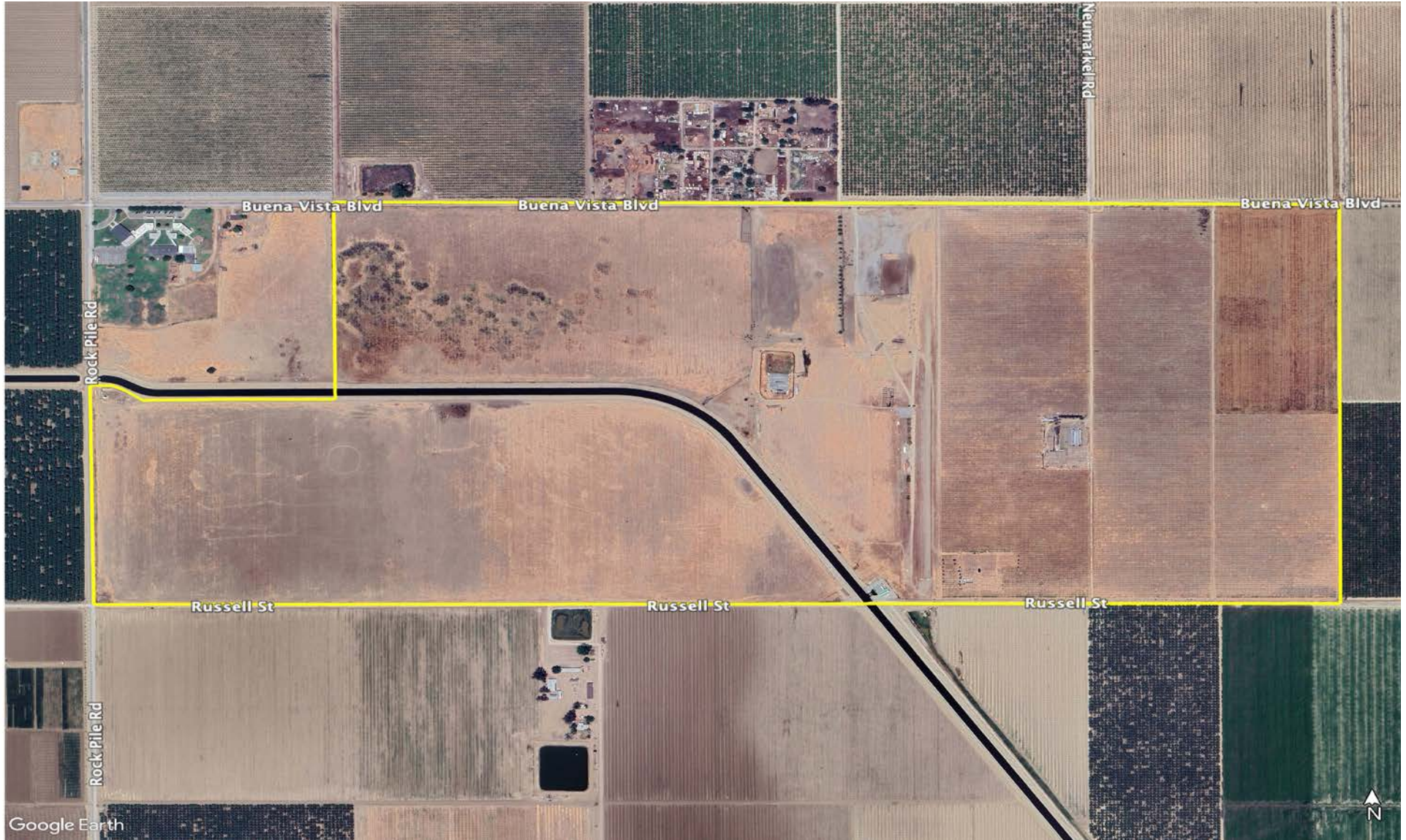
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## AERIAL MAP



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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	Acres	Percent
127	DiGiorgio sandy clay loam, 0-2% slopes	Grade 1 Excellent	DiGiorgio (85%)	149.5	40.7%
144	Hesperia sandy loam 0-2% slopes	Grade 1 Excellent	Hesperia (85%)	34.2	9.3%
145	Hesperia sandy loam 0-2%	Grade 1 Excellent	Hesperia (85%)	183.2	49.9%
<b>Totals for Area of Interest</b>				<b>366.9</b>	<b>100.0%</b>

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# FOR EVERYTHING UNDER THE SUN

- **Row Crops**
- **Orchards**
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- **Developed or Vacant Land**

**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!