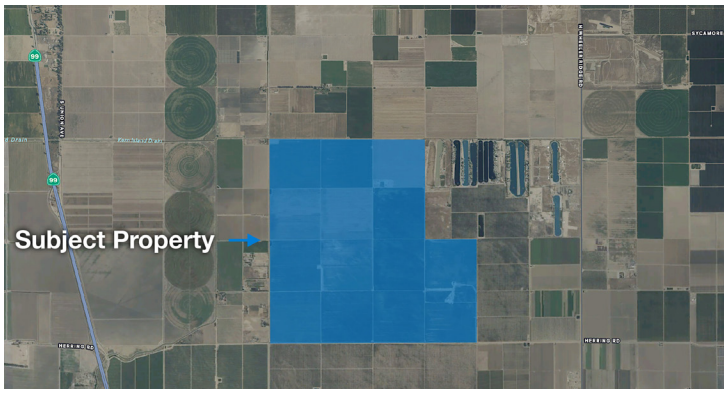
HOEKSTRA & ASSOCIATES, INC.

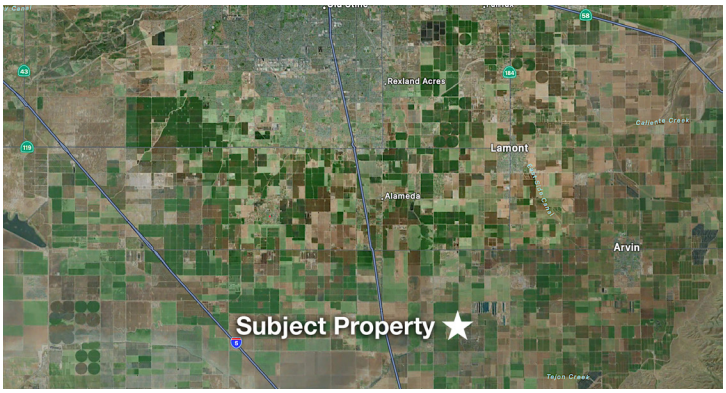
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE $33,000,000

Kootstra - Rockwell Ranch 2,205.09 ACRES







Dan Hoekstra
(805) 839-8292 cell | dan@hoekstra.land
CalBRE-01942198

AGRICULTURAL REAL ESTATE PROFESSIONALS **www.Hoekstra.land**

HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE $33,000,000

Kootstra - Rockwell Ranch 2,205.09 ACRES

LOCATION

The subject property is located 2 miles South of Bear Mountain Boulevard on the East side of Adobe Road.

DESCRIPTION

The subject property has ag wells that provide irrigation water to the fields in addition to the state water from Kern Delta Water District. The ranch is all contiguous and has easy access from Adobe Road.

PARCEL #'S

Kern County APNs: 445-011-01, 03, 05,
& 445-012-02, 03, 05, 07, 09, 10

ZONING

AE - Exclusive Agriculture

STRUCTURES

The property has a large +/- 7,500 SF airplane hanger, and 2 industrial concrete shop buildings. The buildings were originally built and used by Rockwell Aviation for testing of the B-1 bomber wings and airplanes.

CROPS

This ranch has historically been farmed to alfalfa and other forage crops. This property has good soils and is suited for row crops, forage crops and some permanent crops.

SOIL

According to USDA California Revised Storie Index, Grades 2 and 4 soils; see attached soils map for description.

WATER & IRRIGATION

The ranch is located in the State service area of Kern Delta Water District and receives State water from the Kern Island branch of the District. There are 8 ag wells that provide the main water source for irrigation. Well pump tests are available upon request.

SGMA

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped.
For more information go to https://water.ca.gov/Programs/Goundwater-Management/SGMA-Groundwater-Management

PRICE/TERMS

$33,000,000 ($14,965/ac) cash at close of escrow.

The information contained herein has been obtained from reliable sources, however, the accuracy cannot be guaranteed. We assume no responsibility for errors, omissions, or misrepresentations. This offer is subject to change, withdrawal, or prior sale at any time without notice. Contact your legal and tax consultants for further instruction.

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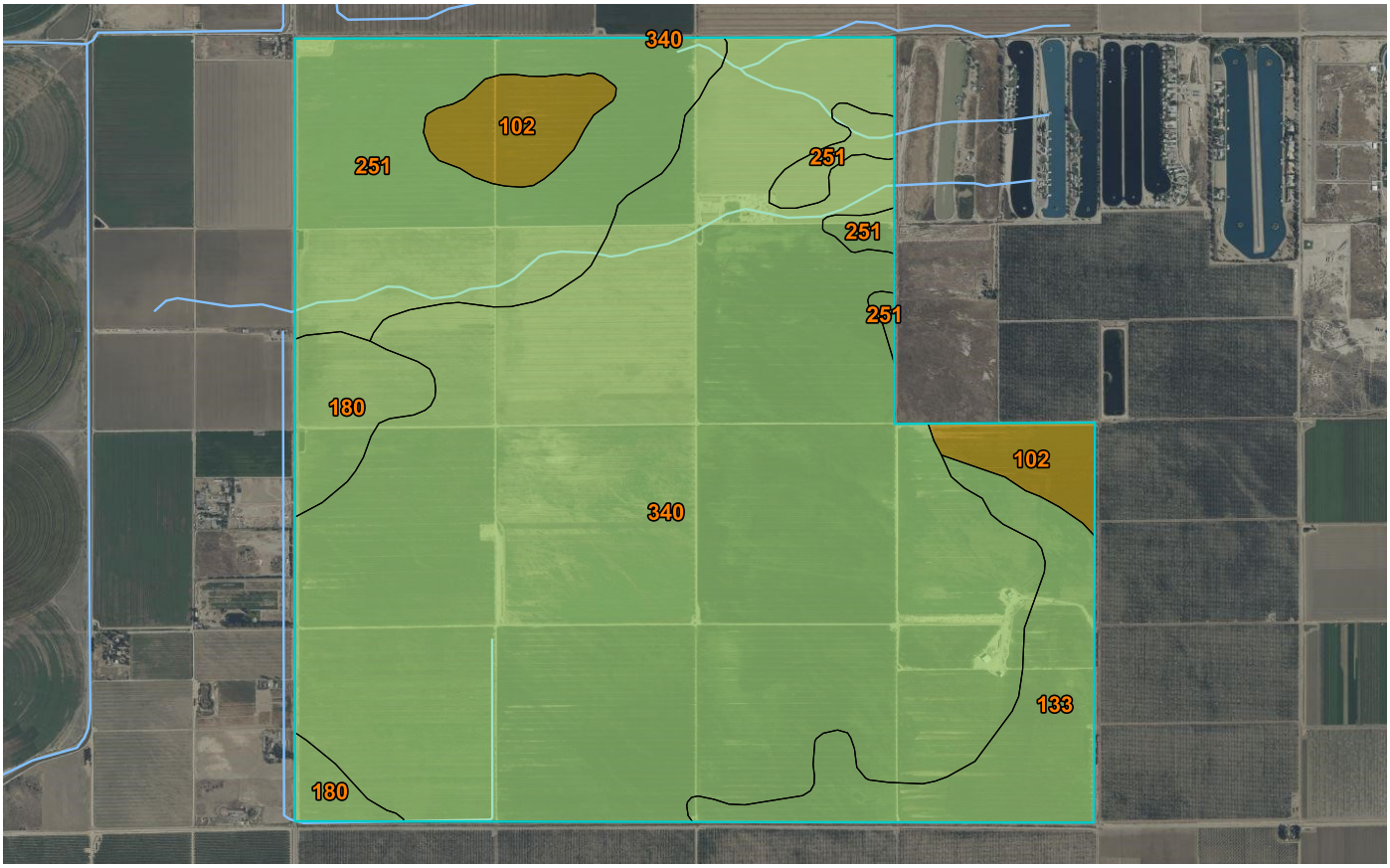








SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
102	Bakersfield sandy loam, partially drained, 0 to 1 percent slopes	Grade 4 - Poor	Bakersfield, partially drained (85%)	99.6	4.5%
133	Calflax loam, 0 to 1 percent slopes	Grade 2 - Good	Calflax (85%)	159.4	7.3%
180	Garces loam, 0 to 1 percent slopes	Grade 2 - Good	Garces (85%)	80.8	3.7%
251	Oldriver loam, partially drained, sodic, 0 to 1 percent slopes	Grade 2 - Good	Oldriver, partially drained, sodic (85%)	363.6	16.6%
340	Weedpatch clay loam, 0 to 1 percent slopes	Grade 2 - Good	Weedpatch (85%)	1,486.5	67.9%
Totals for Area of Interest				**2,189.9**	**100.0%**

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FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

ASSESSORS MAP

