

PROJECT McFARLAND

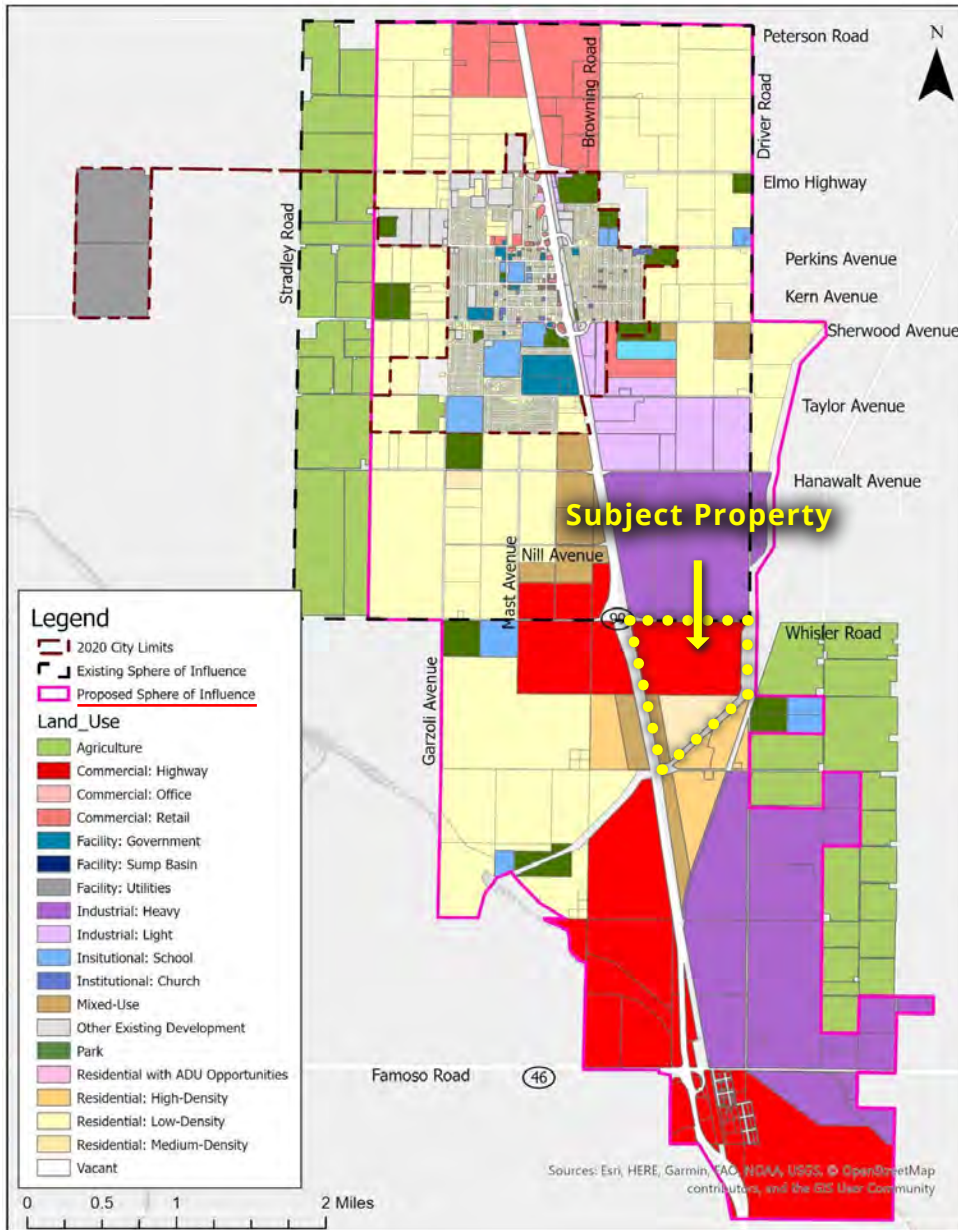
- **326.73 +/-** Gross Assessed Acres | **Fronting Highway 99 & Whisler Road Off-Ramp** | Kern County
- Winery Facility & Land | **Over 10 Million Gallons of Cooled Stainless Tank Storage**
- **Commercial Development Opportunity**
Located Within the City of McFarland's 2040 General Plan Proposed Sphere of Influence
- **Union Pacific Railroad Spur**
Currently Disconnected | Available for Reconnection
- Current Site Interest for 30-50 Acre **Cold Storage Facility**, Subject to Railroad Spur Reconnection
- Current Site Interest for **Solar/EV Stations**

[CLICK FOR PROPERTY LOCATION](#)

[CLICK FOR CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT \("CNDA"\)](#)



Map 4-1: Conceptual Land Use Map for Business as Usual Alternative



Whisler Road

Whisler Road represents a new opportunity for McFarland to expand its income from highway commercial activities. Currently, the Wine Group, one of the largest exporters of wine in the country and maker of popular Franzia and Cupcake brands, is located along Whisler Road. The land around Whisler Road is primarily agricultural land. Figure 4-5 shows the existing conditions of the area, which is mostly undeveloped agricultural land.

The Business as Usual Alternative proposes new highway commercial, industrial, and mixed uses. Figure 4-6 depicts the future change in land use intended to draw visitors from Highway 99 into McFarland.



Figure 4-5: Whisler Road, existing.

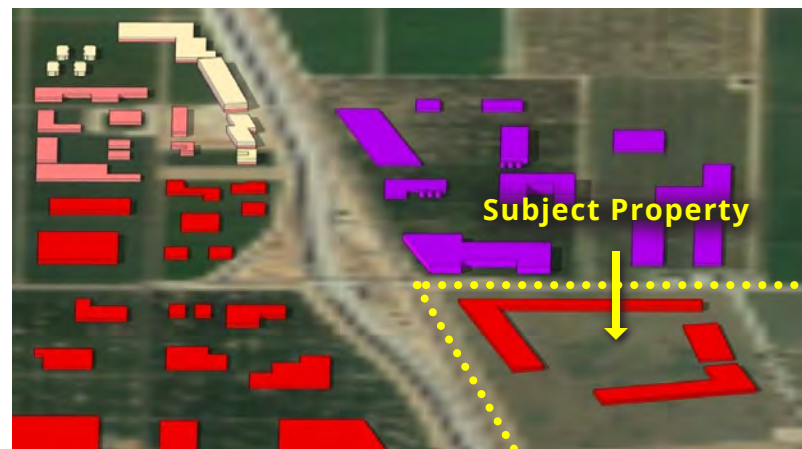


Figure 4-6: Proposed future Whisler Road development.

- Source: <https://mcfarlandcity.org/DocumentCenter/View/3020/Final-General-Plan--2021pdf>



(1.30 +/- Miles From Property)

Whisler Road

Highway 99

Union Pacific Railroad

Rail Spur



●●● APPROXIMATE PROPERTY BORDER

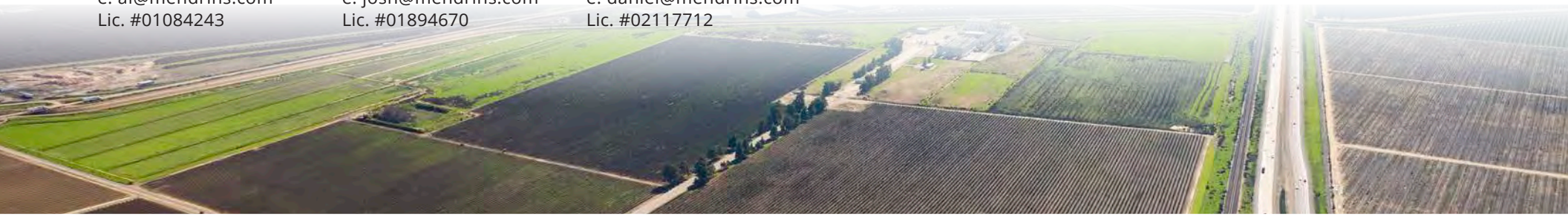
OVERVIEW

- **Unique opportunity to acquire potential future development land** (326.73 +/- gross assessed acres) in Kern County fronting Highway 99 and the Whisler Road off-ramp, located 1.30 +/- miles south of the McFarland City limits.
- Property is currently zoned A-1 (Limited Agriculture), **with potential for annexation into commercial development.**
- According to the City of McFarland's 2040 General Plan, the **Property is located within the City's Proposed Sphere of Influence.** For further information contact: Brianahi De Leon - Senior City Planner | Phone: 661-792-3091 Ext. 2107 | Email: bdeleon@mcfarlandcity.org | Website: <https://www.mcfarlandcity.org/> [LINK TO CURRENT MCFARLAND 2040 GENERAL PLAN]
- The winery facility features over **10 Million Gallons of Cooled Stainless Tank Storage**, over 100+ Winery Storage Tanks, historical crush capacity of 55,000 +/- tons annually, and a distillery.
- **The Property features an existing rail spur** which is currently disconnected and will require approval, permits, and upgrades to restore connection through Union Pacific Railroad (rail spur rehabilitation potential/process must be verified by Buyers). There is current interest for a 30-50 acre cold storage facility development, subject to rail spur reconnection. For further rail spur information contact: Paul Marcinko - Network Economic & Industrial Development - CA, NV | Phone: 213-359-3923 | Email: prmarcin@up.com | Website: <https://www.up.com/index.htm>.
- **Solar/EV charging station potential** (current solar proposal included, sign NDA for details).
- Current utilities include electric, gas, and internet, with water provided via 2 on-site wells (one agricultural well pumping at a rate of 990 +/- GPM per 2023 pump test, and one supply water well for the winery, GPM unknown).
- Property features +/- 99.99% NRCS Grade 1 Excellent rated loam soil type series (Wasco Sandy Loam and McFarland Loam).
- Property is located within the boundaries of the North Kern Water Storage District and Kern County Water Agency, with groundwater management provided by the Kern Groundwater Authority Groundwater Sustainability Agency (<https://kerngwa.com/>).
- Additional winery, zoning, annexation, rail spur, and Property details are available upon signature of a Non-Disclosure Agreement ("NDA").
- **Purchase Price:** Twelve-million five hundred thousand dollars (\$12,500,000).
- **For further information, please contact:**

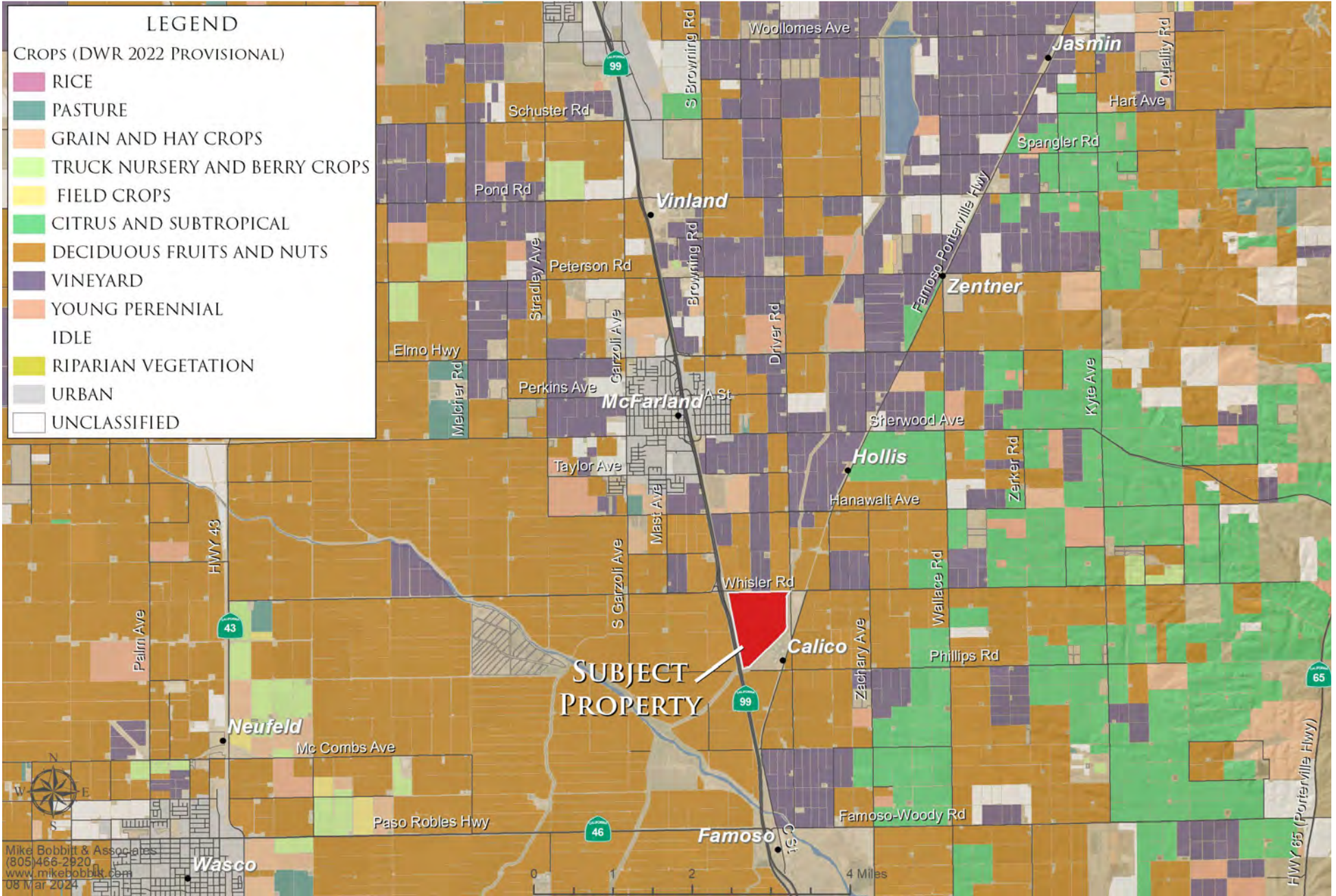
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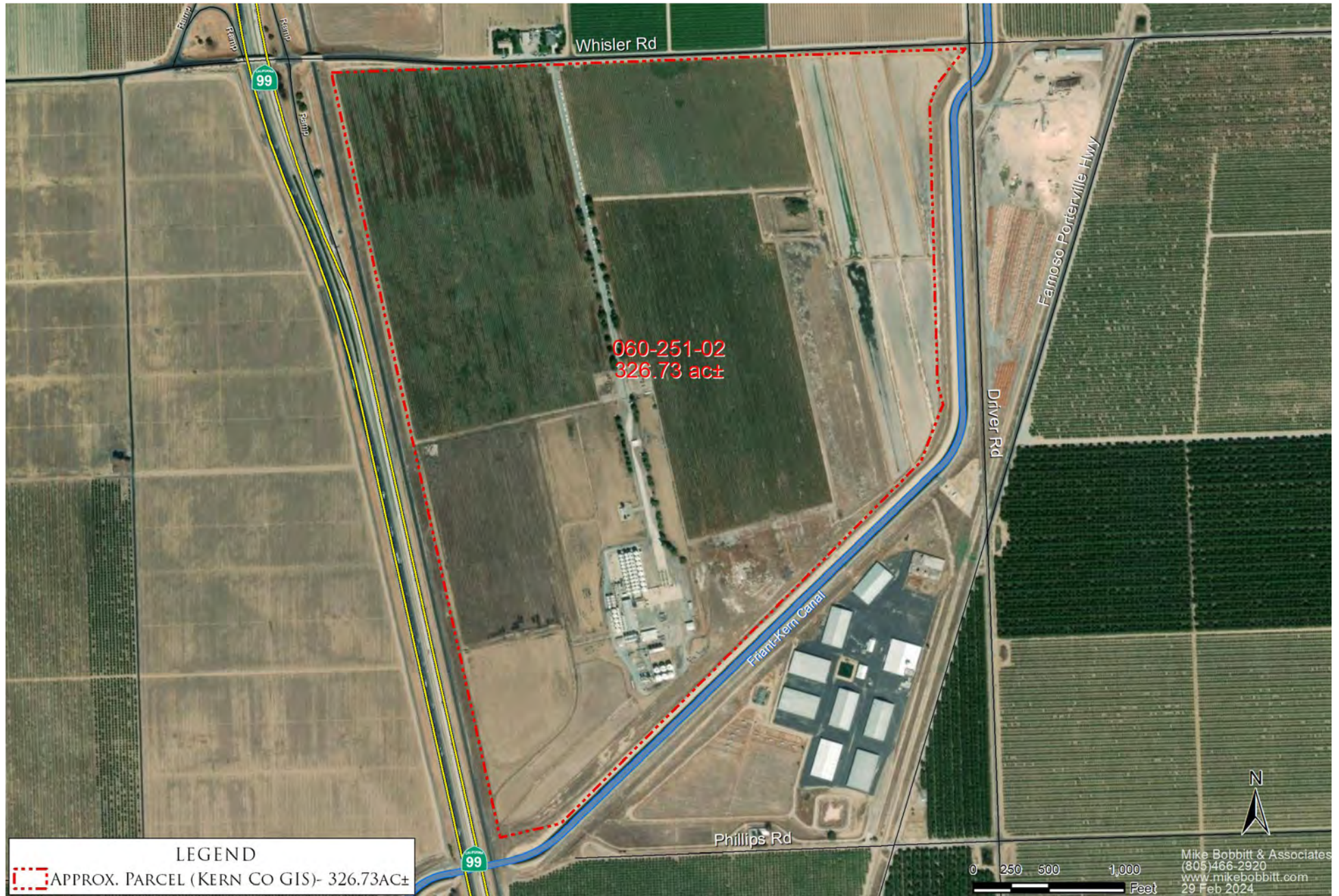
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Exclusive Representation Rights & Agency: Alex D. Mendrin, Inc. dba The Mendrin Group (Broker Lic. #01978317) and Mendrin & Mendrin, Inc. (Broker Lic. #02040909) have been granted Exclusive Representation Rights and Exclusively Represent *The Wine Group LLC* ("Seller") for the offering and sale of *Project McFarland* located in Kern County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Confidential Overview, viewing of the Property, Letter of Intent submissions, Property Due Diligence data requests, and Property Due Diligence site visits shall be directed through Seller's exclusive representative, **The Mendrin Group**.

Private Property tours are strictly by appointment only with 48 hours prior notice.

California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer: The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater Basins and Subbasins to establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater Basin's/Subbasin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31st, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31st, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer's/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Seller and Broker do not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, the GSP details/effects, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at California Department of Water Resources Sustainable Groundwater Management Act Portal <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact <https://water.ca.gov/Contact>



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