



The Ranch Co.
A Dairy Division of Pearson Realty

FOR SALE

Lemoore Pistachios



170.12± Acres
Kings County, California

Exclusively Presented By
The Ranch Co.



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CA BRE #00020875



Lemoore Pistachios

170.12± Acres

\$3,997,820

DESCRIPTION:

Property consists of 170.12± acres currently planted to pistachios, 129.88± acres are 3rd leaf and 40.24± acres 2nd leaf with all on 19' x 17' spacing. There is 1 metal building, 1 AG well, 1 lift pump, 2 domestic wells and 27 shares of Lemoore Canal and Irrigation Company.

LOCATION:

The property is located at 17519 Jackson Avenue, approximately 3 miles south of Highway 198 and 2± miles east of Highway 41 in Kings County. Property is bordered between 17th Avenue to the east, 18th Avenue to the west and Jersey Avenue to the south.

LEGAL:

The property is in the Williamson Act Tax Preserve and consists of 4 parcels. APN#s 024-150-001 (79.17ac), 024-150-003 (50.71ac) 024-150-089 (20.11ac) and 024-150-090 (20.13ac), Kings County, California.

PLANTINGS:

The acreage is currently planted to pistachios. Neighboring parcels are currently planted in alfalfa, almonds, cotton, corn, grapes and pistachios.

WATER:

Irrigation water is supplied by the use of one 200HP AG well, approximately 2,000 GPM, one 10HP lift pump and one Boosterpump 50HP VFD. Water is distributed through a double drip line.

SOILS:

Grangeville fine sandy loam, Lemoore sandy loam, Kimberlina fine sandy loam and Cajon sandy.

PRICE/TERMS:

\$3,997,820 (\$23,500 per acre). Seller to be reimbursed for all 2018 cultural costs.

NOTES:

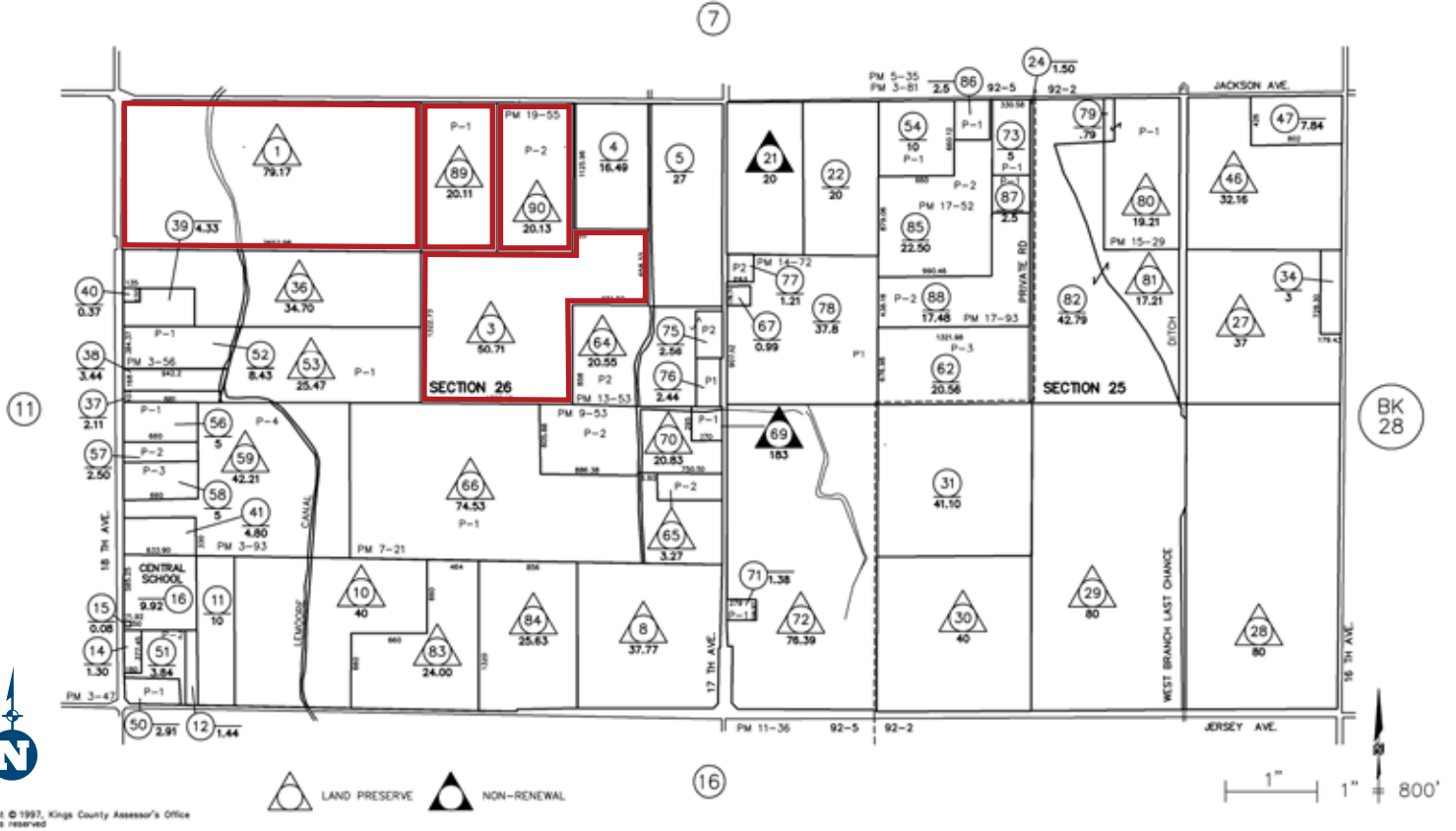
The property is sold "AS-IS" with no warranties or guarantees expressed or implied by Seller or Broker.

ASSESSOR'S PARCEL MAP

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS FORTIFYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW
JULY 2014

KINGS COUNTY ASSESSOR'S MAP SEC'S 25. & 26-19-20

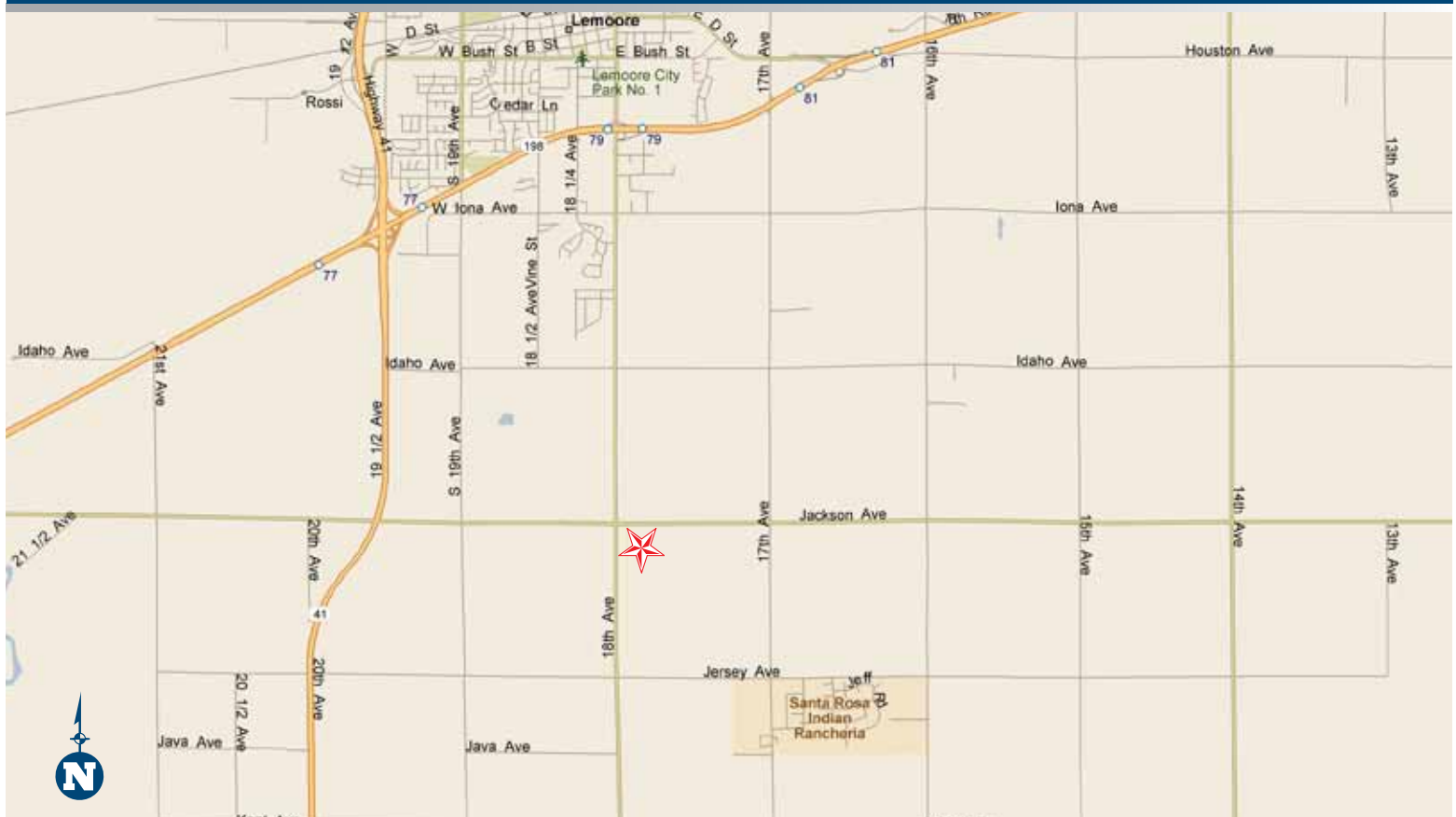
24-15



PROPERTY PHOTOS



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.
Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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