

FOR SALE



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Island Area Cherry Ranch and Homesite



**40.00± Acres
Kings County, California**

- High Quality Cherry Farm
- Excellent Soils
- Good Ground Water
- Potential Homesite

**Exclusively Presented By:
Pearson Realty**



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Island Area Cherry Ranch and Homesite

40.00± Acres

\$1,500,000

DESCRIPTION:

This cherry ranch opportunity is located in a great growing area with good soils and ground water. The offering is planted with mature and young cherry varieties in demand with normally very good production. The property has adequate water provided by two pumps and wells. The area is known as a good ground water recharge location with a strong aquifer. The farm also has a one acre parcel with roadside frontage for your future country homesite.

LOCATION:

The two parcels are located on the southwest corner of 9th Avenue and Cairo Avenue. The street address is 9195 Cairo Avenue, Laton, CA 93242.

LEGAL:

Kings County APN's: 002-120-062 and 002-120-063. The two parcels are located in a portion of Section 19, Township 17S, Range 22E, MDB&M.

ZONING:

AE 20 - Agriculture Exclusive 20 acre. The large parcel is under The Williamson Act Contract and small parcel is not.

PLANTINGS:

<u>VARIETY</u>	<u>ROOTSTOCK</u>	<u>APPROX. ACRES</u>	<u>PLANTED</u>
Sequoia Cherry	Colt	15.3± ac.	2006/2007
Lapin Cherry	Krymsk-5	13± ac.	2018
Rainer Cherry	Krymsk-5	10± ac.	2018

SOILS:

Mostly Nord Five sandy loam; some Kimberlina Five sandy loam, sandy substratum.

WATER:

Two ag pumps and wells with filtration system that feeds sprinkler irrigation system throughout ranch.

BUILDINGS:

There is 0.73± acre future homesite ground that sits in front of orchard with roadside access.

PRICE/TERMS:

\$1,500,000 all cash or terms acceptable to seller.

NOTES:

The Sequoia Cherry variety is subject to an exclusive growing and marketing agreement with Warmerdam Packing LLC. Production available to qualified buyers.

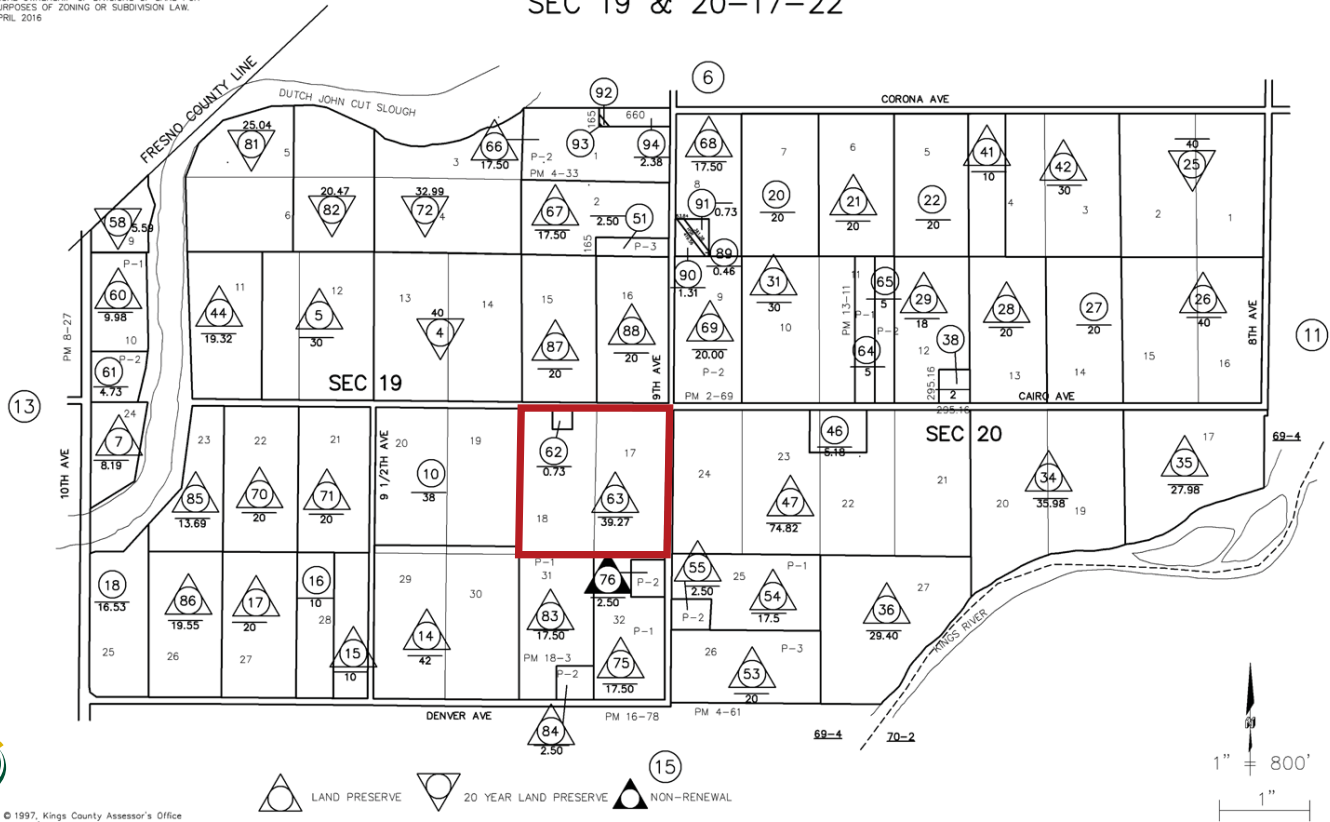
ASSESSOR'S PARCEL MAP

KINGS COUNTY ASSESSOR'S MAP

2-12

SEC 19 & 20-17-22

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
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PHOTOS



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

FRESNO 7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA 3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD 4900 California Ave, Ste 210 B
Bakersfield, CA 93309
661.334.2777



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