

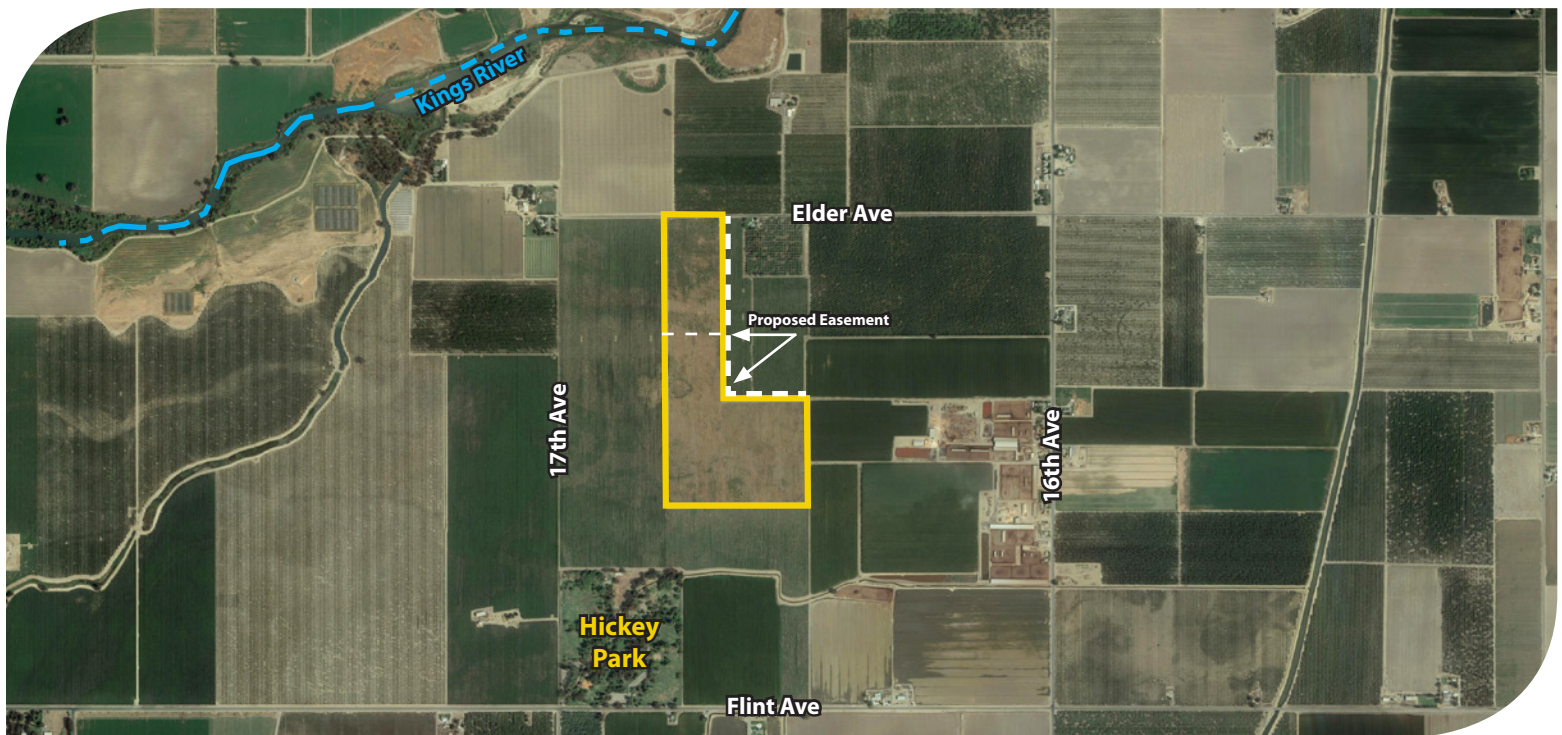
FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
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Elder Ave. Open Land



65.86± Acres
Kings County, California

- Pumping rights on the Kings River
- Class 1 soils

Exclusively Presented By:
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Elder Ave. Open Land

65.86± Acres

\$1,515,000
(\$23,003/Ac.)

LOCATION:

Parcel is located on the south side of Elder Ave, just $\frac{3}{4}$ mile west of the Elder and 16th Ave junction. It is approximately 7± miles West of Hanford and 8± miles north of Lemoore.

DESCRIPTION:

Rare opportunity to purchase land that has the right to pump water from the Kings River. These class 1 soils are capable of growing almonds, pistachios, walnuts, grapes, blueberries, tree fruit, cherries, and many other crops. For the past 3 years, no pesticides have been applied and it has not been farmed.

LEGAL:

Kings County APN's: 004-090-040 & 038. Property is in the Williamson Act.

WATER:

Property has a recorded agreement with Kings River Water Association (KRWA) to draw from the Kings River. Buyer will have to secure access to the river. The "Annual Ceiling Amount" is up to 259.86± ac. (approx. 4 ac. ft. per acre) and the maximum allowed monthly draw is 52± ac. ft. (20% of total amount). There is an abandoned/inoperable irrigation well on the property. The property is within the South Fork Kings GSA.

SOILS:

Nord fine sandy loam – Grade 1 - Excellent
Nord complex – Grade 1 - Excellent

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$1,515,000 cash at the close of escrow.

NOTE:

Buyer to grant an access easement to Seller for 10 ft. along the eastern boundary and 17 ft. along the northeastern boundary of the property; and a power/electrical easement sufficient for power provider to access for repair. See map on front page for proposed easement location.



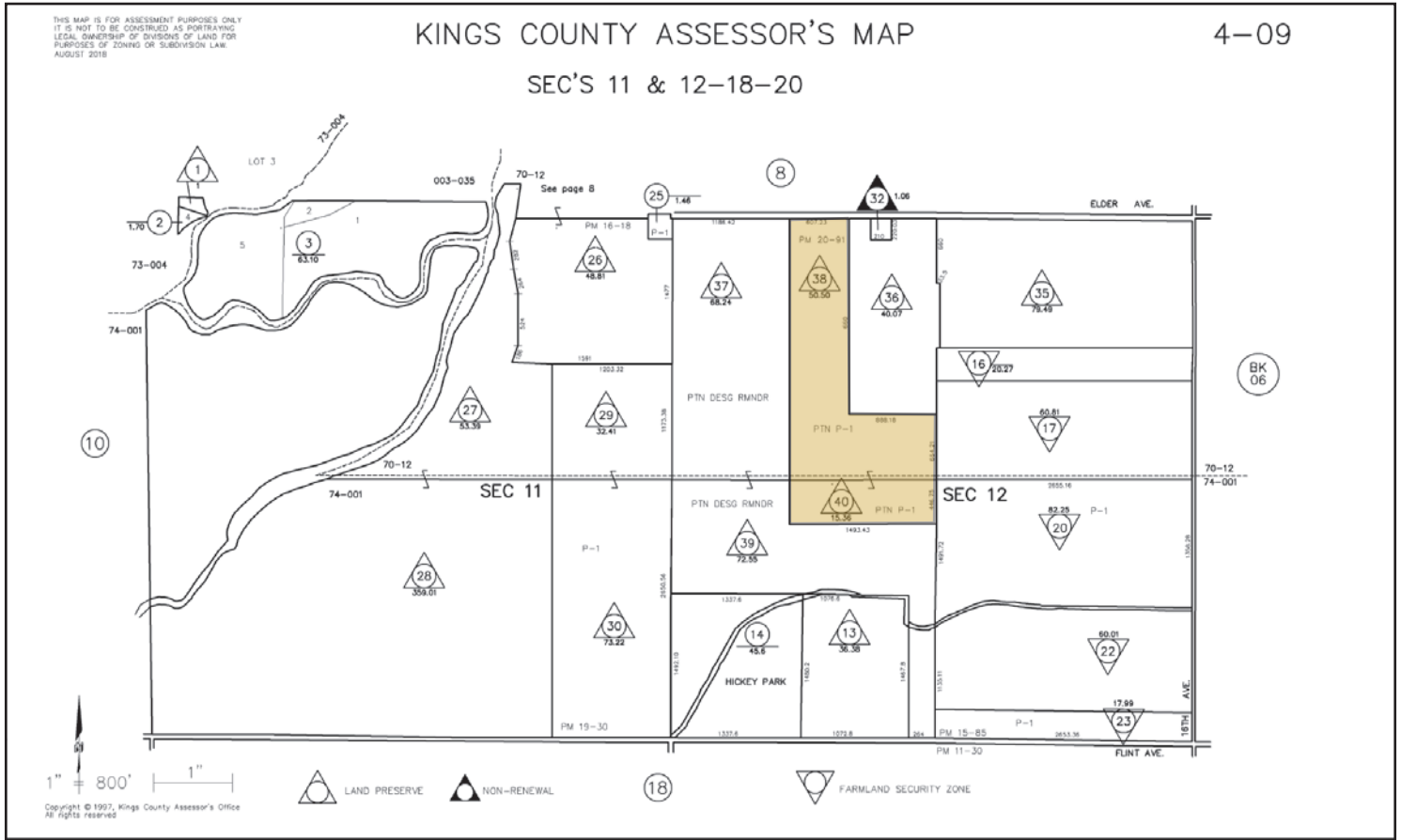
Property view from Elder Avenue.

ASSESSOR'S PARCEL MAP

KINGS COUNTY ASSESSOR'S MAP

4-09

SEC'S 11 & 12-18-20



SOILS MAP

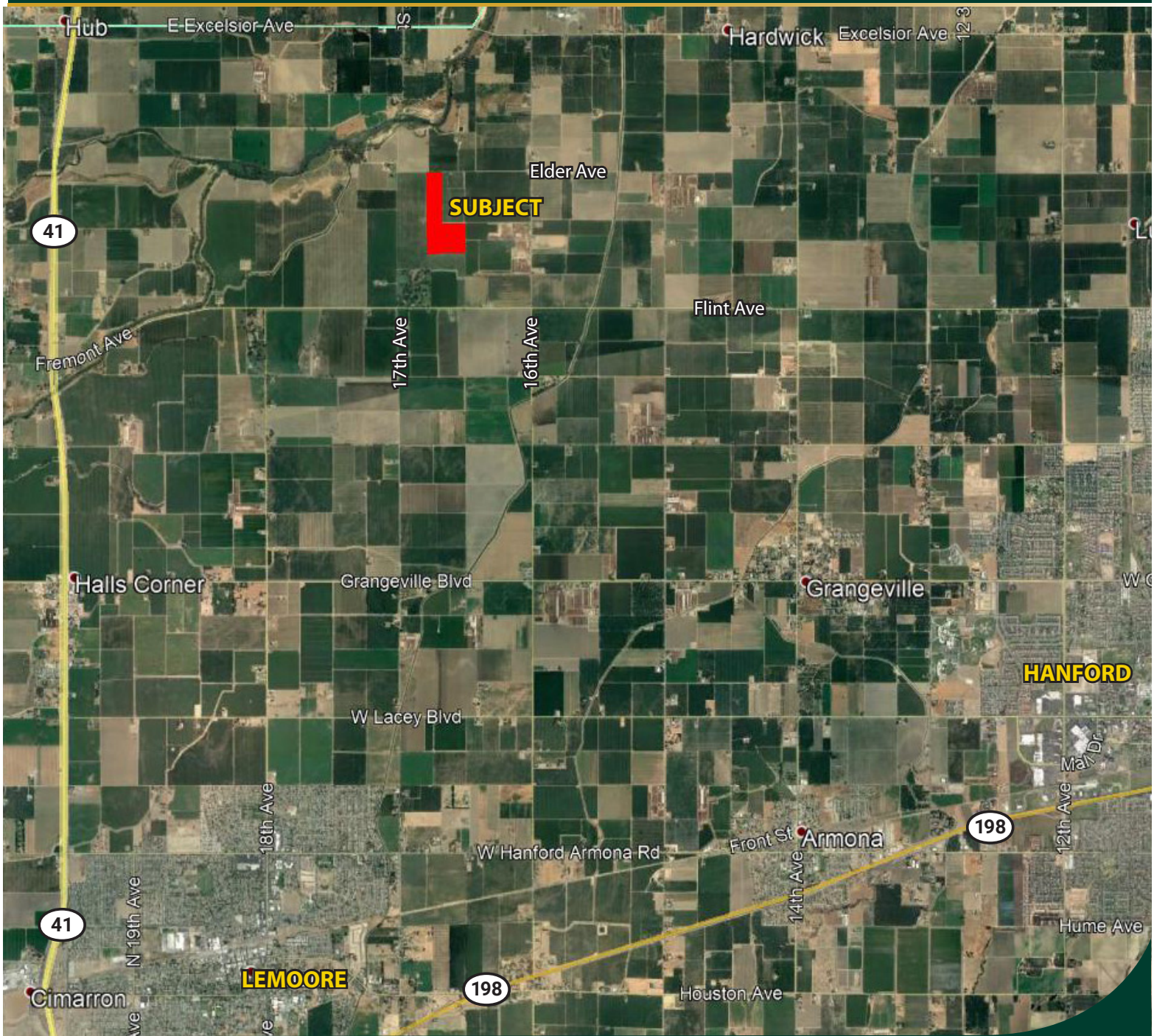
SOILS LEGEND

**149 = Nord Complex
Grade 1, Excellent**

**147 = Nord fine sandy loam
Grade 1, Excellent**



LOCATION MAP



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

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