

# **FOR SALE**



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## **Kingsburg Area Custom Home, Vineyard & Open Land**



**45.50± Acres  
Tulare County, California**

- Alta Irrigation District
- Beautiful Custom Home
- Great Location
- Class 1 Soils
- Good Ground Water & Recharge Area
- Pumps & Wells
- Two Parcels

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CA DRE #00020875



# Kingsburg Area Custom Home, Vineyard & Open Land

**45.50± Acres**

**\$3,500,000**

**DESCRIPTION:**

This Kingsburg area opportunity consists of a beautiful custom built home, great location, good soil, good ground water, Alta Irrigation District water, producing vineyard and open land ready to plant. The property is made up of two parcels. The 16.41± acre parcel has the 3,200± sq.ft. custom home built in 2016 and the balance is open land. The 29.09± acre parcel is planted with a producing 20± acre Thompson vineyard and the balance is open land. The area is known as a good water recharge location with Class 1 soils that make the farm attractive to grow a wide range of permanent plantings.

**LOCATION:**

The property sits just east of the Kings River and very close to Highway 99 with off and on ramps. The street address is 765 North 4th Avenue, Kingsburg, CA 93631. The ranch and residence is just off of Avenue 384 near Riverland Resort.

**LEGAL:**

Tulare County APN: 042-010-013 (16.41± acres) and APN: 042-010-014 (29.09± acres) located in a portion of the northwest 1/4 of Section 6, Township 17S., Range 23E., M.D.B. & M.

**ZONING:**

AE-40 (Agricultural Exclusive, 40 ac. minimum parcel size). Both parcels are under the Williamson Act contract. The property has been preapproved for a 40 acre lot line adjustment by Tulare County but buyer would have to pay fees.

**PLANTINGS:**

20± acres mature Thompson vineyard with flood irrigation. 25± acres open land ready to plant.

**SOILS:**

Hanford sandy loam, 0 to 2% slopes  
Nord fine sandy loam, 0 to 2% slopes  
Youd loam, 0 to 1% slopes

**WATER:**

The property receives Alta District water when available at 100% allotment. The field is flood irrigated with cement pipeline and valves every row with 12' centers. The home has a 3HP pump and well. The ag land has a 15HP turbine pump and well. The standing water level was 60' in July of 2021 and the GPM was 450.

**RESIDENCE:**

The beautifully designed custom home was built in 2016 and has 4 bedrooms with 3 bathrooms. The home is approximately 3,213±sq.ft. with a 594±sq.ft. attached garage. The property also has a 391±sq.ft. backyard deck that leads to the swimming pool. The backyard also has a new entertainment structure that features outdoor kitchen, power and water. The residence is top notch construction with 2x6 walls, R26 insulation and showers that are all ADA compliant. The home features charred oak floors with a very inviting openly designed living, kitchen, dining and den for family or entertaining. The kitchen has a 25BTU stove and oven with custom cupboards, drawers and granite counter tops. The luxurious home also features two fireplaces along with central air and heating.

**PRICE/TERMS:**

\$3,500,000 all cash



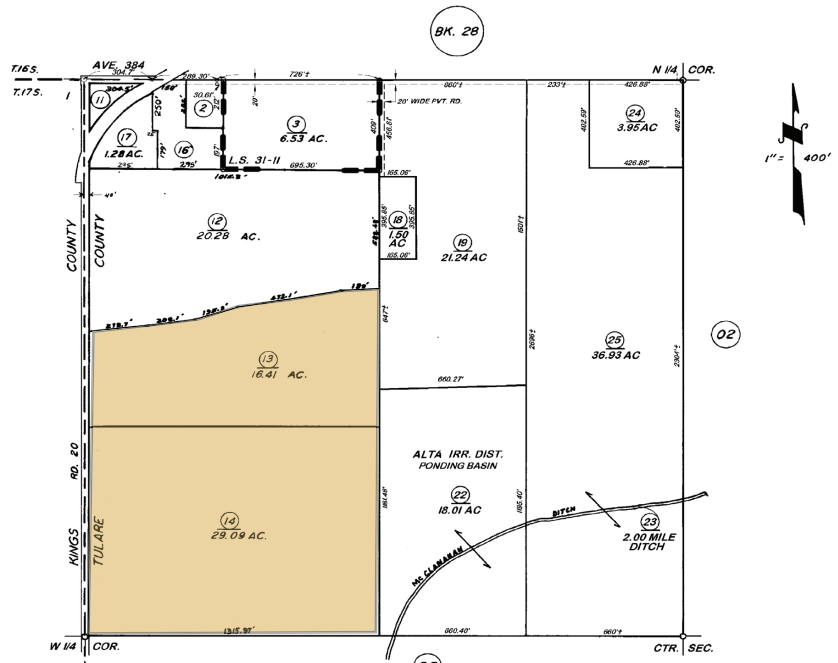
# ASSESSOR'S PARCEL MAP

## DISCLAIMER

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

REVISED: 02/17/2017  
REASON: UPDATE ADJ. PG.  
CAD TECH: ARL

NW 1/4 SEC. 6, T.17S., R.23E., M. D. B. & M. TAX CODE AREA 042-01  
148-005

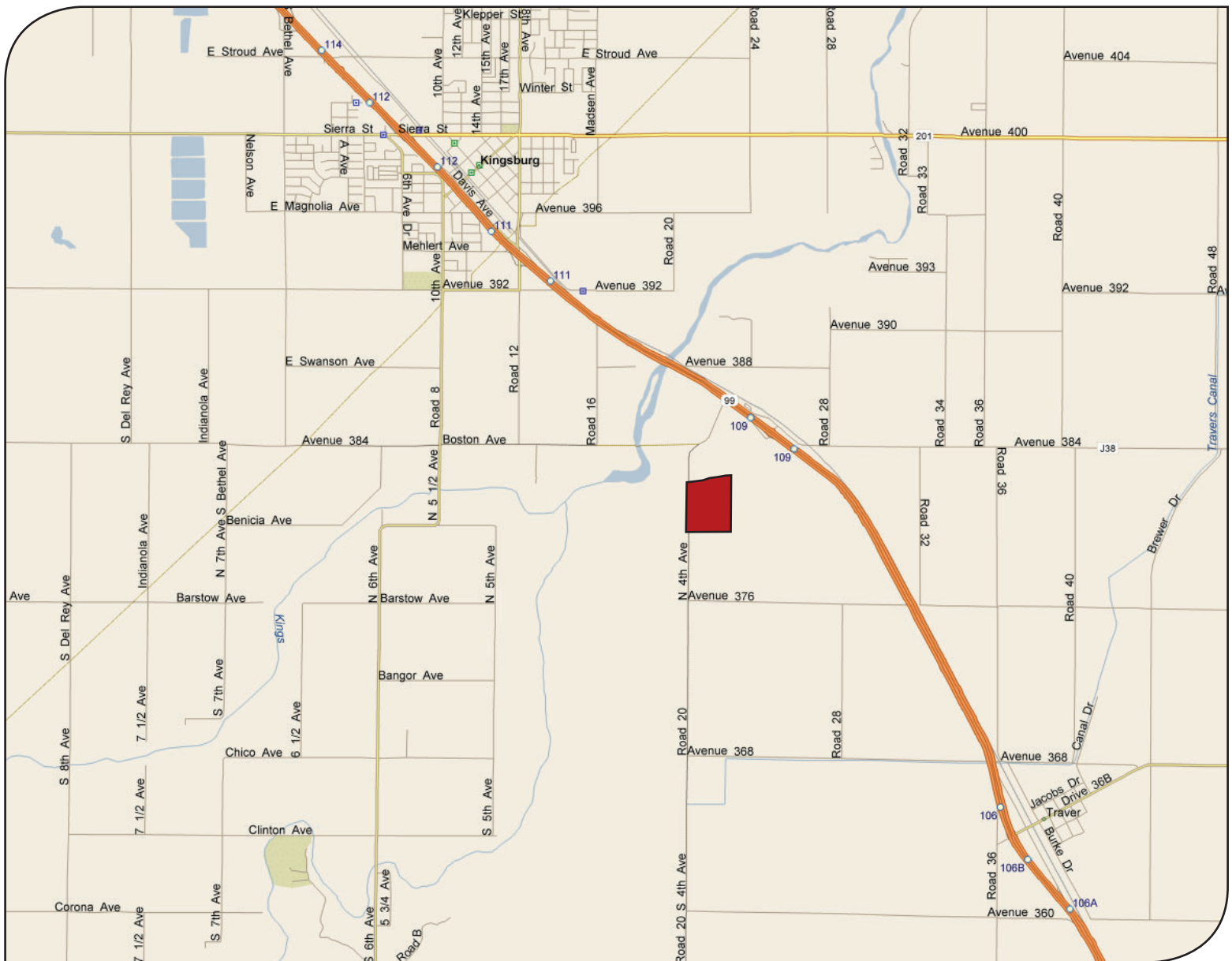


POR. RECORD OF SURVEY, L.S. 31-II

VICINITY OF KINGSBURG  
ASSESSOR'S MAPS BK. 042, PG. 01.

## 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

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