

15TH AVENUE FARMLAND

Kings County, California

PRICE REDUCED!!



117.82± Assessed Acres

- **Grade 1 – Excellent Soils**
- **Great Potential for Permanent Crops**
- **Well Water and Located within Kings County Water District**
- **Tax Benefits**

EXCLUSIVELY PRESENTED BY:



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DRE #00020875

PROPERTY DETAILS

DESCRIPTION:

This 117.82± acre farmland opportunity is in the desirable farming area of Hanford, CA. The land is located within the boundary of Kings County Water District but the subject property does not receive water. The farm is irrigated by a 75HP agricultural well. The site would make an ideal development to permanent crops including but not limited to; pistachios, almonds, walnuts, tree fruit, and grape vineyards.

LOCATION:

This offering is located on the east side of 15th Avenue and north of Fargo Avenue. The site is approximately 3.5± miles west of Hanford, 5± miles north east of Lemoore, 30± miles south of Fresno. In the heart of the San Joaquin Valley, 3± hours from San Francisco or Los Angeles.

LEGAL:

The site is zoned AL-10 and is enrolled in the Williamson Act according to the county website. Portion of the SW ¼ of Section 17, Township 18S, Range 21E, MDB&M. Kings County, California, APN: 005-020-031.

SOIL:

70.7±% (148) Nord fine sandy loam, saline-alkali, Grade 1-Excellent Ca. Revised Storie Index
29.3±% (149) Nord complex, Grade 1-Excellent Ca. Revised Storie Index

WATER:

The land is irrigated with well water from a 75HP electric motor. Additionally, the property is located within the boundaries of the Kings County Water District but does not receive water. Irrigation water is delivered by concrete pipeline using valves. The Seller will provide a pump test to establish current condition.

PRICE AND TERMS:

\$2,238,580 (\$19,000±/acre) cash to seller at close of escrow. Purchase is subject to a farm lease ending at the conclusion of harvest of 2022 crop.



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Soil Map may not be valid at this scale.

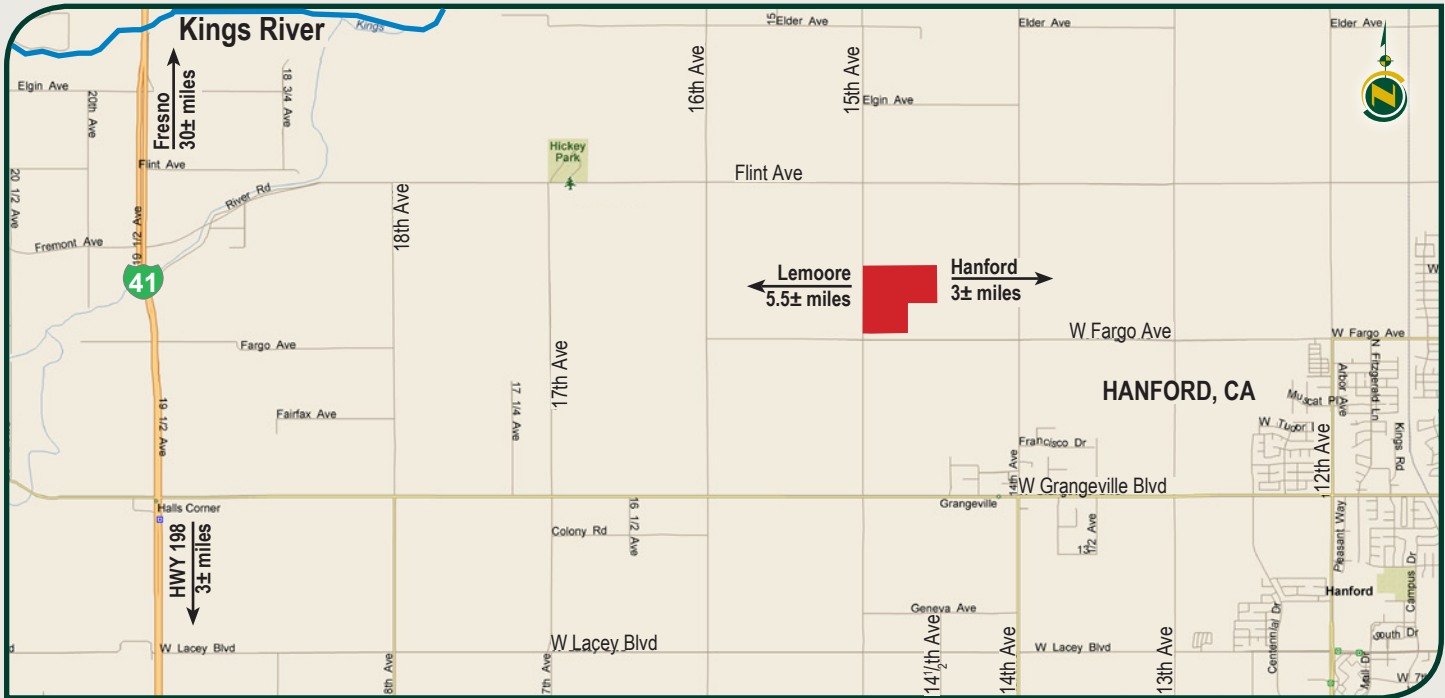
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
148	Nord fine sandy loam, saline-alkali	Grade 1 - Excellent	Nord (85%)	70.7%
149	Nord complex	Grade 1 - Excellent	Nord (50%)	29.3%
Totals for Area of Interest				100.0%

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117.82± Assessed Acres - Kings County, CA



LOCATION MAP



REGIONAL 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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