



963 Acres - Open Land | Stratford, CA

Property For Sale

3714 West Mineral King Avenue  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | & ASSOCIATES

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

Matt Graham  
Lic# 01804235

Jim Abercrombie  
Lic# 01917959

## PROPERTY DETAILS

**Location:** Between Nevada Avenue and Orange Ave, Along 22nd Avenue – 1/2 miles North of Nevada Avenue

**King's County APN's:** 036-070-014 | 036-070-007 | 036-070-013

**Acres Available:** 962.88 +/- Acres | Open Ground

**Zoning:** AG-40

**Water:**  
Property receives water from California State Water Project  
Tulare Lake Basin Water Storage District  
Property is also subject to a flood water agreement with Semitropic Irrigation District

**Sales Price:** **\$7,703,040.00 or \$8,000.00 Per Acre**

**Additional Comments:**

Open ground traditionally farmed to row crops. Please call for more details.



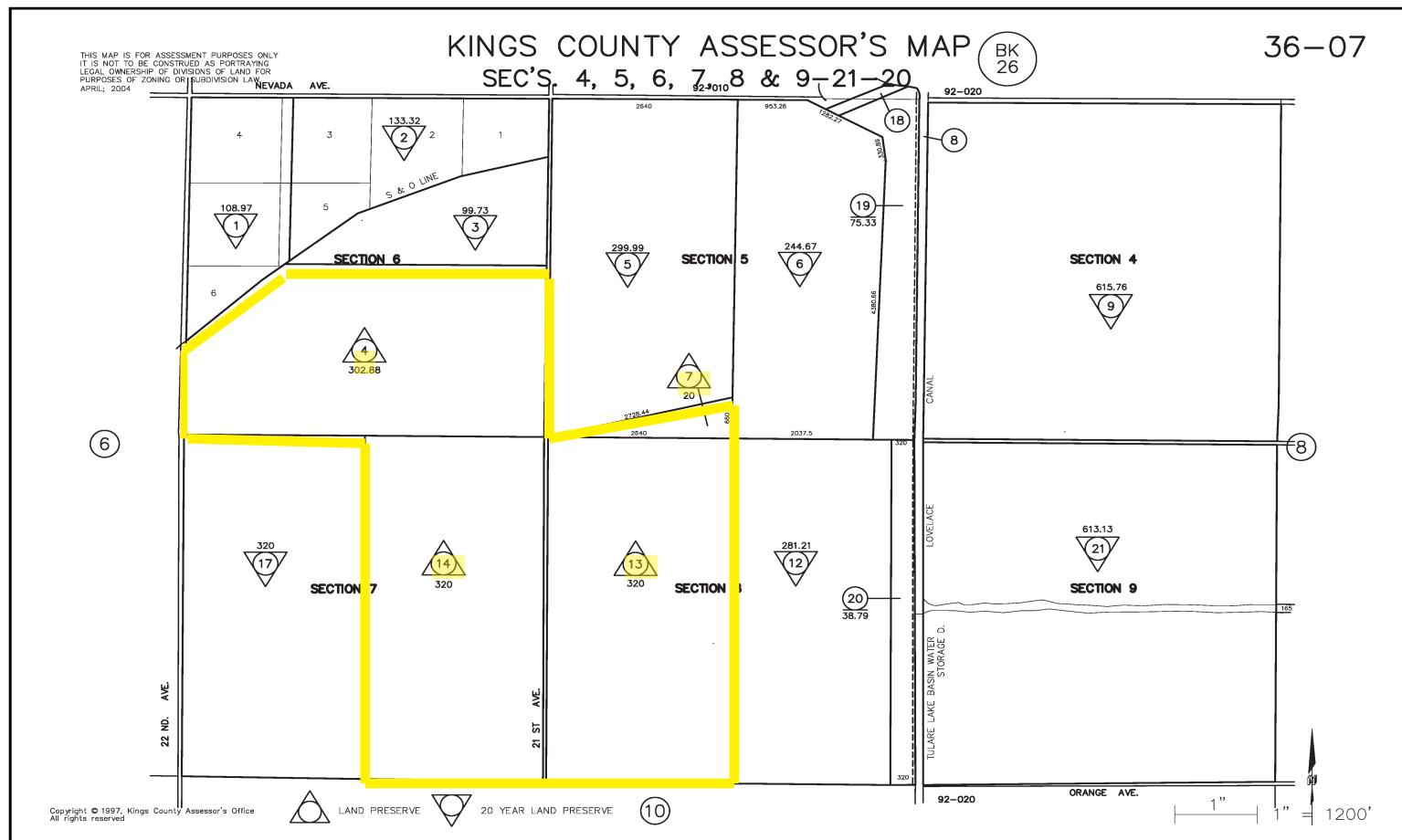
**Contact Broker:**

Matt Graham Jim Abercrombie  
Lic# 01804235 Lic# 01917959

**to learn more, visit: [www.mdgre.com](http://www.mdgre.com)**

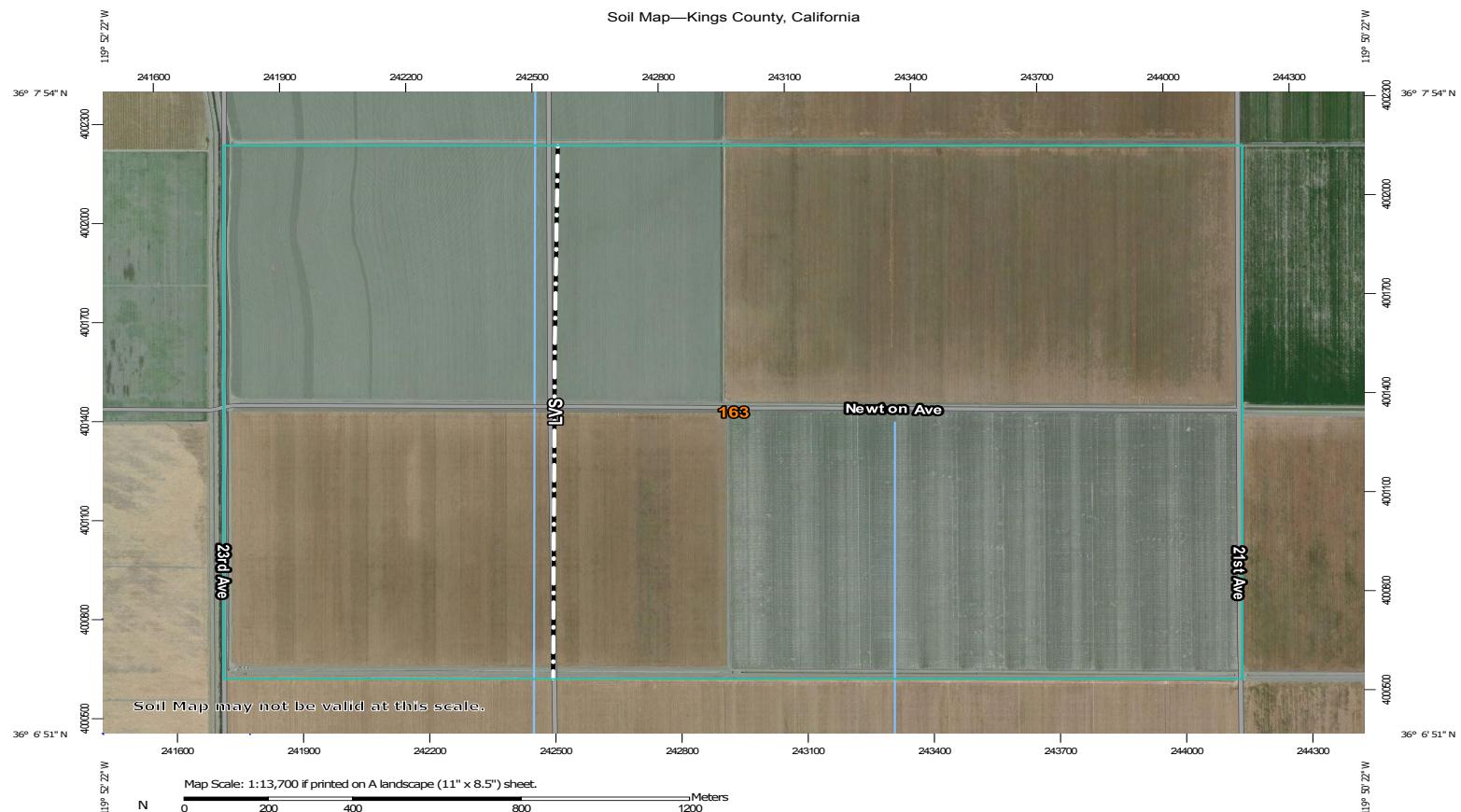
3714 West Mineral King Avenue  
Visalia, California 93291  
O | 559.754.3020

## TAX MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

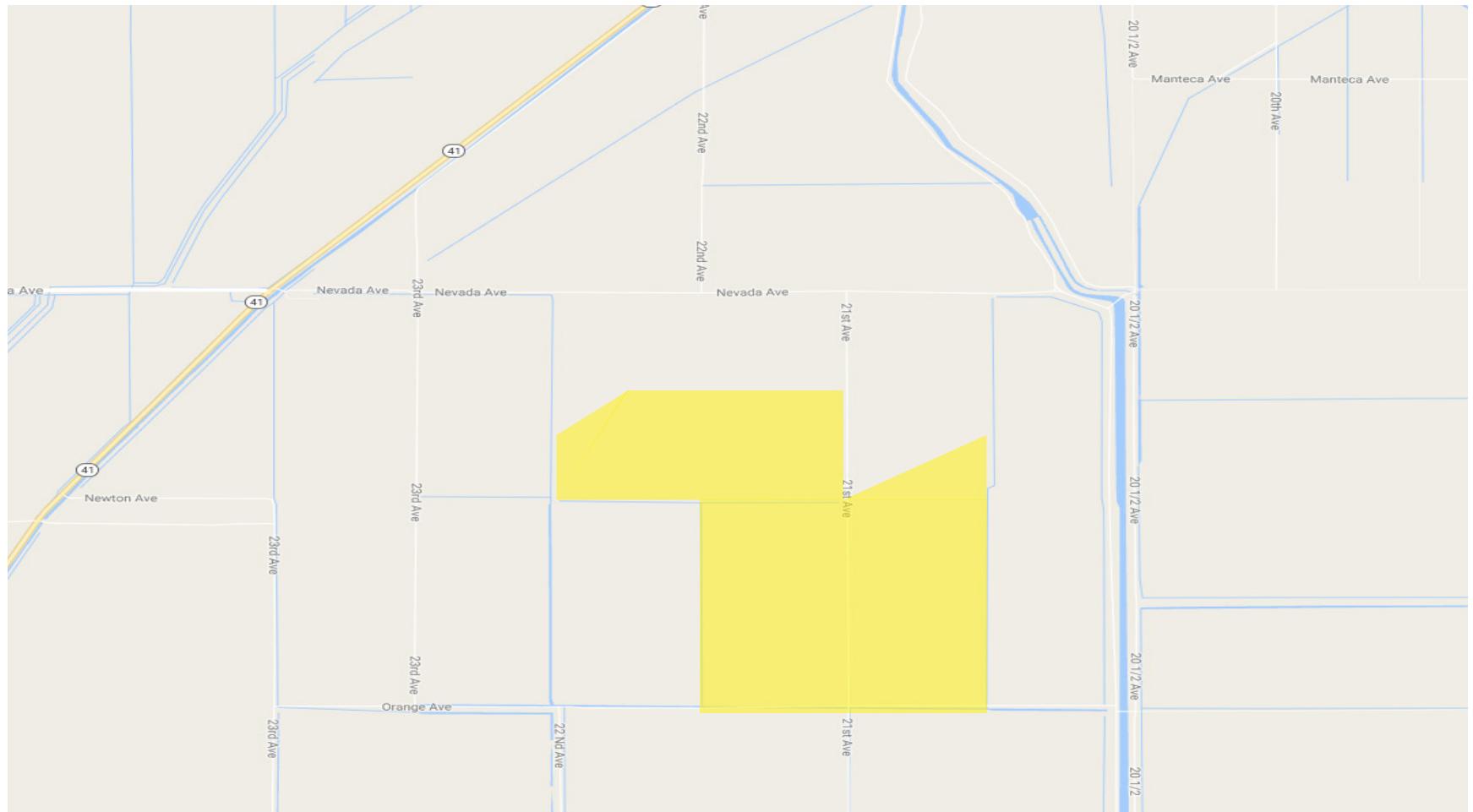
## SOIL MAP



Kings County, California (CA031)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
163	Tulare clay, partially drained	970.6	100.0%
<b>Totals for Area of Interest</b>		<b>970.6</b>	<b>100.0%</b>

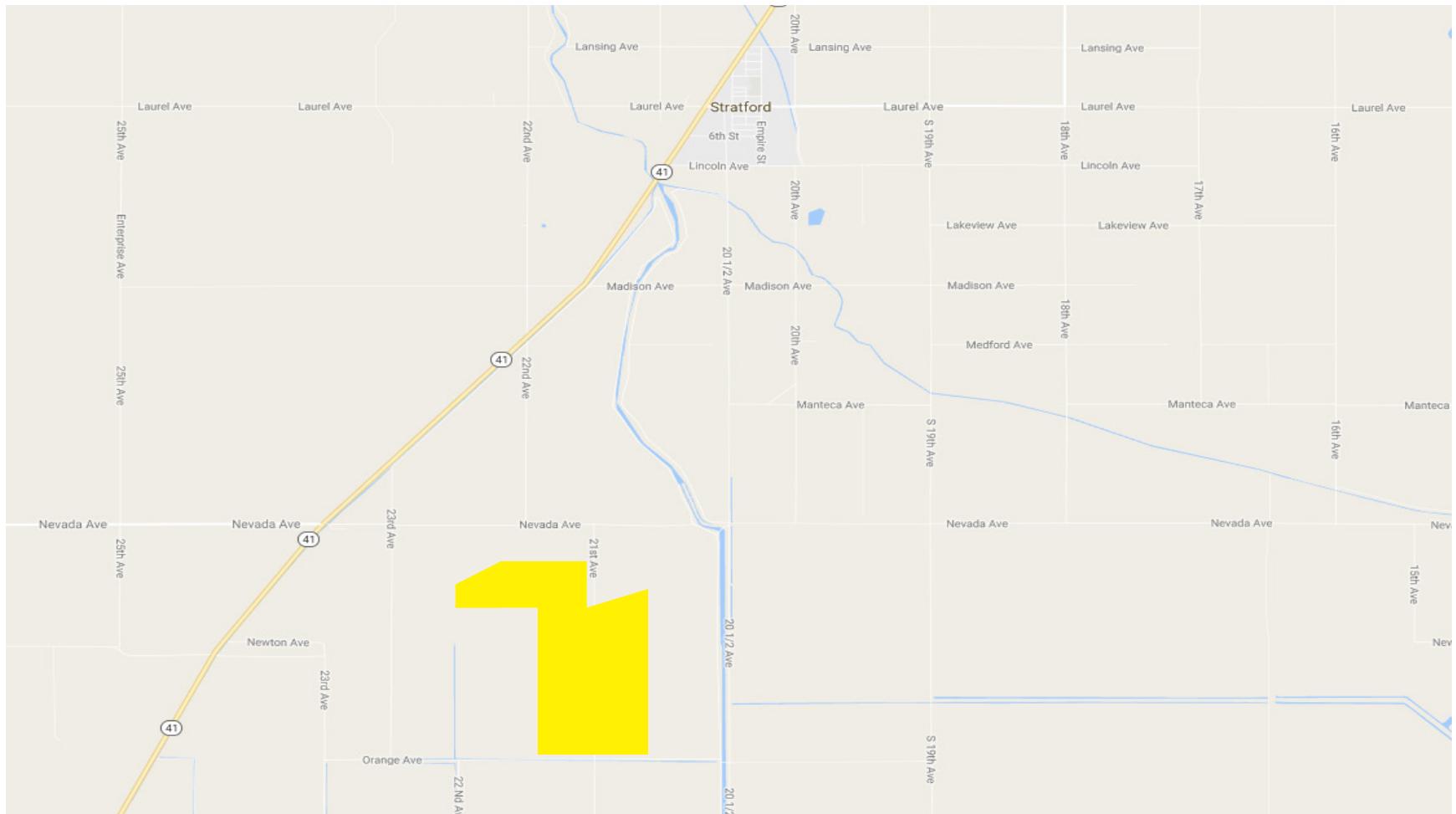
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## LOCATION MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## LOCATION OVERVIEW



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## PROPERTY LAYOUT



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.