

FOR SALE



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Kings County Water District Almonds & Persimmons



**80± Acres
Kings County, California**

- **Farm Income**
- **Tax Benefits**
- **District and Well Water**
- **Good Soils**
- **Potential Water Percolation Basin**

**Exclusively Presented By:
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CA BRE #00020875



Kings County Water District Almonds & Persimmons

80± Acres

\$3,120,000
(\$39,000±acre)

LOCATION:

This 80± acre offering is located on the west side of 7th Avenue, ¼ mile south of Dover Avenue, northeast of Hanford, CA.

DESCRIPTION:

This opportunity is located in the desirable and closely held area of Hanford. The property is planted to 59± acres of Almonds and 13± acres of Persimmons. This investment opportunity offers; farm income, tax benefits, district and well water, potential water percolation basin, and good soils.

LEGAL:

The land is zoned AG-20 (General Agricultural 20) by the County of Kings. The property is enrolled in the Williamson Act. Approx. legal: S½ of the NE ¼ of Section 33, Township 17S, Range 22E, MDB&M. Kings County, California. APN: 002-190-003.

PLANTINGS:

59± acres of Almonds, planted in 2012 and 2013, 50% Non Pareil with 22' x 20'± spacing, 50% Folsom with 22' x 18'± spacing, on Atlas root stock. 2017 production was 141,260 lbs or 2,394.24± lbs/acre. Detailed production records will be provided upon receipt of written offer.

13± acres of Fuyu Persimmons, planted in 2016, 16' x 10'±.

WATER:

The farm is located in and can receive rental surface water from Kings County Water District through a turnout in the Peoples Ditch powered by an electric lift pump. In 2018 water cost was \$55/AF. Additionally, there are two AG wells on the farm. One is equipped with a 40HP electric motor and the other has a submersible pump & motor. The orchards are irrigated with a fan jet system through sand media filters.

SOILS:

37.4±% (130) Kimberlina fine sandy loam, saline alkali, Grade 3-Fair
(Ca. Rev. Storie Index (CA))

28.2±% (131) Kimberlina fine sandy loam, sandy substratum, Grade 1- Excellent
(Ca. Rev. Storie Index (CA))

1.0±% (149) Nord complex, Grade 1- Excellent (Ca. Rev. Storie Index (CA))

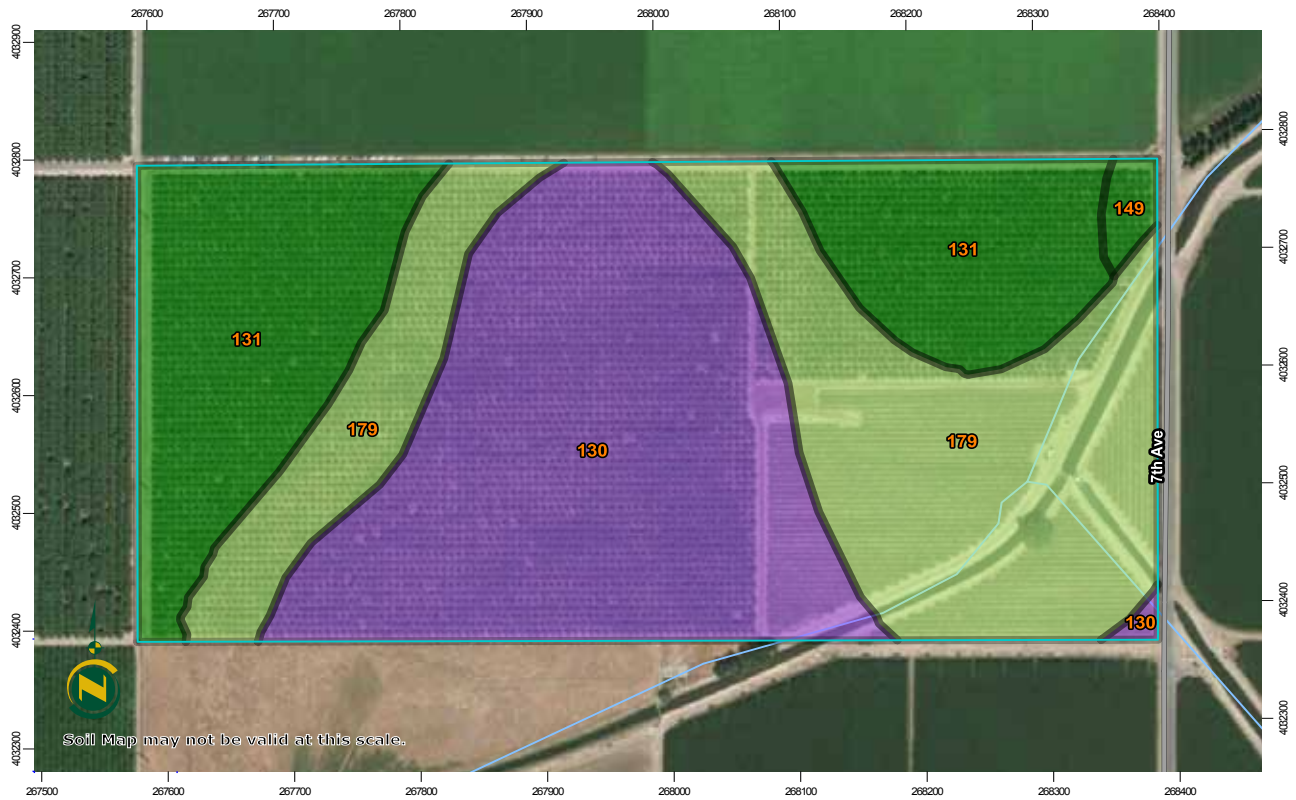
33.4±% (179) Whitewolf coarse sandy loam, Grade 2- Good (Ca. Rev. Storie Index (CA))

PRICE/TERMS:

\$3,120,000, cash at close of escrow. Buyer to reimburse Seller for farming costs incurred toward 2019 crop.



SOIL MAP



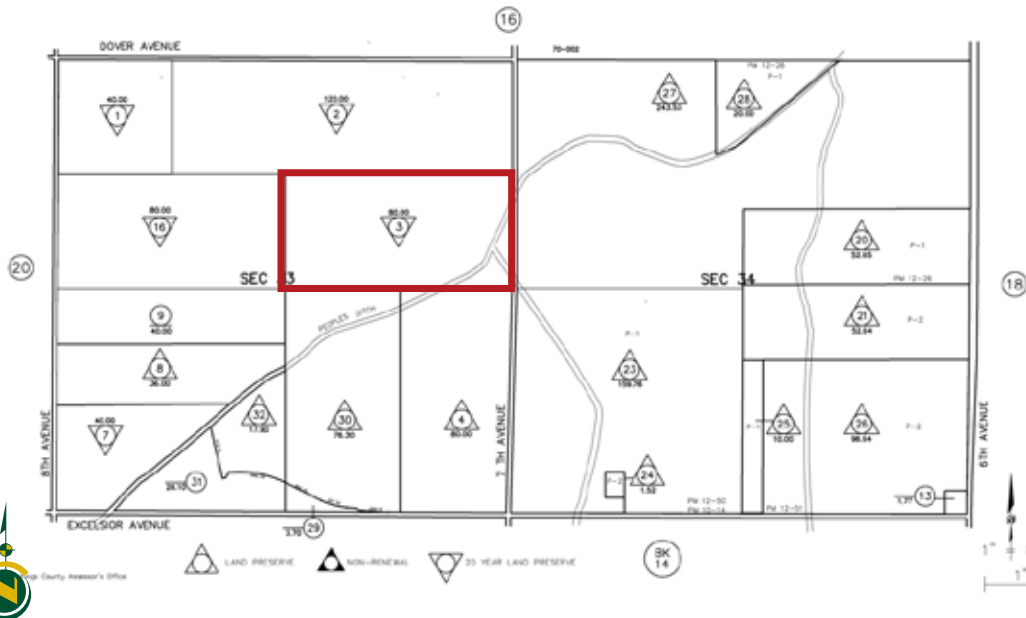
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
130	Kimberlina fine sandy loam, saline-alkali	Grade 3 - Fair	Kimberlina (85%)	37.4%
131	Kimberlina fine sandy loam, sandy substratum	Grade 1 - Excellent	Kimberlina (85%)	28.2%
149	Nord complex	Grade 1 - Excellent	Nord (50%)	1.0%
179	Whitewolf coarse sandy loam	Grade 2 - Good	Whitewolf (85%)	33.4%
Totals for Area of Interest				100.0%

APN MAP

MAP IS FOR ASSESSMENT PURPOSES ONLY
NOT TO BE CONSIDERED AS A SUBSTITUTE
FOR A SURVEY OF RECORDS OF LAND FOR
TAXES OF COUNTY OR SUBDIVISION LAW
201 201.7

KINGS COUNTY ASSESSOR'S MAP SEC 33 & 34-17-22

2-19



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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