

FOR SALE

River Ranch



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919



**279.77± Acres, Lemoore
Kings County, California**

- **River front location**
- **Riparian water rights, plus Laguna I.D. and wells**
- **Mostly Grade 1, excellent soils**
- **Tax benefits**

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



River Ranch

279.77± Acres

\$6,720,000
(*\$24,000±/acre*)

DESCRIPTION:

This opportunity consists of 279.77± assessed acres of spectacular river front land along the north and south forks of the Kings River. The FSA office shows the farm is 262.87± crop land acres. According to the planting map provided by the tenant, the land is planted to approximately 79.6± acres of pluots and plums, 158.8± acres to corn, 14.2± acres of cherries in the process of being removed, with the balance of the site being roads, levees, home site and unusable land. The property is well suited for permanent plantings and for the longer term, its water rights and location make it a solid investment for the future.

LOCATION:

The offering is located at the divergence of the north and south fork of the Kings River. Road access is from the east end of Elgin Avenue, from Flint Avenue and from Everett Avenue, east of Highway 41. Property is 30± miles south of Fresno and 4± miles north of Lemoore, California in Kings County.

LEGAL/ZONING:

The property consists of ten parcels, Kings County APNs: 004-171-077, 004-171-078, 004-172-001, 004-070-026, 004-070-079, 004-100-004, 004-100-022, 004-100-023, 004-100-39 and 004-100-055. In addition, there is a 6± acre parcel (004-100-068) which is contiguous and which Seller has a 50 year (40+ remaining) prepaid lease on. The parcel may be purchased for \$1.00 after parceling. The land is zoned AG-20, 20 acre minimum parcel size. The entire property is under a Williamson Act contract, except 004-171-077. APN 004-171-077 is a 2.5± acre parcel and may make an ideal homesite.

WATER:

Most of the farm has access to Riparian water from the Kings River. In addition, it is in the Laguna Irrigation District and there are seven active wells, three river pumps, and one ditch pump. The owner reports one irrigation well that was drilled in the last five years and the other major irrigation wells have all been upgraded in the last five years. The horsepower on each well ranges from 7.5 to 100.

IRRIGATION:

The property is completely pipelined with concrete and PVC pipelines. There is one irrigation valve per tree row on most of the parcels. In addition, there are 4 tile drainage systems with lift pumps on the property to return excess water from the Kings River back to the river during high flow years.

SOILS:

The soils are mostly Grade 1-Excellent California Revised Storie Index (CA). See soil map included in this brochure.

BUILDINGS:

There is one 3 bedroom, 1 bath home and one storage building.

ENVIROMENTAL:

During Sellers ownership of the property, they report no fuel spills or contamination of the property and Seller is unaware of any illegal storage or use of hazardous materials on the property. However, anyone interested in the property must make their own determination of the environmental condition of the property.

NOTES:

The property is being offered AS-IS with all faults and defects. To Seller's actual knowledge, the information contained herein is correct. However, any interested party is responsible, at its own cost, to conduct its own due diligence evaluation of the property.

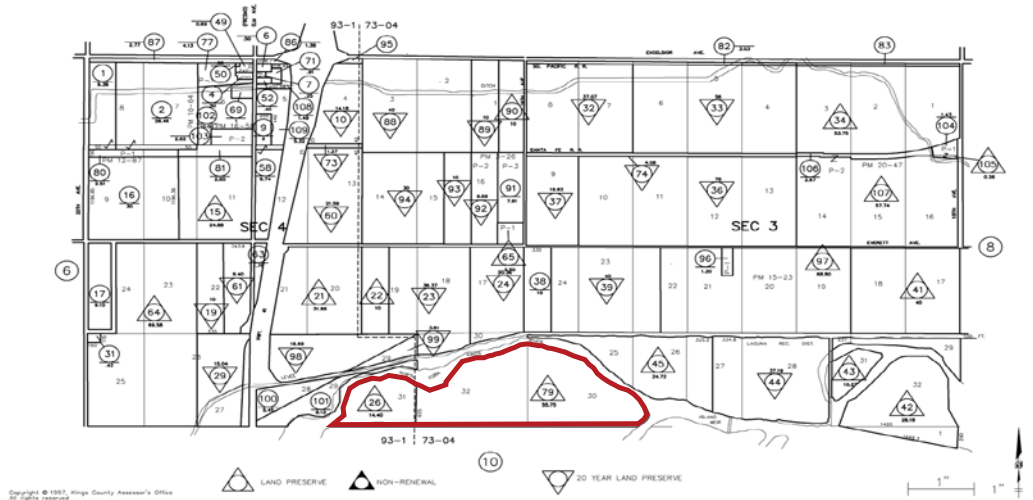
PRICE/TERMS:

\$6,720,000, subject to lease ending 12-31-19. Buyer will cooperate with Seller in completing a 1031 tax deferred exchange at no cost or delay to the Buyer. It is Seller's preference to close escrow early January 2020.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTENDING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF DIVISION OF SUBDIVISION LAW
MAY 2017

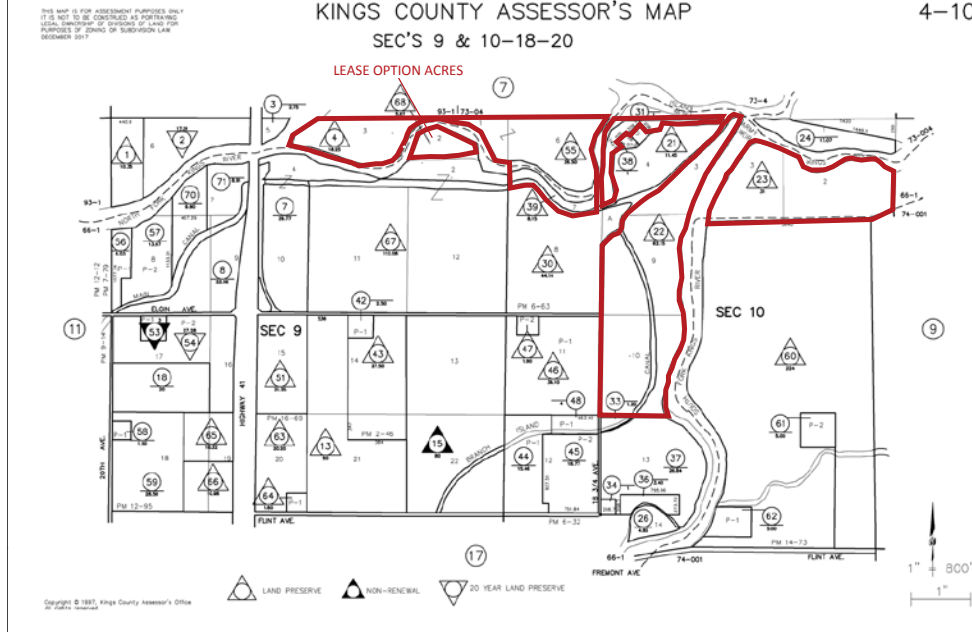
KINGS COUNTY ASSESSOR'S MAP SEC 3 & 4-18-20

4-07



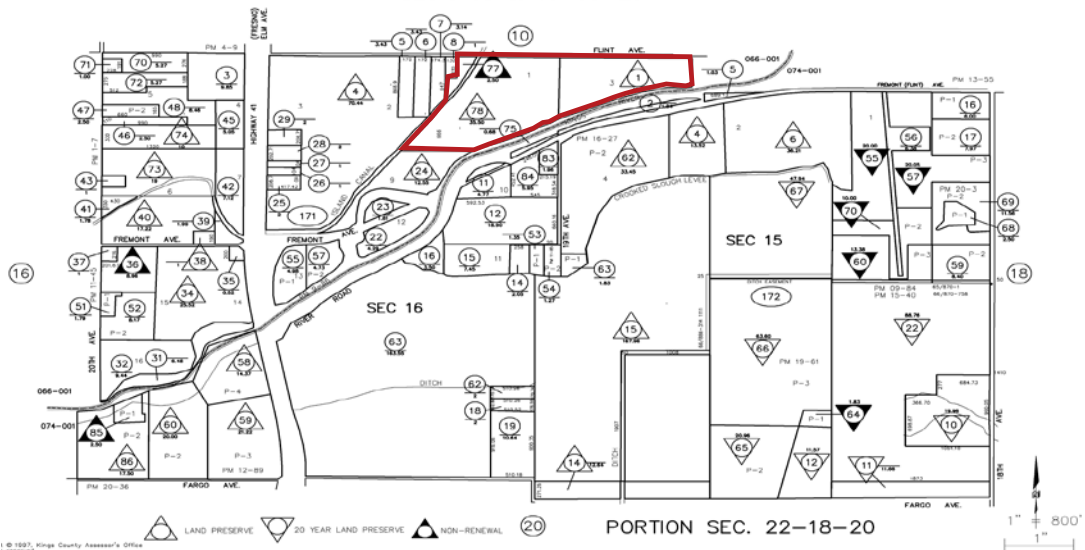
KINGS COUNTY ASSESSOR'S MAP SEC'S 9 & 10-18-20

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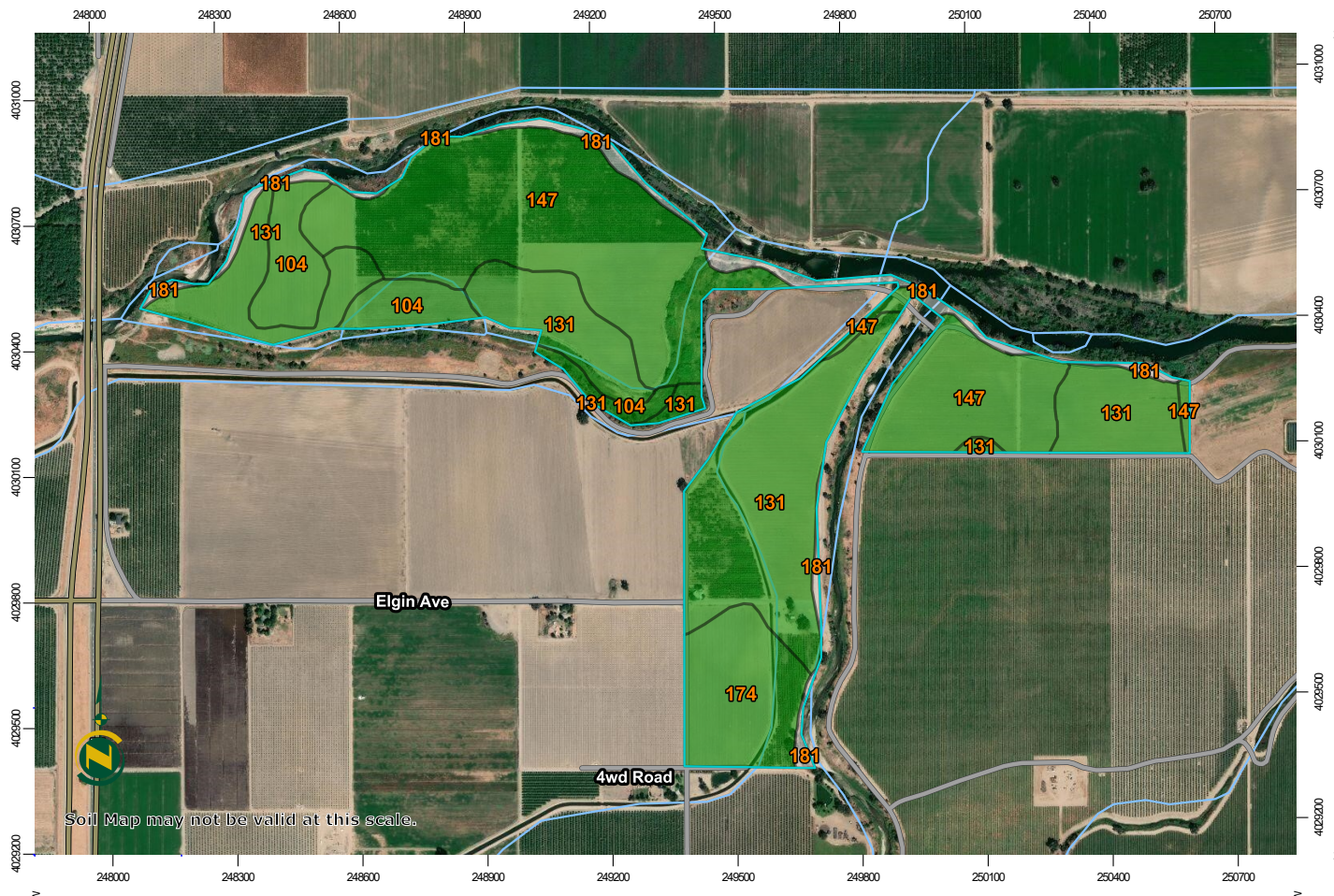


KINGS COUNTY ASSESSOR'S MAP SEC'S 15 & 16-18-20

4-17



SOIL MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
104	Cajon sandy loam	Grade 1 - Excellent	Cajon (85%)	8.4%
131	Kimberlina fine sandy loam, sandy substratum	Grade 1 - Excellent	Kimberlina (85%)	36.8%
147	Nord fine sandy loam	Grade 1 - Excellent	Nord (85%)	40.7%
174	Wasco sandy loam, 0 to 5 percent slopes	Grade 1 - Excellent	Wasco (85%)	9.2%
181	Water	Not Applicable for Storie Index	Water (100%)	5.0%
Totals for Area of Interest				100.0%



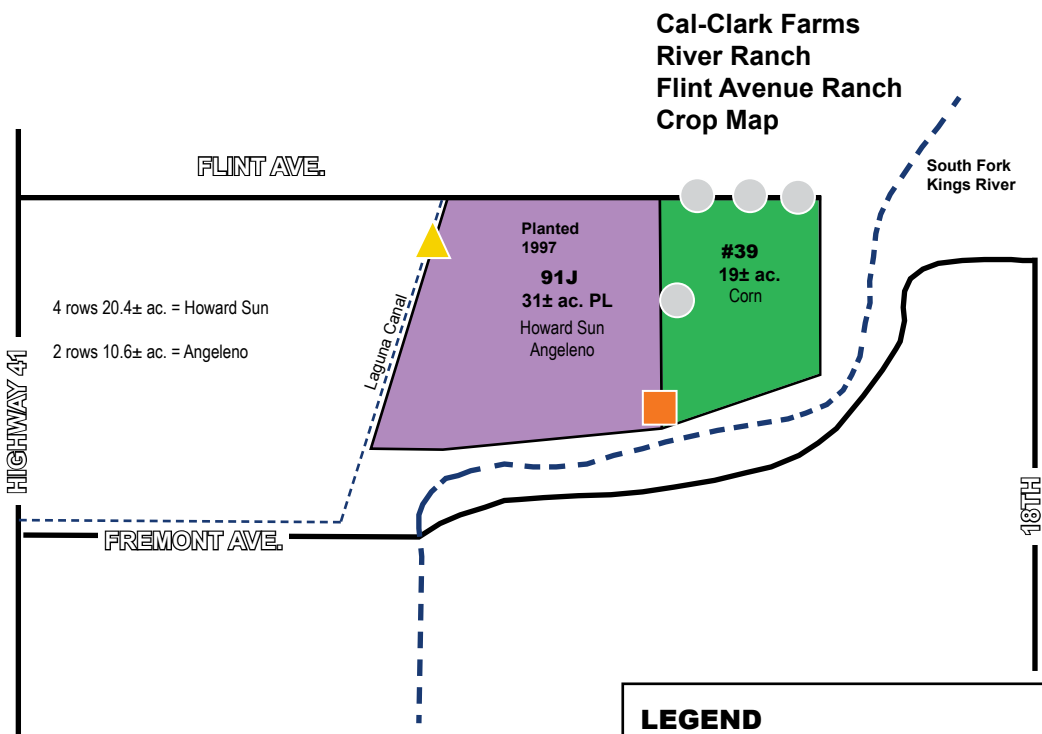
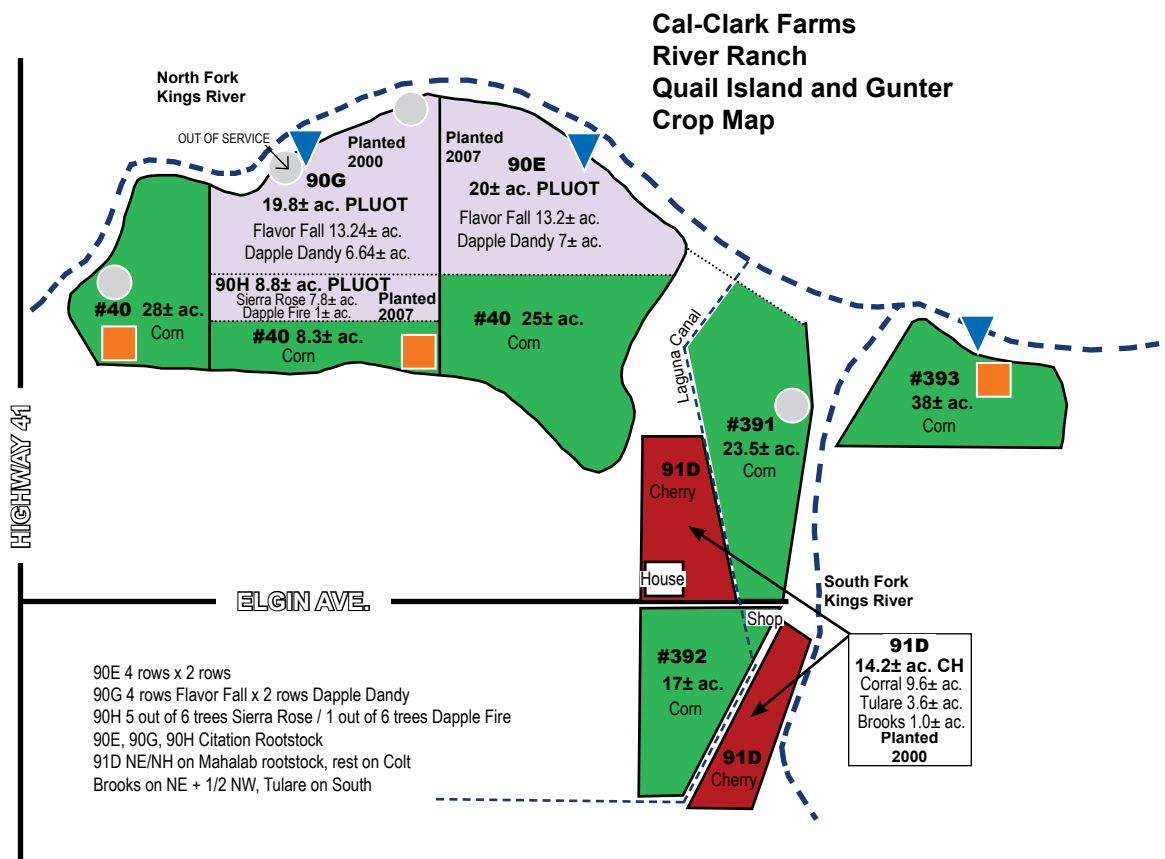
CALIFORNIA’S LARGEST AG BROKERAGE FIRM

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%)	19.8%
147	Nord fine sandy loam	Grade 1 - Excellent	Nord (85%)	14.0%
174	Wasco sandy loam, 0 to 5 percent slopes	Grade 1 - Excellent	Wasco (85%)	66.2%
Totals for Area of Interest				100.0%





LEGEND



RIVER PUMP



DITCH LIFT PUMP



WELL

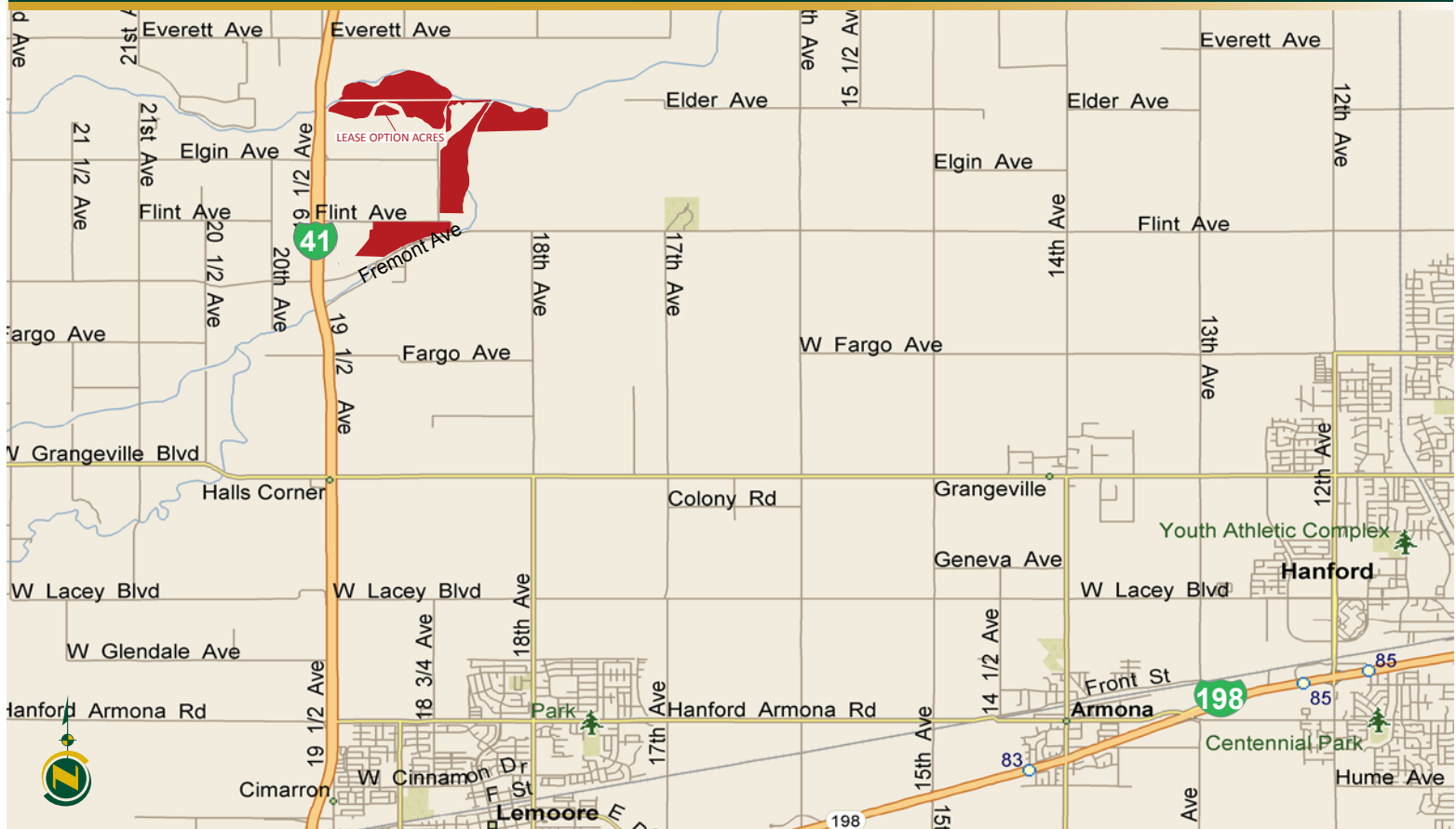


TILE DRAIN PUMP

PICTURES



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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