

**FOR SALE**



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# Kingsburg Island Ranch



**35.63± Acres  
Kings County, California**

- USDA certified organic soils & crops
- Consolidated Irrigation District
- Irrigation pumps & wells
- Grade 1 soils
- Wide variety of crops for farmers markets

**Exclusively Presented By:  
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CA DRE #00020875



# Kingsburg Island Ranch

**35.63± Surveyed Acres**

**\$1,140,160**  
**(\$32,000 per acre)**

**DESCRIPTION:**

A unique opportunity to start or expand a farmers market business with a wide variety of organic crops grown on the property. The 35.63± acres is located in a prime farming area with desirable soil and water conditions. Situated in the Kingsburg area makes this a great location to build a home.

**LOCATION:**

The west side of 6th Avenue, lying south of the Bangor Avenue Alignment. The property is located approximately 3± miles southwest of the city of Kingsburg, CA.

**LEGAL:**

A portion of the NE 1/4 of the SE 1/4 of Section 10, T17s, R22E, M.D.B.&M. 35.63± acres within Kings County APN 1002-040-090, which excludes 1.93± acres and the Seller's home located in the northeast corner of the parcel described as 522 S. 6th Avenue. A sale is subject to King County's completion of a parcel split of the existing home from the ranch, which has already been approved.

**PLANTINGS:**

A multitude of crops and varieties were selected and planted to provide an appealing mix of fruit for farmers markets. The crops grown on the property include peaches, plums, pluots, nectarines, apricots, cherries, grapes, citrus, figs, apples, pears, persimmons, pomegranates and quince. The crops and soil are USDA certified organic through Organic Certifiers.

**BUILDINGS:**

The property includes a fenced and gated headquarters area with an office and several complementary buildings described as:

- (1) 4,000± sq. ft. metal building with 1,000± sq. ft. of enclosed space with two large roll-up doors and 3,000± sq. ft. open sided.
- (1) 600± sq. ft. wood constructed storage shed with one roll-up door.
- (1) 450± sq. ft. storage shed with two 10' x 14' cold boxes.
- (1) 1,344± sq. ft. equipment shed with cement floor and 4 open bays.
- (1) 750± sq. ft. air conditioned office with an alarm system, needs some repair.

**WATER:**

Consolidated Irrigation District. (C.I.D.'s final approval of surface water delivery to the property is scheduled for September, 2021. )

- (1) 20 HP irrigation pump and well (drilled in 2014).
- (1) 10 HP irrigation pump and well (not in use, though on active PG&E standby).
- (1) Irrigation sump pump
- Flood irrigation
- The property has no domestic water.

**SOILS:**

Wasco sandy loam, 0-5% slopes, Grade 1  
Cajon sandy loam, Grade 1

**EQUIPMENT:**

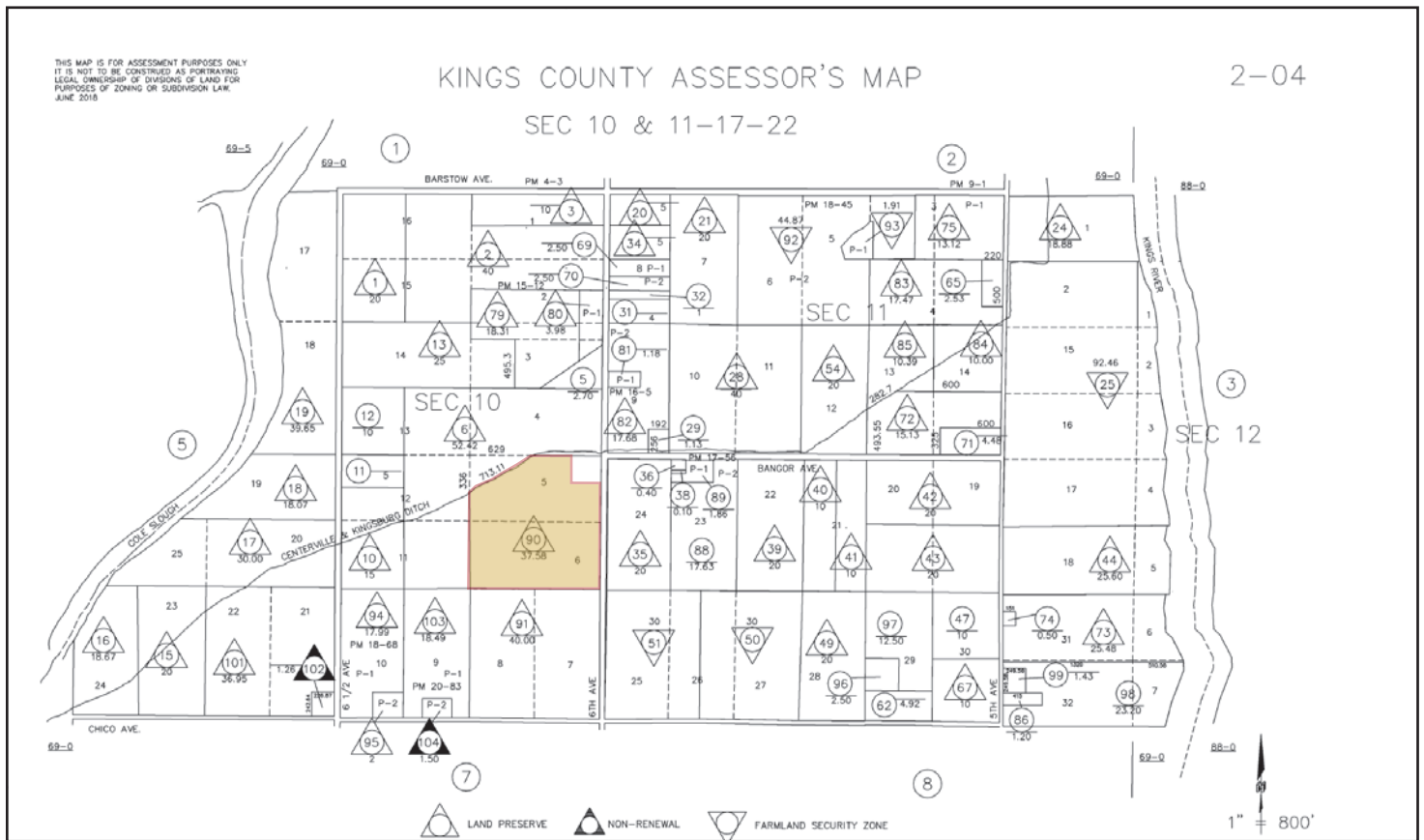
None.

**PRICE/TERMS:**

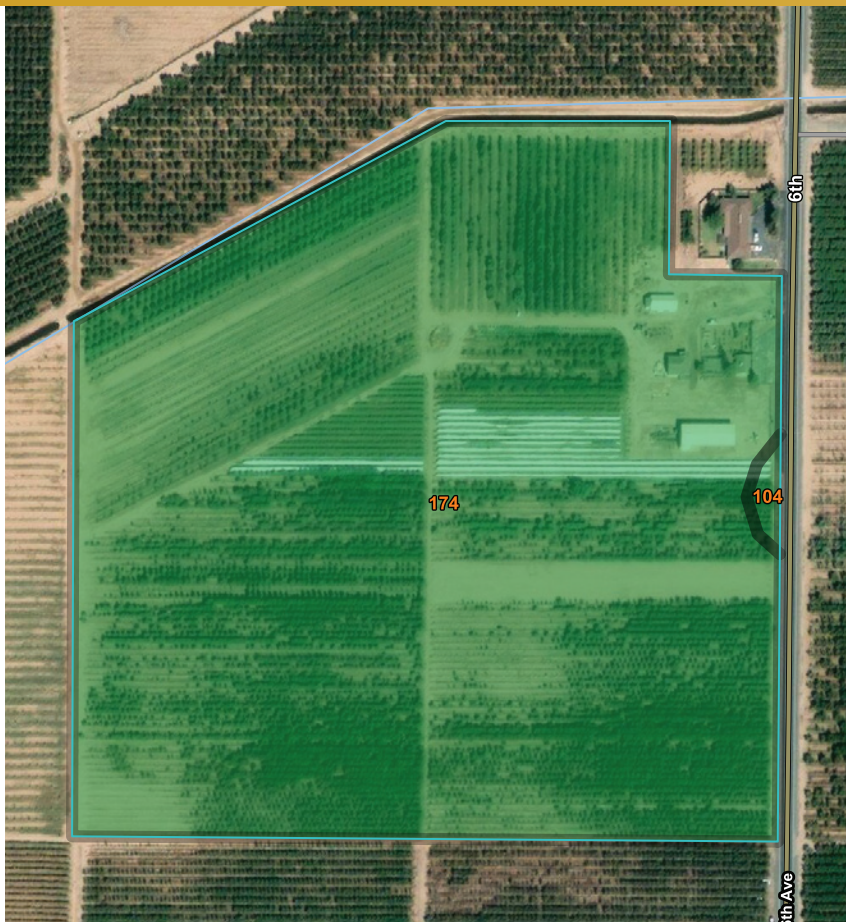
\$1,140,160 cash or terms acceptable to Seller.



# ASSESSOR'S PARCEL MAP



## SOILS MAP



## SOILS LEGEND

**174 = Wasco sandy loam  
0 to 5% slopes  
Grade 1**

**104 = Cajon sandy loam  
Grade 1**





## PROPERTY PHOTOS



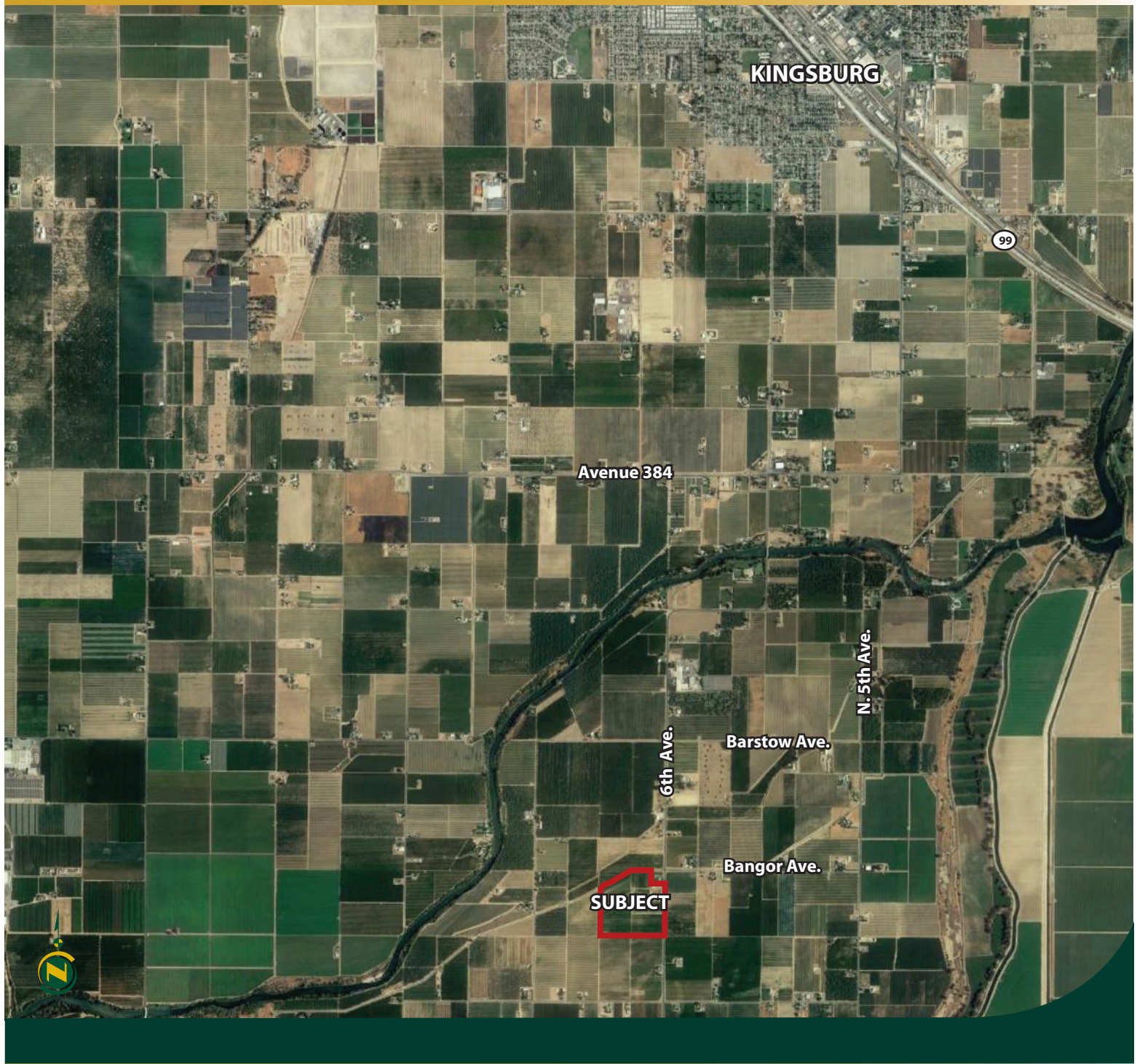


## PROPERTY PHOTOS





## LOCATION 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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