

# **FOR SALE**



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## **Highway 41 Home & Open Ground**



**18.19± Acres  
Kings County, California**

- 1,620 s/f home
- Quiet country home
- Storage sheds

**Exclusively Presented By:  
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CA DRE #00020875



# Highway 41 Home & Open Ground

**18.19± Assessed Acres**

**\$499,000**

**LOCATION:**

16376 Highway 41, Lemoore, CA 93245. Located on the west side of Highway 41 approximately 2 miles north of Stratford.

**DESCRIPTION:**

18.19± assessed acres of open ground and home. Potential for horses, goats or poultry.

**LEGAL:**

Kings County APN: 024-180-006-000. Located in a portion of Section 32, T19S, R20E, M.D.B.&M.

**ZONING:**

AG20, Agricultural Exclusive

**WATER:**

Property has (1) domestic pump and well. Groundwater pumping is restricted to 2 acre feet (650,000 gallons) per year.

**SOILS:**

Lemoore sandy loam, partially drained.

**BUILDINGS/  
IMPROVEMENTS:**

1,620± sq. ft., 3 bedroom, 2 bath home built in 2004 (per tax records) with attached 4-car, 30' x 35' garage plus various storage sheds.

**PRICE/TERMS:**

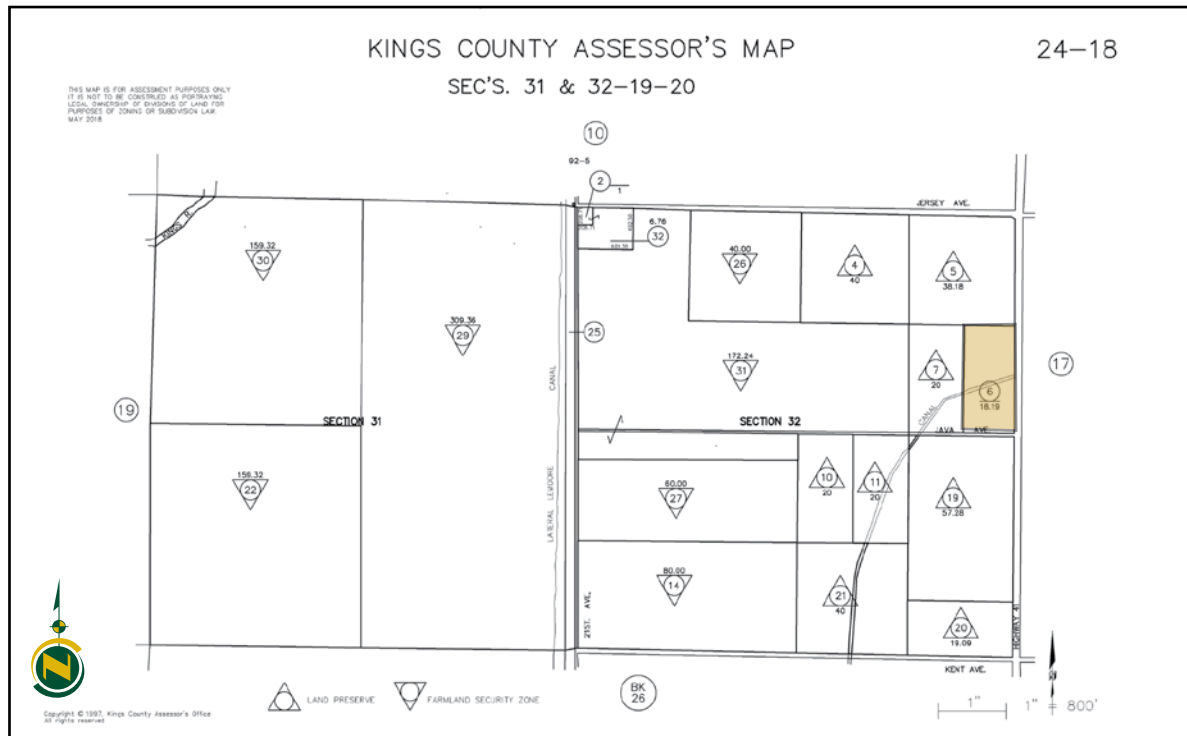
\$499,000 cash to Seller at close of escrow.

## PROPERTY PHOTOS





# ASSESSOR'S PARCEL MAP



## 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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