

KINGSBURG RIVER FRONTAGE

Kings County, California

28.36± Acres

\$2,836,000

(\$100,000/Acre)



• Kings River Frontage • Good Producing Walnuts • Great Homesite



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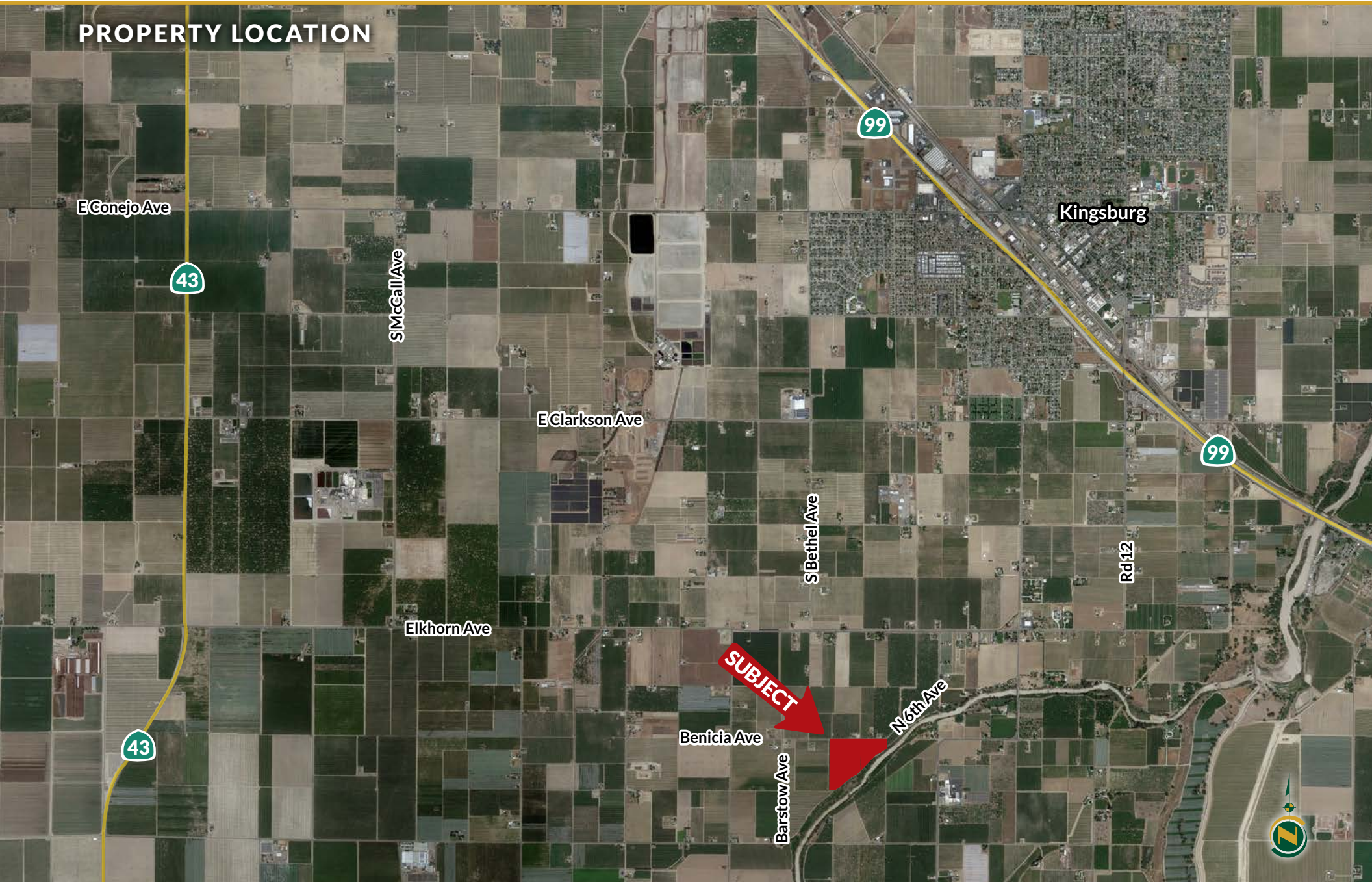


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PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The property is located on the south side of Benicia Avenue, 1/2 mile east of 7th Avenue. It is approximately 1 1/2 miles south of the city of Kingsburg.

LEGAL

A portion of the south 1/2 of section 3, T17S, R22E, M.D.B & M.
Kings County APN: 002-010-057 & 002-010-058

ZONING

AE-20 (Agricultural exclusive, 20 acre minimum parcel size)
The 20.60± acre parcel (APN: 002-010-057) is enrolled in the Williamson Act; and the 7.76± acre parcel (APN: 002-010-058) is not enrolled in the Williamson Act.

PLANTINGS

The property was planted with Chandler Walnuts in 2006 on Paradox Rootstock. The orchard spacing is 24' x 26'.

PRODUCTION

2022: 156,340± lbs.
2021: 165,100± lbs.

SOILS

Nord fine sandy loam; Hanford sandy loam, 0 to 2 percent slopes;
Kimberlina fine sandy loam; Sandy substratum.

WATER

Consolidated Irrigation District.
(1) Ag well on the property.
The orchard is irrigated via fan jets and flood.

BUILDINGS

None

PRICE/TERMS

\$2,836,000 cash at the close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2023 walnut crop at the close of escrow. Seller to retain mineral rights at the close of escrow.



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PROPERTY OVERVIEW

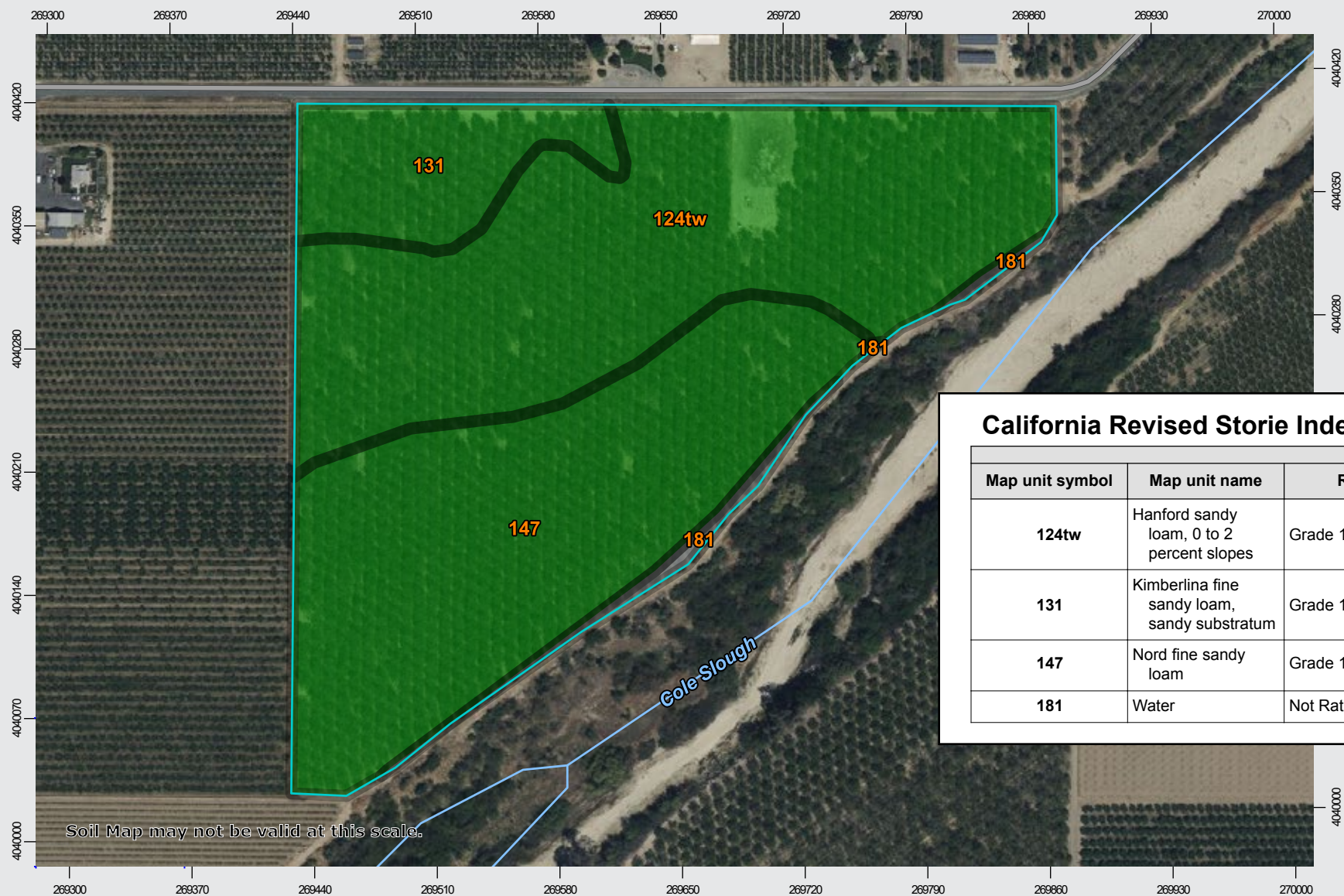


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SOILS MAP

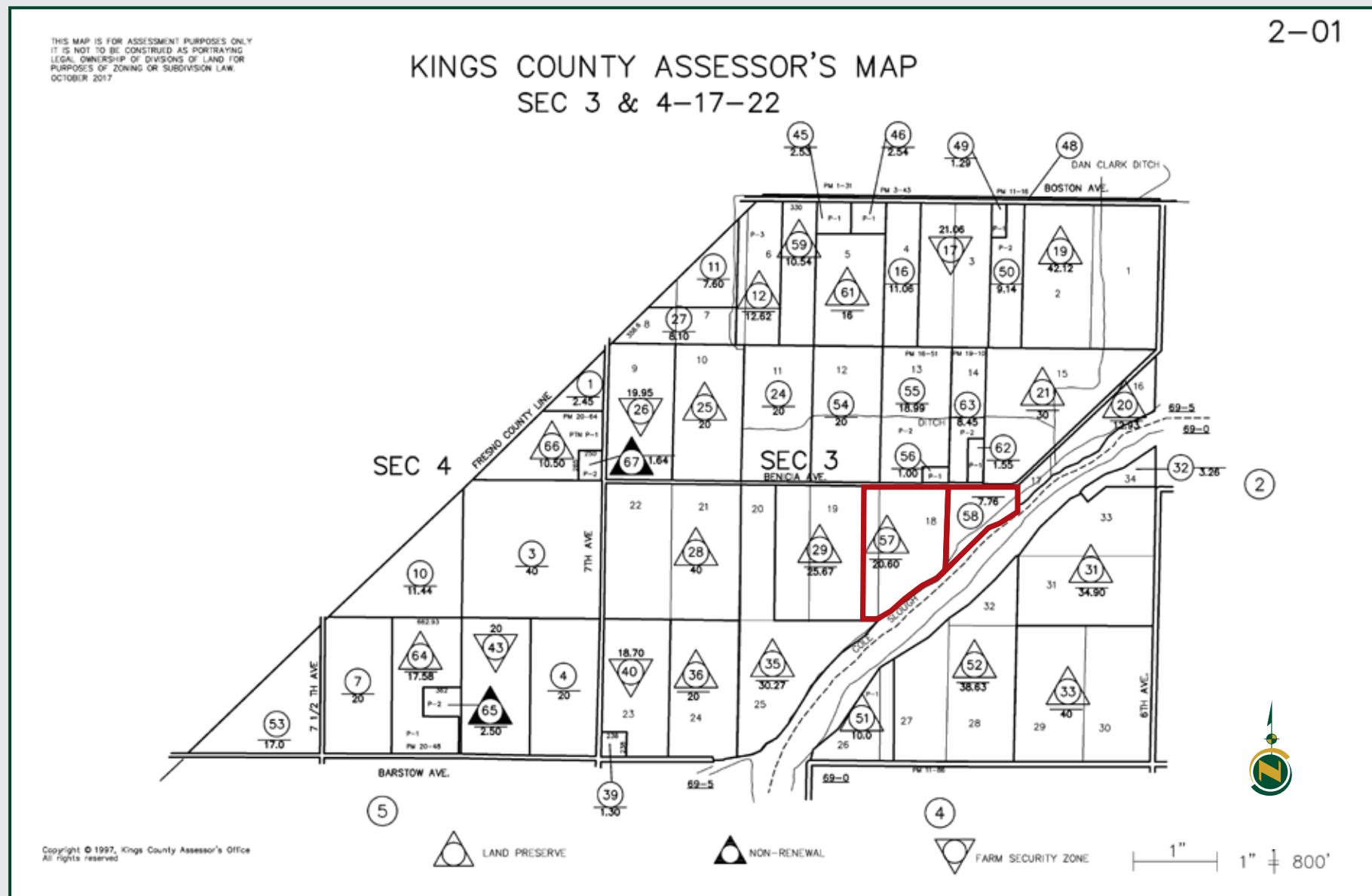


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
124tw	Hanford sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent
131	Kimberlina fine sandy loam, sandy substratum	Grade 1 - Excellent
147	Nord fine sandy loam	Grade 1 - Excellent
181	Water	Not Rated



PARCEL MAP



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PROPERTY PHOTOS



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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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.