

# LAGUNA ID ALMONDS AND POTENTIAL HOMESITE

**\$475,000**  
(\$23,750±/Acre)



**20.00± Acres - Kings County, California** Exclusively Presented by:

**Pearson Realty**

- District and Well Water
- Quality Soils
- Young Independence Almonds
- Income
- Potential Home Site
- Tax Benefits



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA DRE #00020875

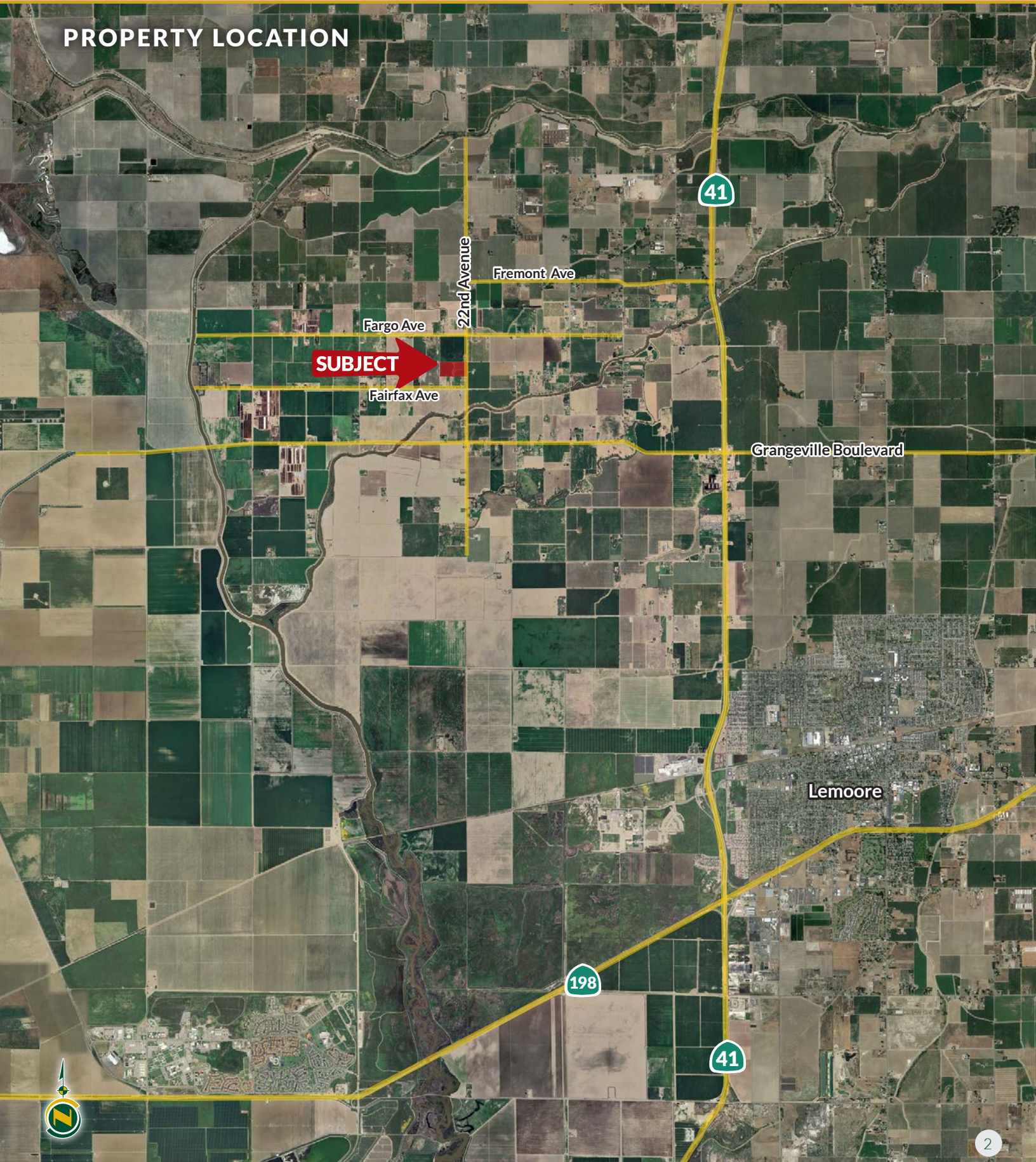


# LAGUNA ID ALMONDS AND POTENTIAL HOME SITE

20.00± Acres  
Kings County, CA



## PROPERTY LOCATION





# LAGUNA ID ALMONDS AND POTENTIAL HOME SITE

20.00± Acres  
Kings County, CA



## PROPERTY INFORMATION

### LOCATION

The offering is located conveniently on the west side of 22nd Avenue, 1/10 of a mile north of Fairfax Avenue, approximately 4± miles northwest of Lemoore, CA. Regionally the property is located 13± miles west of Hanford, 30± miles south of Fresno, 103± miles north of Bakersfield, and 205± miles south of San Francisco. The physical address is 8204 22nd Avenue Lemoore, CA 93245.

### DESCRIPTION

This 20± assessed acre opportunity is located in the desirable farming area of Lemoore, CA. This land is planted to 17± acres of Independence Almonds. The property is located in Laguna Irrigation District and has 3 wells. Additional improvements include a shop and 4 beautiful Oak trees. The opportunity features district and well water, quality soils, young Independence Almonds, income, potential home site, and tax benefits.

### LEGAL

Kings County APN: 004-220-018.  
N ½ of SE ¼ of NE ¼ of Section 24, Township 18S, Range 19E, MDB&M.

### PLANTINGS

	Acres	Planted	Type/Varieties/Rootstock	Spacing	2021 lbs/ac.	2022 lbs/ac.	2023 lbs/ac.
Almonds	17.00± 3.00±	2015	Independence/Nemaguard Roads, Shop, Waste	14'x21'	2,863±	2,538±	2,060±
Assessed Acres	20.00±						

### ZONING

The land is zoned AX Exclusive Agricultural District, and is not enrolled in the Williamson Act.

### SOILS

- 99.20±% (168) Vanguard sandy loam, partially drained, irrigated capability class, 3 rating
- 0.80±% (149) Nord Complex, irrigated capability class, 2 rating

### WATER

The property benefits from both Laguna Irrigation District water and well water. There are 3 wells with submersible pumps. The land is in the North Fork GSA. The almonds are irrigated with a double line drip system with sand media filters.

### PRICE/TERMS

\$475,000 (or \$23,750±/acre) cash at close of escrow. 2024 Crop is available subject to reimbursement of agreed farming expenses.



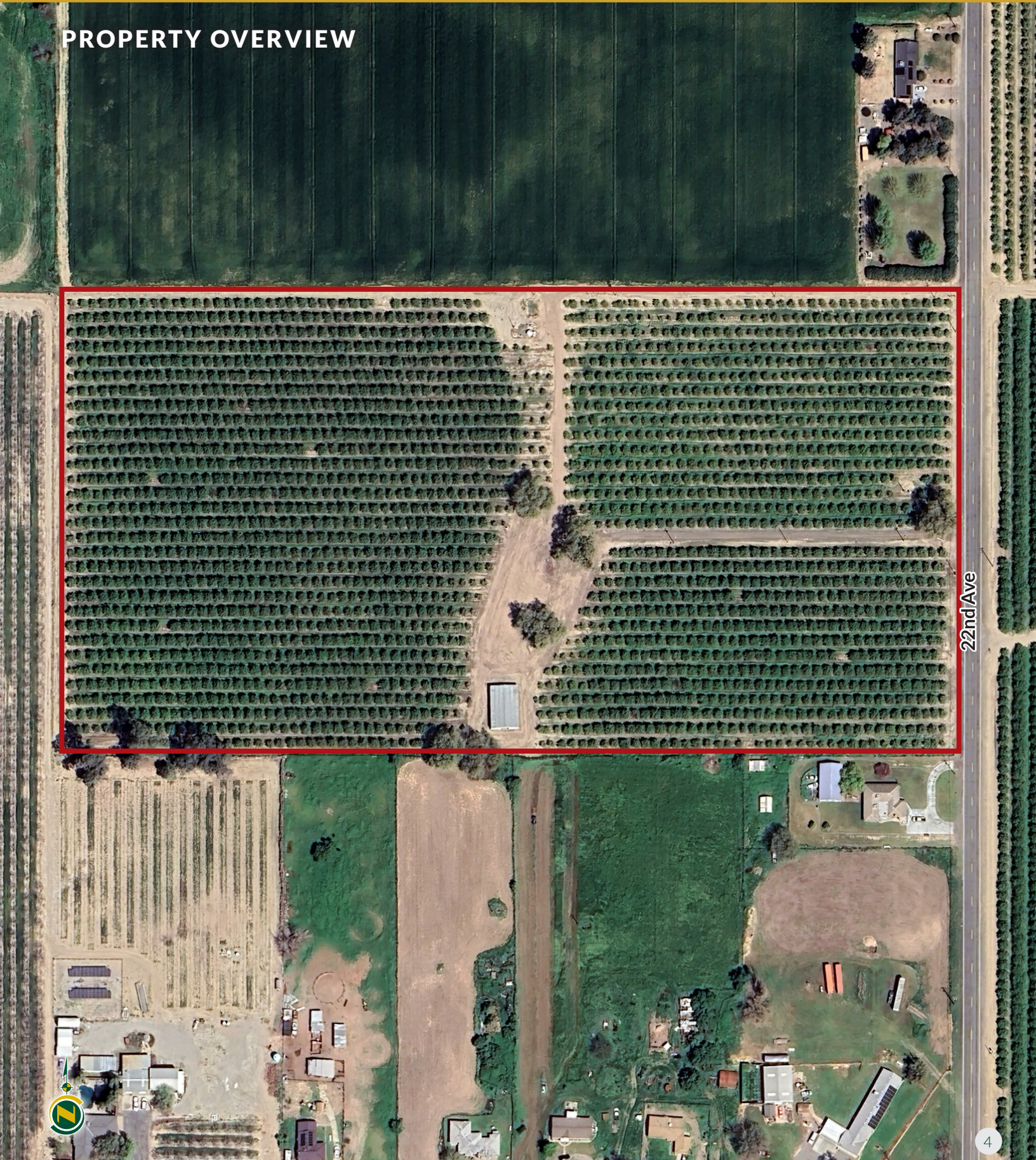


# LAGUNA ID ALMONDS AND POTENTIAL HOME SITE

20.00± Acres  
Kings County, CA



## PROPERTY OVERVIEW



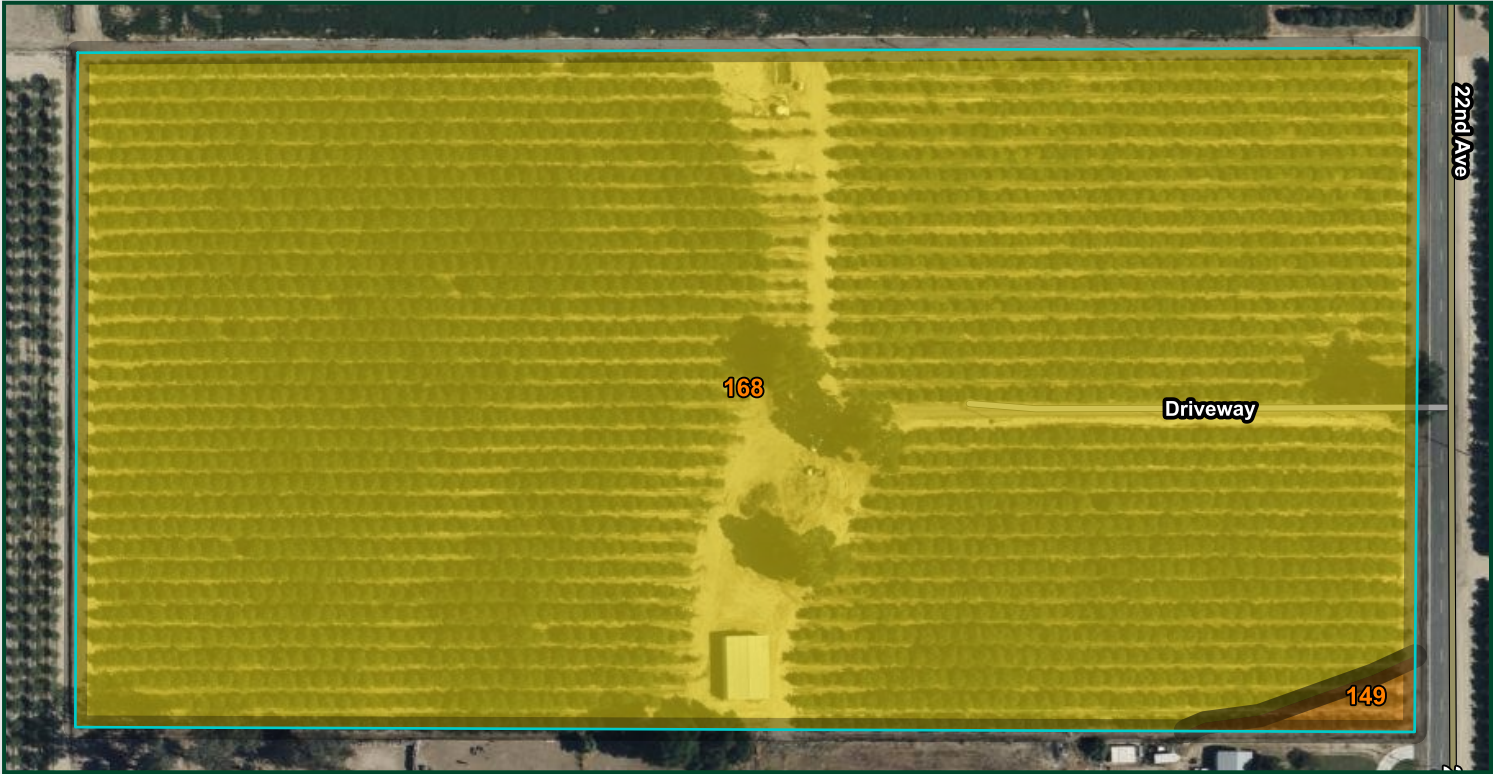


# LAGUNA ID ALMONDS AND POTENTIAL HOME SITE

20.00± Acres  
Kings County, CA



## SOILS MAP



Irrigated Capability Class			
Map unit symbol	Map unit name	Rating	Percent AOI
149	Nord Complex	2	0.80%
168	Vanguard sandy loam, partially drained	3	99.20%
Totals for Area of Interest			100.00%



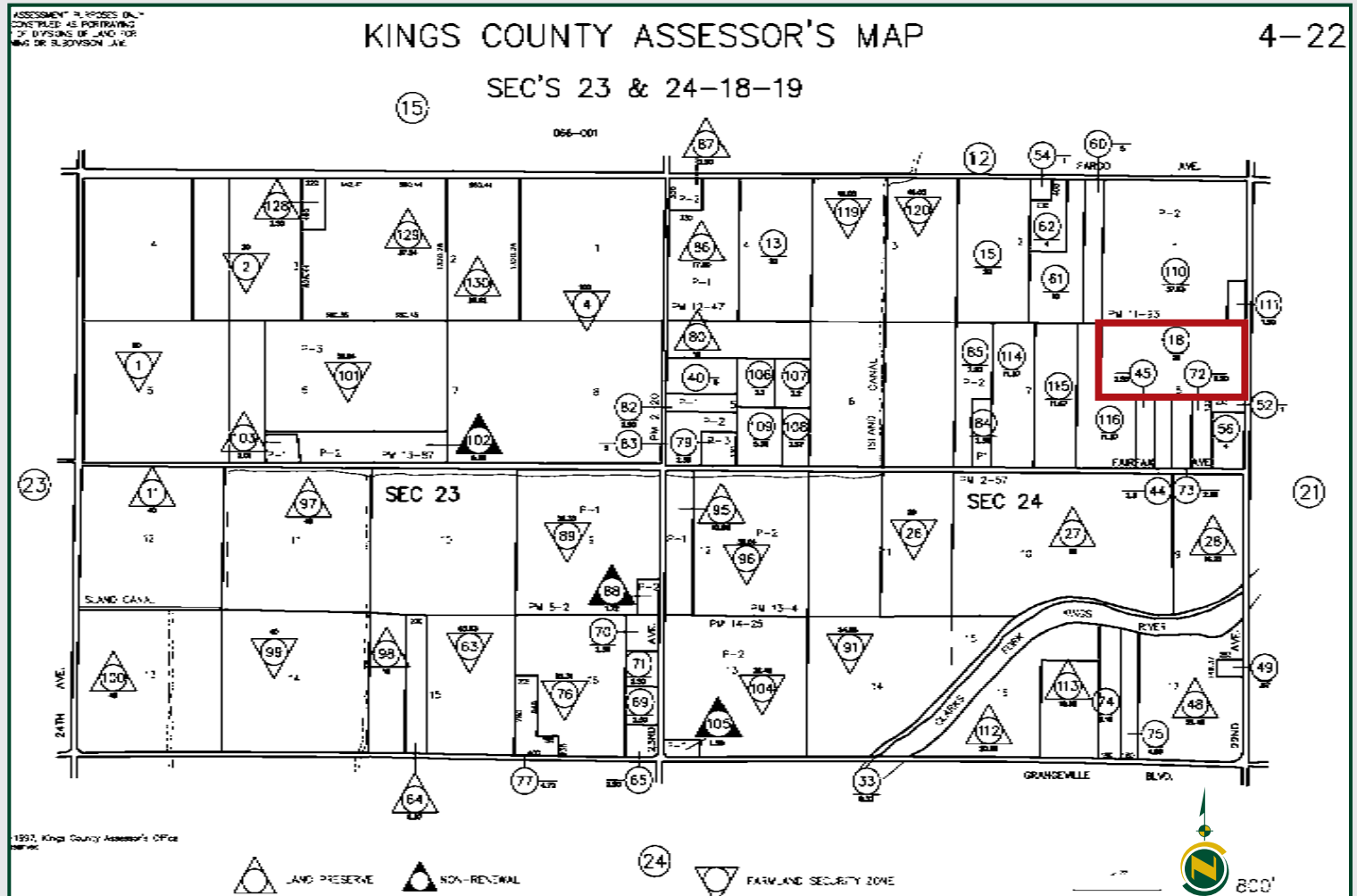


# LAGUNA ID ALMONDS AND POTENTIAL HOME SITE

20.00± Acres  
Kings County, CA



## PARCEL MAP





# LAGUNA ID ALMONDS AND POTENTIAL HOME SITE

20.00± Acres  
Kings County, CA



## PROPERTY PHOTOS





# LAGUNA ID ALMONDS AND POTENTIAL HOME SITE

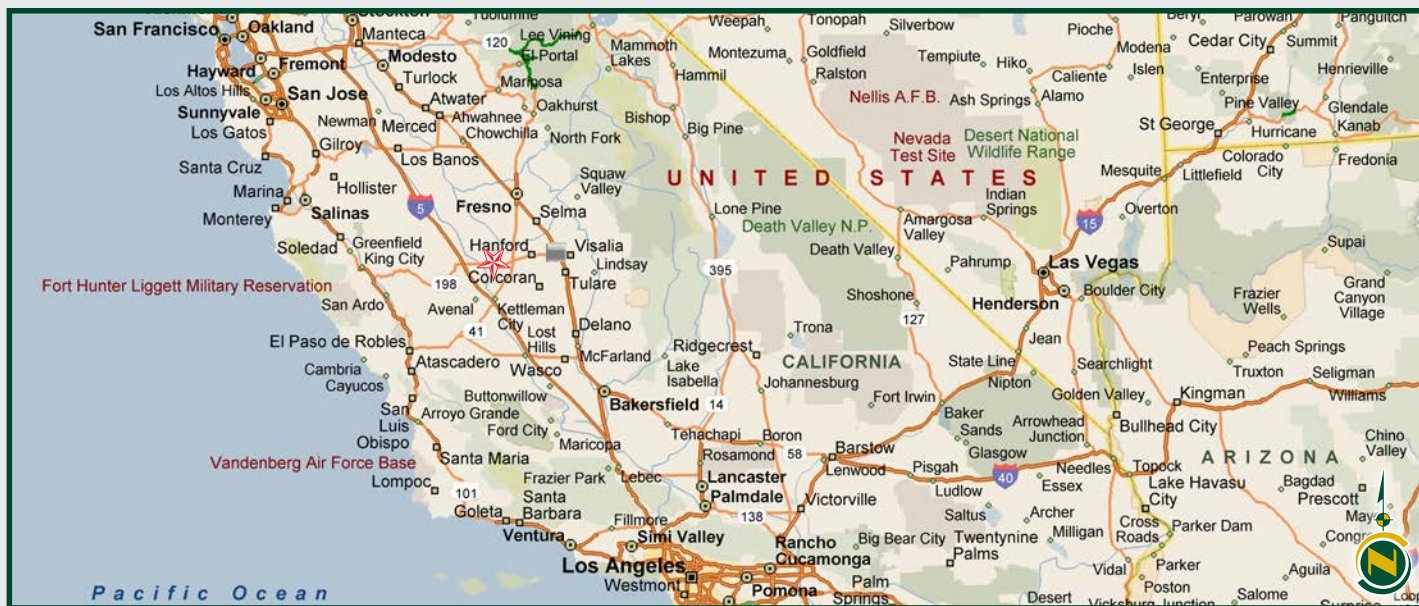
20.00± Acres  
Kings County, CA



## 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

**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.



Download Our  
Mobile App!

<http://pearsonrealty.com/mobileapp>



## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA DRE #00020875