



SCHUIL

AG REAL ESTATE



+/-40 Acres – Almonds and Home – Hanford, CA

Hanford, CA 93230, USA • 40 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com



LOCATION:

Property is located on the west side of 7th Avenue, between Fargo Avenue and Grangeville Blvd in Hanford, CA.

SIZE:

+/-40 Assessed Acres

BUILDINGS :

Property features a 2,128 sq. ft. home and a metal ag shop for equipment, storage, and operational use.

PLANTINGS:

Property is planted to +/- 39 acres of producing Shasta almonds on Nemaguard rootstock, planted in 2020.

WATER:

Property is located in the Kings County Water District and receives surface water from Settlers Water District, a division of the highly reliable People's Water District. One (1) ag well drilled in 2016 and one (1) domestic well drilled in 2018 are located on the property. The almonds are irrigated by dual-line drip with sand-media filtration. Surface water is fully plumbed and boosted through filtration for seamless switching between district water and well water.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Kings County APNs: 014-130-096 and 014-130-097

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

A turn-key 2020-planted Shasta almond ranch with excellent water resources, young trees entering top production, and quality on-site improvements. Strong long-term investment for growers or ag investors seeking a well-located, efficient orchard operation.

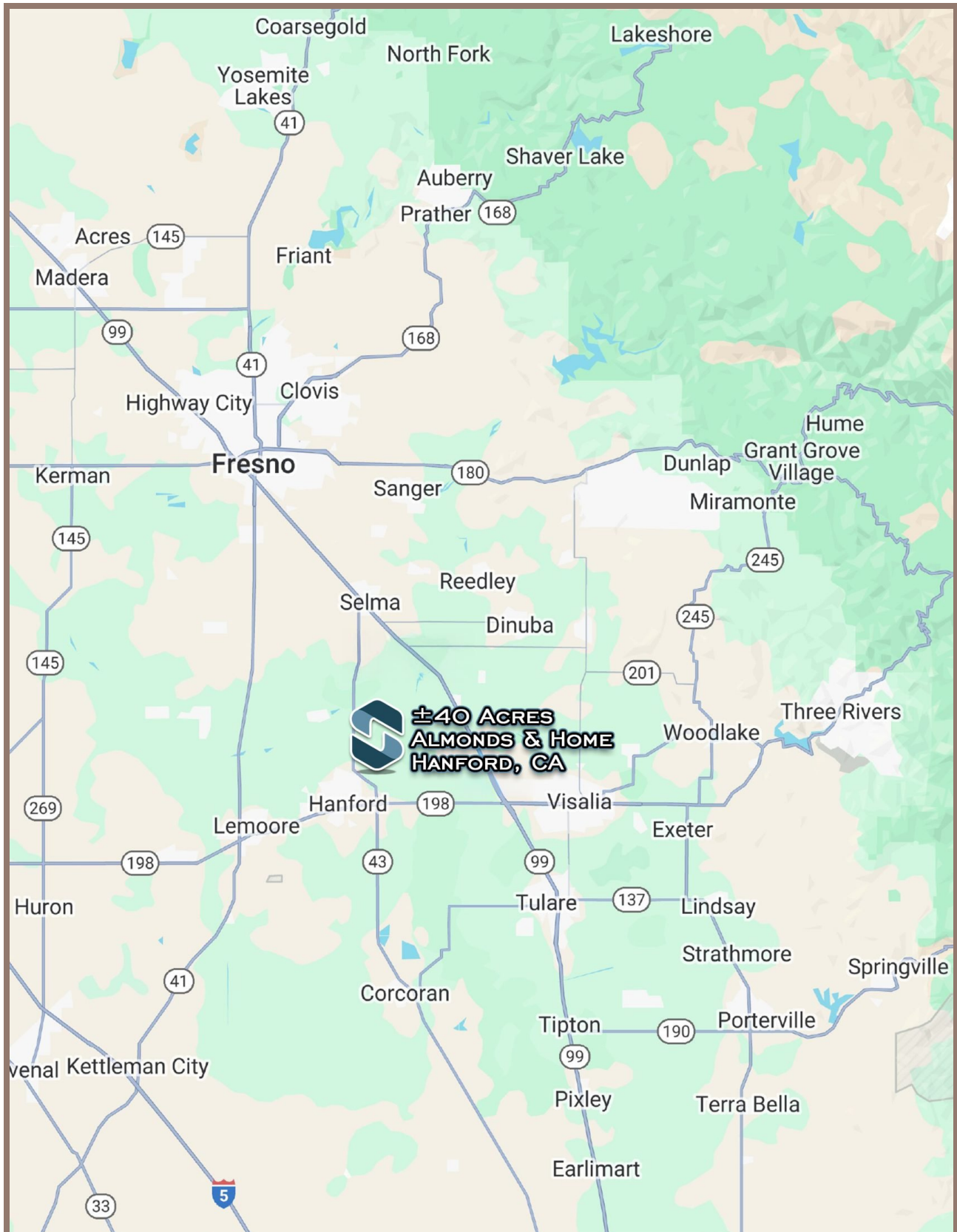
Call to schedule a tour and review production history, water details, and projected returns.

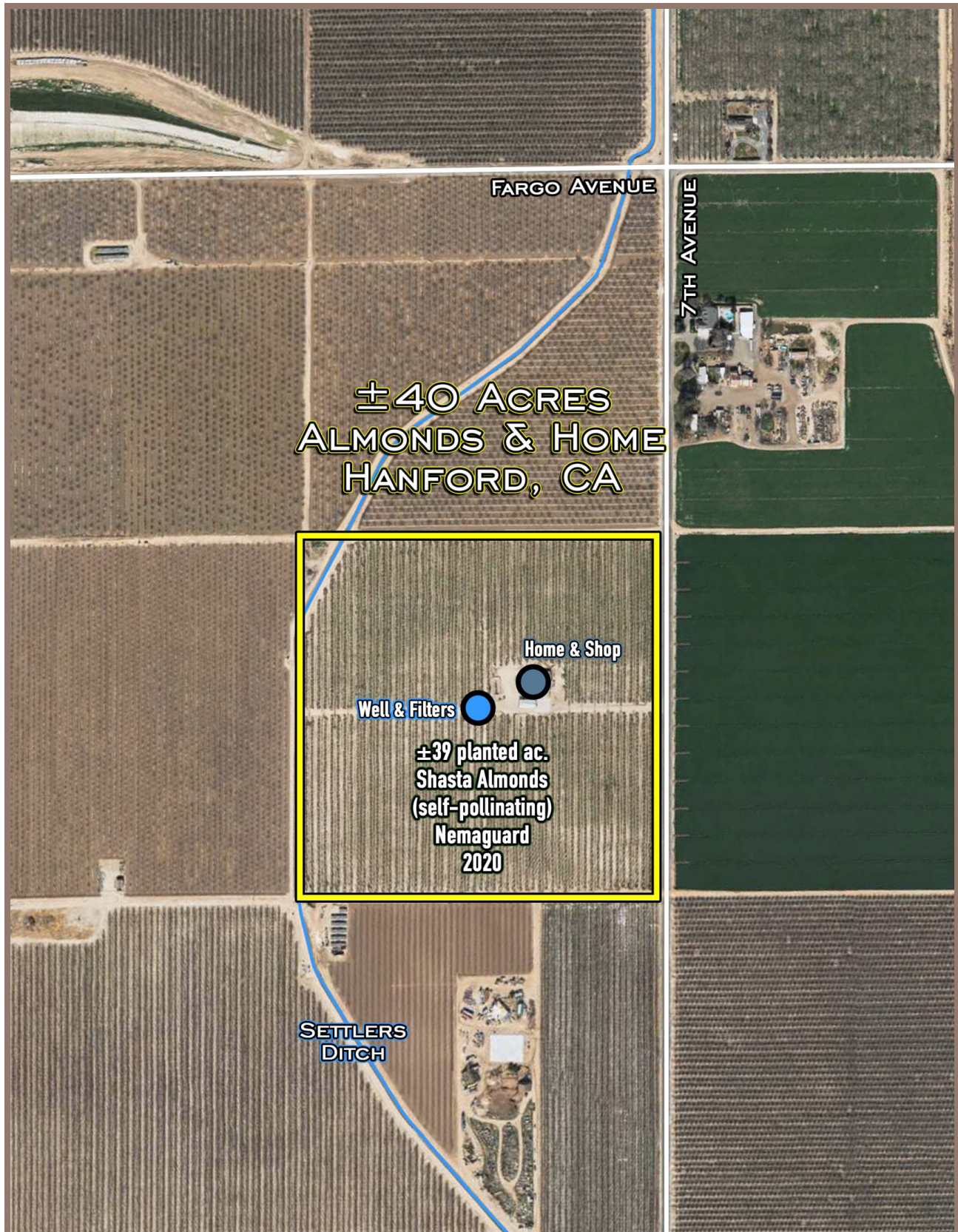
PRICE:

\$1,600,000

CONTACT:

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CalBRE #02203298

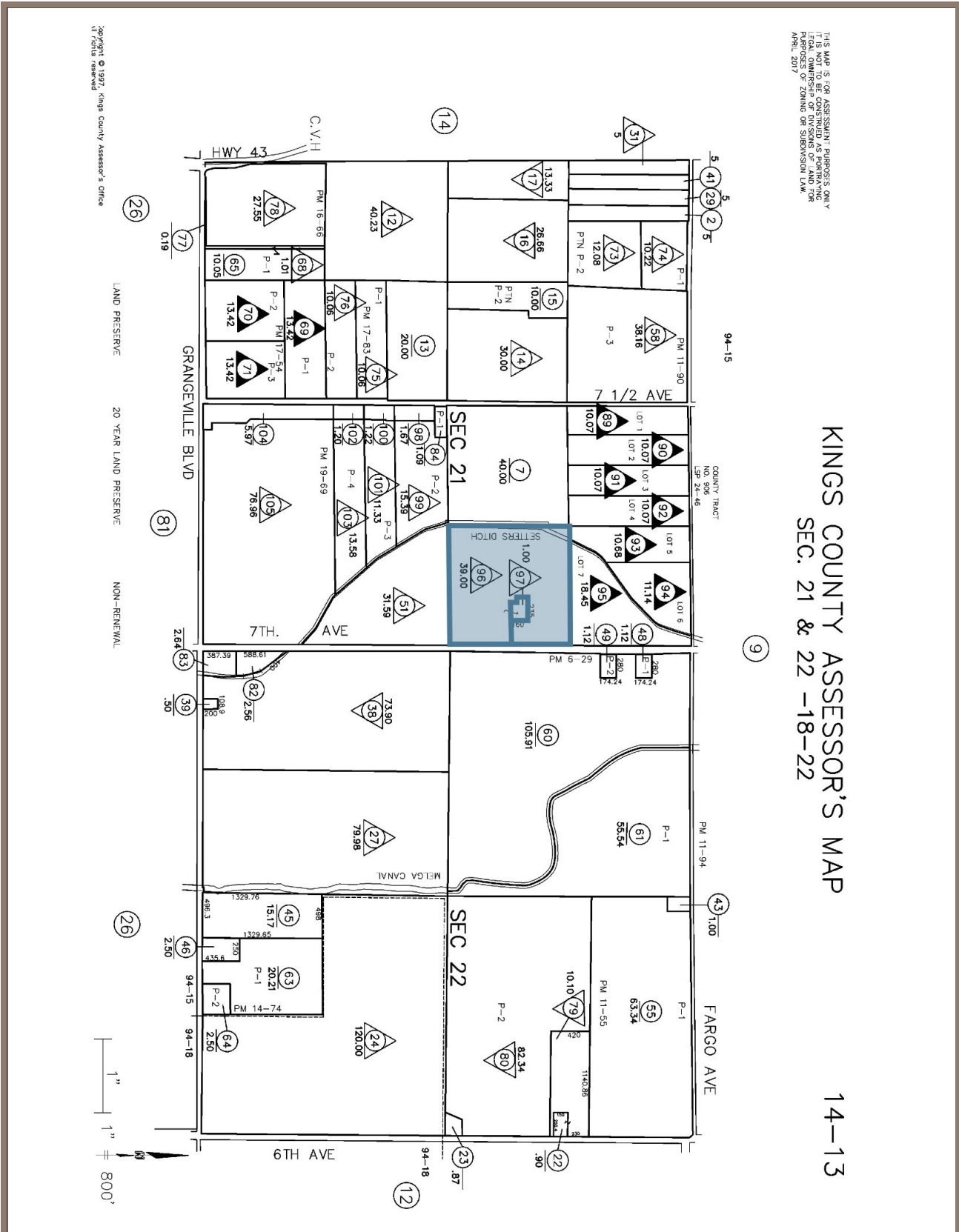


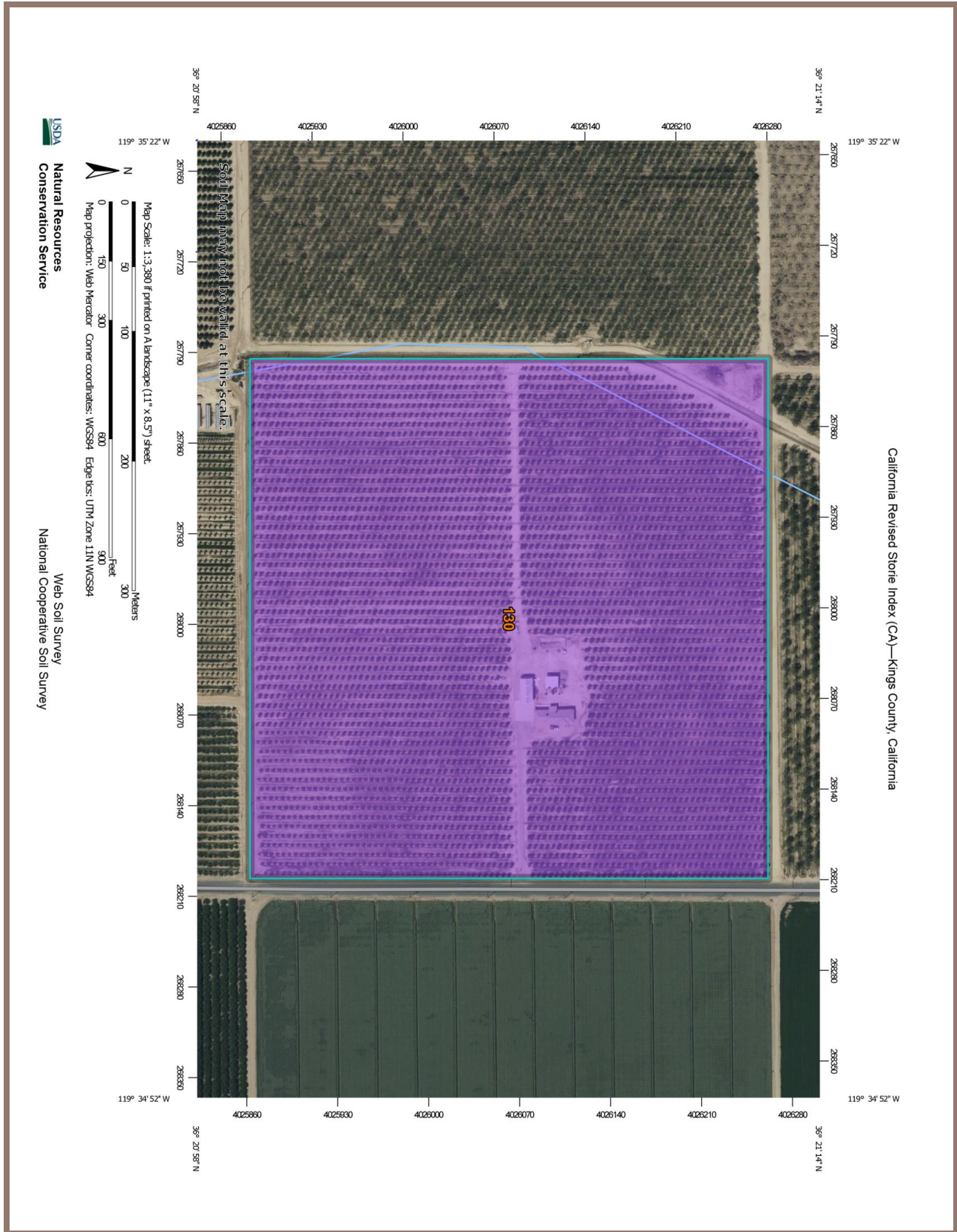


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APRIL 2017

KINGS COUNTY ASSESSOR'S MAP SEC. 21 & 22 -18-22

14-13





California Revised Storie Index (CA)—Kings County, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
130	Kimberlina fine sandy loam, saline-alkali	Grade 3 - Fair	Kimberlina (85%)	39.7	100.0%
Totals for Area of Interest				39.7	100.0%

