



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

FOR SALE

Prime Hanford Farmland



**88.9± Acres Hanford
Kings County, California**

- Class I Prime Soils
- Two Irrigation Wells
- Income
- Location to Future Urban Growth

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Prime Hanford Farmland

88.9± Acres

\$2,089,000

DESCRIPTION:

This 88.9± acre prime agricultural property includes; two irrigation wells, irrigation pipeline distribution system, 20± acres of old walnuts, rental income and future urban development growth. The property is surrounded by similar farmland and a residential subdivisions under development to the east and south.

LOCATION:

The property is located south of Hanford Armona Road, ¼ mile west of 12th Avenue adjacent to the City of Hanford. 30 miles south of Fresno and 18 miles west of Visalia, California. In the heart of the San Joaquin Valley.

**ZONING
& LEGAL:**

The property is currently zoned agricultural uses. The Hanford General Plan establishes a future development to low density residential (LD) use. The current zoning is AL-10 (10 acre minimum parcels size). There are three accessed parcels including APN 011-040-008 (18.85± acres), 010 (50.53± acres) and 027 (19.52± acres). The properties will be removed from the Williamson Act Tax Preserve in 2022. Seller granted city sewer truck line from Hanford Armona Road to southern residential development property.

SOILS:

Nord complex. Class I designation by USDA soil survey.

WATER:

The property is irrigated from onsite pumps and wells including 40HP above ground electric and 10HP submersible. The irrigation water is conveyed through a subsurface cement pipeline system with valves spaced along the pipeline for flood irrigation to all row field, vegetable seed and orchard crops.

PLANTINGS:

2018 include 80± acres cotton (walnuts are not being farmed).

**BUILDING
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$2,089,000 (\$23,498/ac.).

NOTES:

1. The property is being sold subject to the 2018 farm lease agreement.
2. The pumping equipment on the north well belongs to tenant.
3. Sellers reserve existing mineral, oil and gas rights.



This aerial map shows a large agricultural site of 88.9± acres, outlined in red. The site is divided into sections of cotton and walnuts. Two wells are marked with blue dots, and a pipeline runs along the eastern boundary. The site is bordered by Hanford Armona Rd to the north and a canal to the west. The City of Hanford is visible to the east, with streets like S 12th Ave and S 11th Ave. A north arrow is located in the bottom left corner.

FLINT AVE

FARGO AVE

GRANGEVILLE BLVD

LACEY BLVD

WY 396 - HANFORD ARMONIA RD

HOUSTON AVE

1ST AVE

2ND AVE

3RD AVE

4TH AVE

5TH AVE

6TH AVE

7TH AVE

8TH AVE

9TH AVE

10TH AVE

11TH AVE

12TH AVE

13TH AVE

14TH AVE

15TH AVE

16TH AVE

17TH AVE

18TH AVE

19TH AVE

20TH AVE

21ST AVE

22ND AVE

23RD AVE

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327TH AVE

328TH AVE

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331ST AVE

332ND AVE

333RD AVE

334TH AVE

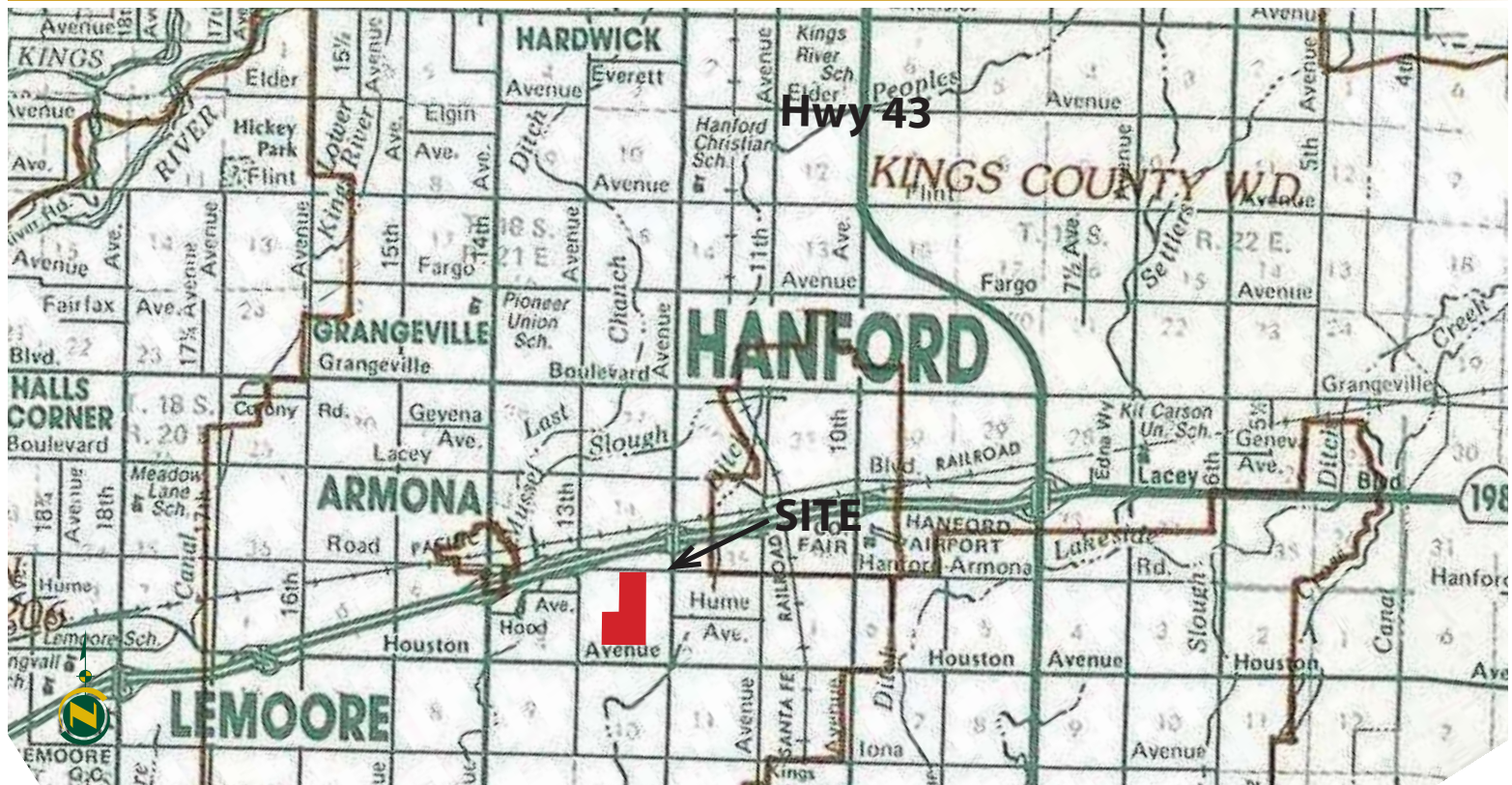
335TH AVE

336TH AVE

337TH AVE

[illegible]

LOCATION MAP



REGIONAL MAP



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

1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



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