



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
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FOR SALE

Riverside Ranch



**Orchard Income
&
River Front Living**

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

- Producing Young Almonds
- River Front Location
- Well and Irrigation System
- Residential Building Site

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Riverside Ranch

22.80± Acres

\$680,000

DESCRIPTION:

Kings River front location with young Almond orchard, residential building site, 30HP pump and well with automated sprinkler irrigation system. Located 5 miles north of Hanford and 24 miles south of Fresno, California. The property includes 12± acres Almonds, an improved 2± acre building site and acreage for grazing or recreation along the Kings River.

LOCATION:

The property is located 1/3 mile north of Dover Avenue along the 9 1/2 Avenue alignment. Approximately 5 miles north of Hanford and 6 miles southwest of Kingsburg, California in the County of Kings.

ZONING & LEGAL:

The property is currently zoned for Agricultural Production, Single Family Residence and Agricultural Uses. Zoning is AG-20, (20 acre minimum parcel). Property is taxed under the Williamson Act Tax Preserve. County assessed parcel 002-150-065. (22.80± acres)

PLANTING:

The property is currently planted to 12± acres of fifth leaf almonds. Independence variety on Nemaguard stock. Production on request.

WATER:

The property is irrigated from a 30HP electric turbine pump and motor. Well depth is 290±ft. bowls are set at 200'. The well is connected to booster and filtration system with underground connections and fan jet sprinklers on each tree row. The system is controlled by automatic water and filtration systems. The property is adjacent Riverside Canal.

SOIL:

Nord complex Class 1 prime soil.

PRICE:

\$680,000 cash.

NOTES:

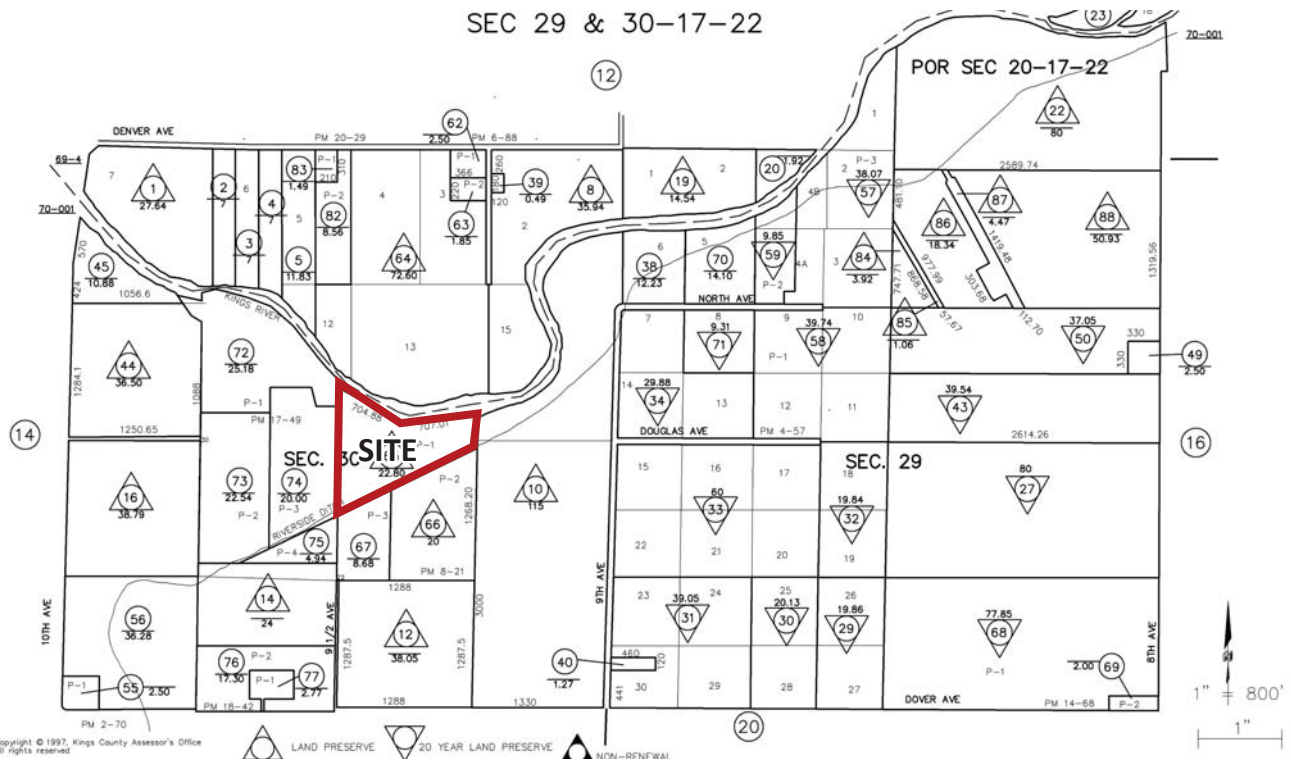
- 1) Seller reserves existing mineral, oil and gas rights.
- 2) Buyer to cooperate with Seller to effect a 1031 Tax Deferred Exchange.
- 3) Buyer to reimburse seller for 2018 Almond production cost if purchased with existing crop.



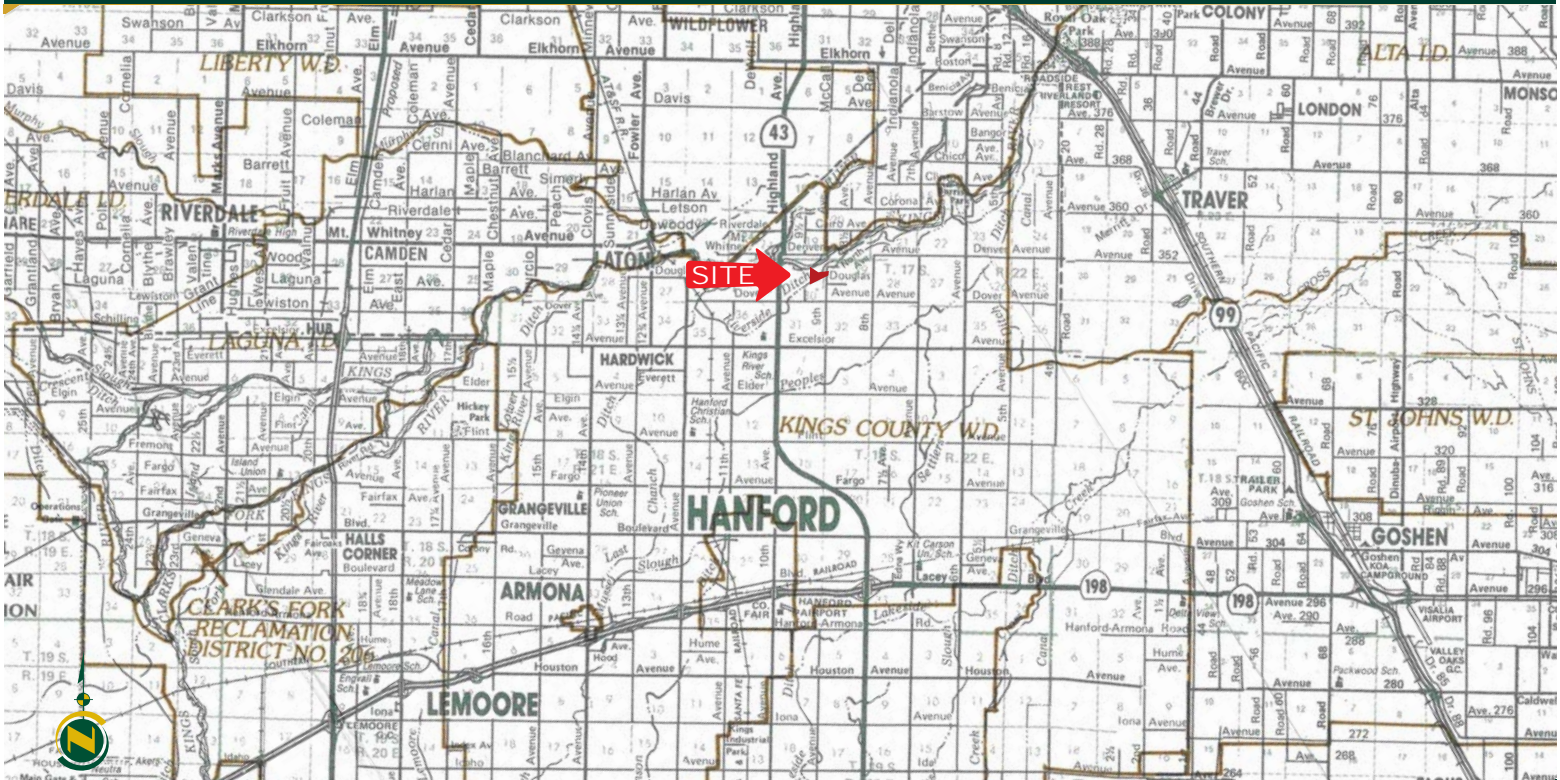
FARM MAP



ASSESSOR'S PARCEL MAP



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

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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

