



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
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FOR SALE

Kings River Front Parcels



14.71 ± Acres
Kings County, California

Exclusively Presented By:
Pearson Realty

- Two River Front Parcels
- Older Residence
- Class I Soil
- Mature Walnut Orchard
- New 2015 Pump & Well



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Kings River Front Parcels

14.71± Acres

\$439,900

DESCRIPTION:

This property consists of 14.71± acres with a mature Walnut Orchard, new well/pump, Kings River frontage, and older residence. There are 30± year old Hartley and Chandler walnuts with average production for the last 3 years. The property is in a prime location and suitable for multiple uses including permanent crops, ag facilities or river front residences.

LOCATION:

The subject property is located on the east side of Highway 43 at Riverdale Avenue 5± miles north of Hanford and 25± miles south of Fresno, California.

LEGAL & ZONING:

Ag 20 General Agricultural zoning. Including multiple rural agricultural and suburban uses. Kings County APN# 002-120-061 (4.73± acres with residence), 002-120-060 (9.98± acres with Chandler walnuts), currently in the Williamson Act Tax Preserve.

RESIDENCE:

Older one story 1,447±sf residence with 2 bedroom, 2 baths, fireplace and garage. Residence has not been lived in for several years and will need upgrades and maintenance throughout.

CROP:

30± year old Hartley and Chandler walnuts.
Production on request.

WATER:

The property has a 300± ft. gravel packed well drilled in 2015, with 12 inch casing, new 20HP pump set at 200± ft. with 6 inch discharge to a subsurface pipeline and riser valves spaced approximately 50± ft. Domestic well and additional ag well not in current use.

SOIL:

The property has prime Class I, Kimberlina fine sandy loam, sandy substratum.

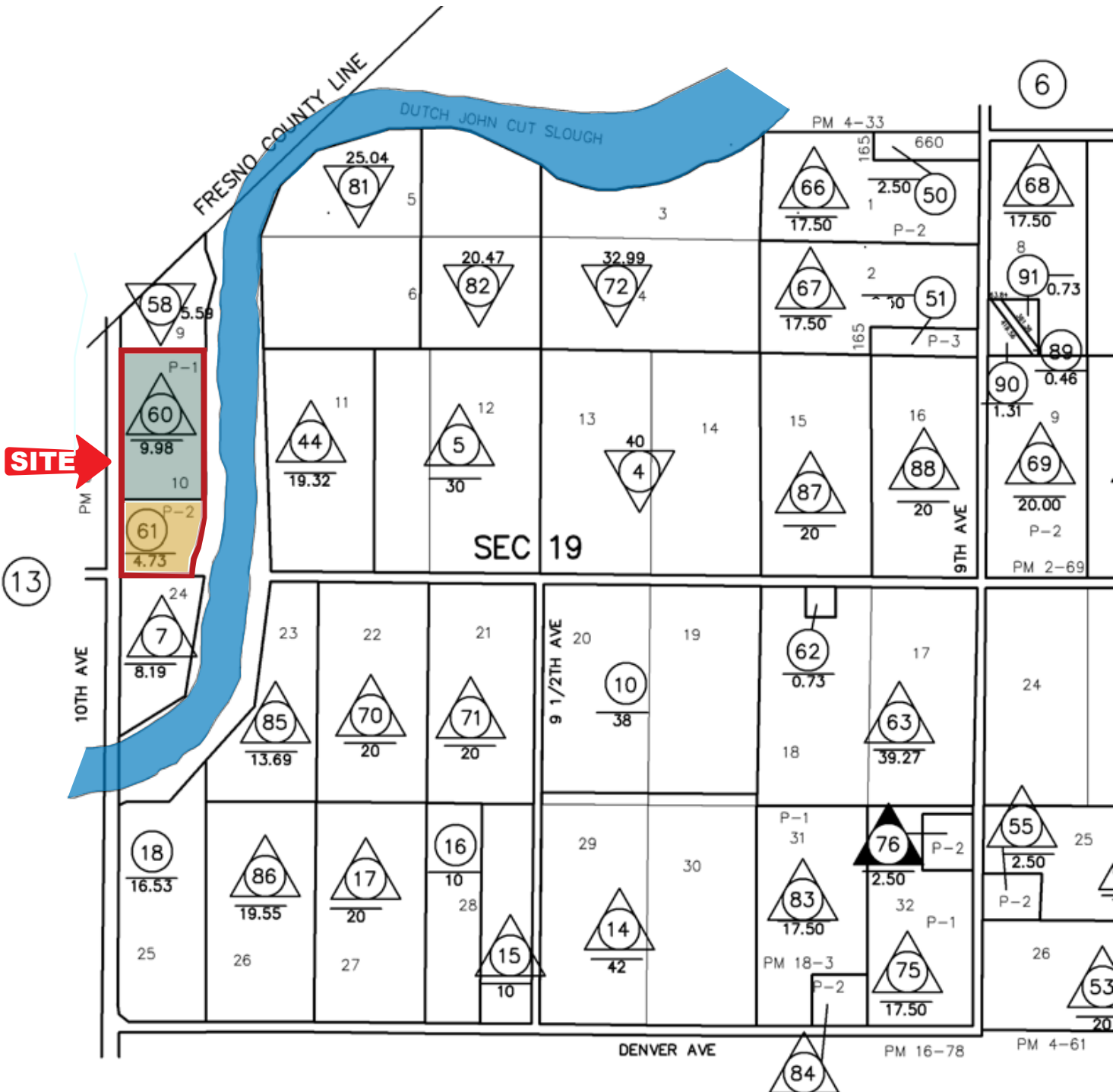
PRICE:

\$439,900 cash. Plus growing cost to close of escrow.

NOTE:

- 1.) Property sold "as is" with no warranties or guarantees either expressed or implied by seller or broker.
- 2.) Parcel can be sold separately subject to owner's conditions.





LOCATION MAP

