



The Ranch Co.
A Dairy Division of Pearson Realty

FOR SALE

Feedlot and Walnut Orchard

**Price
Reduced!!**



28± Acres
Kings County, California

Exclusively Presented By
The Ranch Co.

- Permitted for 1,225± Head
- 11± acres 3rd Leaf Chandler Walnuts
- 3 Homes



A Tradition in Trust since 1919

www.theranchcompany.net

CA BRE #00020875



Feedlot and Walnut Orchard

28± Acres

\$1,199,999

LOCATION:

The subject property is located off Highway 41 and Elgin Avenue, 5± miles north of Lemoore in the Island District.

DESCRIPTION:

This property consists of a 28± acre ranch. With 11± acres currently planted to 3rd leaf Chandler Walnuts on Black Walnut root stock. The remaining acreage contains a Heifer raising facility that is currently in operation and permitted for 1,225± heifers. There are 3 homes on the property one nice 3 bedroom, 3 bathroom 2 story home that is 2,025± sq. ft. and 2 worker's homes that are currently rented for \$750 each per month.

LEGAL:

APN# 004-100-059-000.

ZONING:

The property is zoned Ag 40.

SOIL:

The property has prime Class 1, Kimberlina fine sandy loam, sand substraton.

PRICE/TERMS:

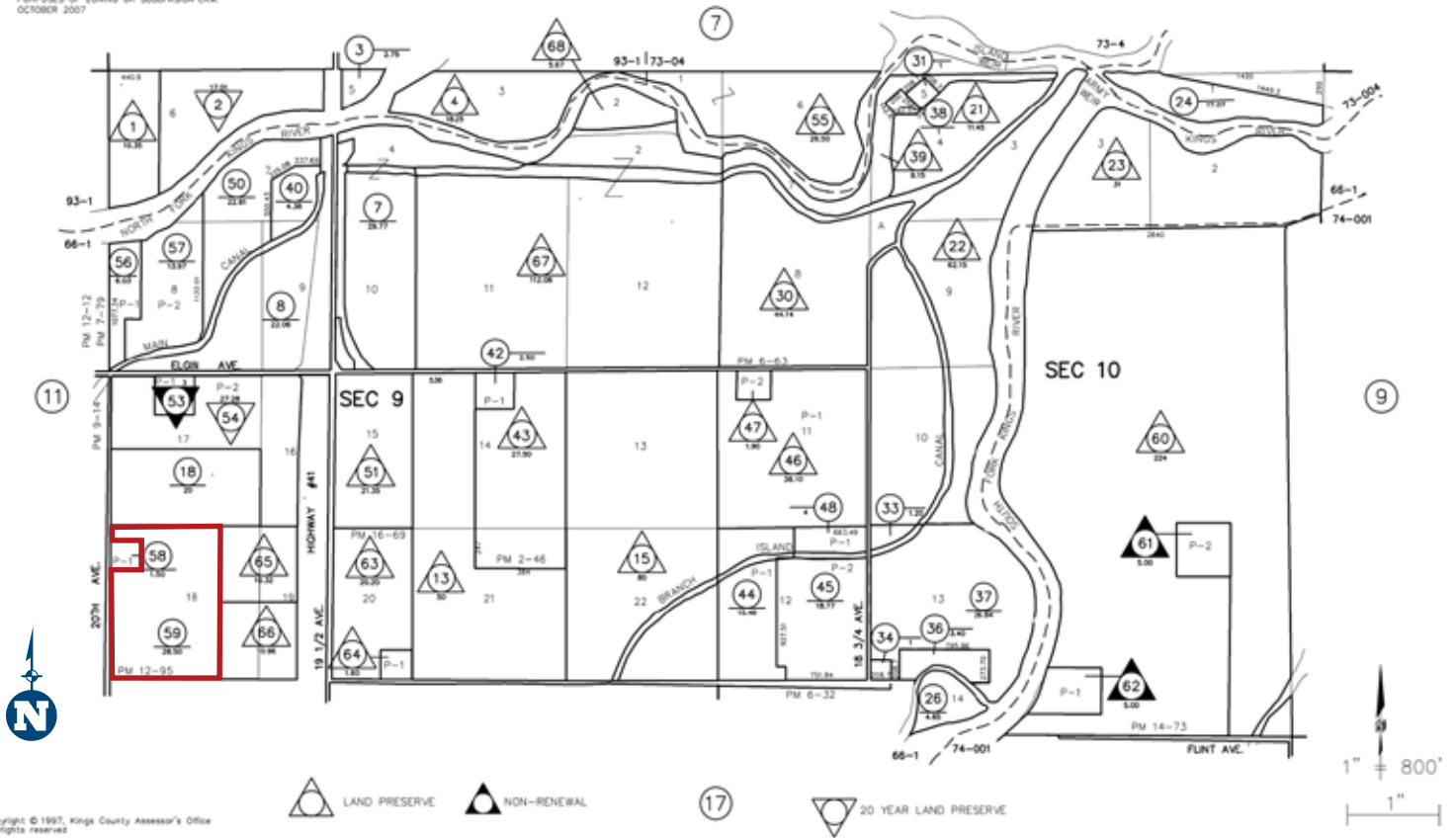
\$1,199,999 cash.

NOTE:

This property is being sold "as is" with no warranties or guarantees either expressed or implied by seller or broker.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF INTERESTS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
OCTOBER 2007

SEC'S 9 & 10-18-20



PROPERTY PHOTOS



LOCATION MAP



REGIONAL MAP



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.

Offices Serving The Central Valley

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