# **PRICE REDUCED**



# Lakeside Farmland



### 120± acres, Kings County, California

- Farm Income
- Tax Benefits
- District Water
- Strong Soils

Exclusively Presented By: Pearson Realty





## Lakeside Farmland

120± acres

\$1,920,000

(\$16,000± per acre)

LOCATION:

This 120± acre offering is located on the northwest and northeast corners of 9th Avenue and Idaho Avenue in Hanford, California.

**DESCRIPTION:** 

This opportunity is in the desirable and closely held Lakeside area of Hanford. The property may be ideal for development to permanent crops including but not limited; almonds, walnuts, pistachios and grapes, or continued use as row and field crops. This investment opportunity offers; farm income, tax benefits, district water, and strong soils.

**LEGAL:** 

The land is zoned AG-20 (General Agricultural 20) by the County of Kings. The property is enrolled in the Williamson Act. Approx. legal: 5½ of the SE ¼ of Section 18 and SE¼ of SE¼ of Section 19, Township 19S, Range 22E, MDB&M. Kings County, California. APN: 016-270-011 & 028-040-030

**SOILS:** 

65.7±% (174) Wasco sandy loam, 0 to 5% slopes, Grade 1-Excellent (Ca. Rev. Storie Index (CA)) 7.1% (104) Cajon sandy loam, Grade 1-Excellent (Ca. Rev. Storie Index (CA)) 27.2±% (130) Kimberlina fine sandy loam, saline alkali, Grade 3-Fair (Ca. Rev. Storie Index (CA))

**WATER:** 

The farm is located in and receives surface water from Lakeside Irrigation District through turnout 9218K powered by a 15HP electric lift pump. There is a second turn out on the site it is 9218Q. The district anticipates water deliveries for the growing season. Additionally, there is an out of service AG well on the property. It is equipped with a 200HP electric motor.

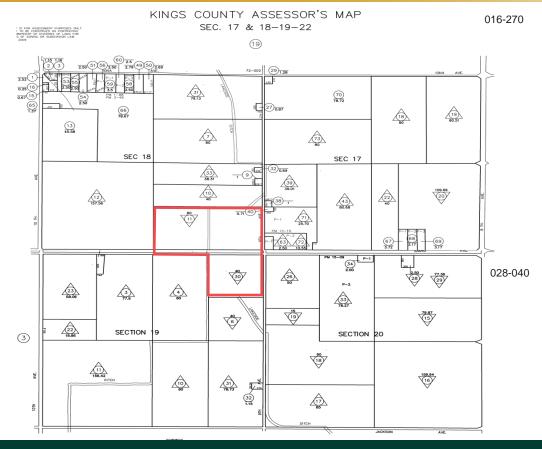
**PRICE & TERMS:** 

\$1,920,000, cash at close of escrow. Seller to retain any mineral rights.

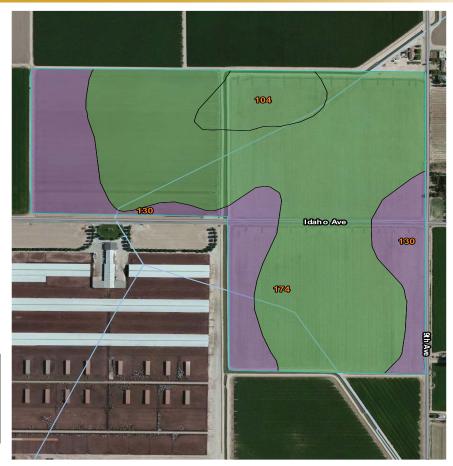








#### **SOIL MAP**





California Revised Storie Index (CA)— Summary by Map Unit — Kings County, California (CA031)				
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
104	Cajon sandy loam	Grade 1 - Excellent	Cajon (85%)	7.1%
130	Kimberlina fine sandy loam, saline-alkali	Grade 3 - Fair	Kimberlina (85%)	27.2%
174	Wasco sandy loam, 0 to 5 percent slopes	Grade 1 - Excellent	Wasco (85%)	65.7%
Totals for Area of Interest				100.0%

#### **LOCATION MAP** W Lacey Blvd E Lacey Blvd Hamblin W 7th St EW Wh St 198 7 Front St 13th Rd Hanford Armore Hanford Armona Rd Hanford Armona Rd Ada St Hume Ave 5 5 1st 3rd Iona Ave Crown 43 Idaho Ave **REGIONAL MAP** Fort Bragg Willis Willows Gridley Oraville Downieville McGill 50 Hamilton, Ruth Albion New Washoe City Eastgate Yuba City uba City Foresttill Geroe Carson Yenn City Cityus Kingston Frenchman Elk Lakeport Willow Grave Fillmore Salin non Rawhide N E V A D A Garrison Baker South Lake Tahoe Topaz Lund Duckwater\* Schurz Cobb Heights Pactolus Sacramento Hawthome Windson a Dison Luning Mina 359 Marietta Sutter Creek San Andreas Lodi Stockton Ti Rohnert Park Napa UTAH Richmond Cakley Warm Springs Bridgeport Antimony Tuolumne San Francisco Gakland Modena" Cedar City Montezuma<sub>e</sub> Galdfield Templute, Hiko, Jalen Hammil Henrieville Turlock Managea Nellis A.F.B. Ash Springs Alamo Atwater Pine Valley Glendale Newman Merced St George Big Pine Kanab Hurricane Chowchifa North Fork Los Gatos Santa Cruz Fredonia Mesquite Hollister UNITED STAT E S Littlefield Marina Salinas Selma Lone Pine Death Valley N.P. Amergosa Valley Monterey Soledad Greenfield King City Supai Han d<sub>B</sub> Wisalia Death Valley Las Vegas 395 Corcoran Fort Hunter Liggett Military Reservation Kettleman City Lost Hills Avenal El Paso de Robles Alascadero Wasco Delano Trona Ridgecrest CALIFORNIA Lake Isabella Searchlight Truston Seligman Johannesburg Nipton Bakersfield 14 Arroyo Grande Ford City Manoc Arrowhead Sands Tehechapi Obispa Santa Maria Barstow Glasgow Rosamond 58 -Vandenberg Air Force Base Topeck A R I Lake Havasu City Needles Pisgah 101 Santa Goleta Barbara Ventura Lancaster Bagdad e Victorville Ludlow Satus Rancho Big Bear City Twentynine Miligan Roads Parker Dam Obcamonga Archer = 138 = Mayer Aguila Pacific Ocean Pomona Spring Vicksburg Junction Indio Mission Viejo La Quinta Tonopah Hallbrook Kofa N.W.R Bornego Springs San Clemente

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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.

