

FOR SALE



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Stratford Dairy, Land & Homes



124.46± Acres
Kings County, California

- Open land ready to plant
- Two homes/rental income
- District water and City water
- Dairy facility potential

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Stratford Dairy, Land & Homes

124.46± Acres

\$1,120,140

DESCRIPTION:

This Stratford area opportunity used to be a working dairy facility with a permit for 676± cows. It is currently not being used but could be started up again. This offering consists of 124.46± acres. It has two homes that are currently rented. One home is 1,600± sq.ft. and the second home is 1,500± sq.ft. The property also has a 1,600±sq.ft. shop, along with a commodity barn and equipment yard. The property could be used as a dairy facility or developed into a variety of row crops or permanent plantings.

LOCATION:

Located approximately one mile east of Stratford, and two miles east of Highway 41 and seven miles south of Highway 198. The property sits on the north and south side on Laurel Avenue with a street address of 19883 Laurel Avenue, Stratford, CA 93266

LEGAL:

This property consists of seven parcels: APN 026-190-098 (20 acres), APN 026-190-023 (1 acre), APN 026-190-027 (7.86 acres), APN 026-190-028 (1.76 acres), APN 026-190-036 (32.43 acres).

APN 026-190-029 (6.66 acres) and APN 026-190-030 (54.74 acres), are currently in the Williamson Act Tax Preserve.

SOILS:

Armona loam, Grangeville loam, Westhaven loam

PLANTINGS:

The property is currently not planted but was previously planted to wheat and sorguum. Neighboring parcels are planted to Pomegranates, Cotton and Alfalfa.

DAIRY FACILITY:

Dairy facility is not currently being used but used to be with information below: Milking parlor is a "Double 14 Flat Barn" with 14 Bou-Matic detachers. On each side there is a double 4" milk line with its own receiver. Wash pen holds approximately 100 cows. Two milk tanks, 3,000 gallon and 2,000 gallon. Shades on all pens. Two pens with lockups. Hospital and calving area with shade and fans. Also a 5 bay commodity barn.

WATER:

This property is irrigated with water from Stratford Irrigation Water District. There is an electric lift pump that lifts the water into the pipeline system. The homes and dairy receive Stratford City Water.

PRICE/TERMS:

\$1,120,140 cash.

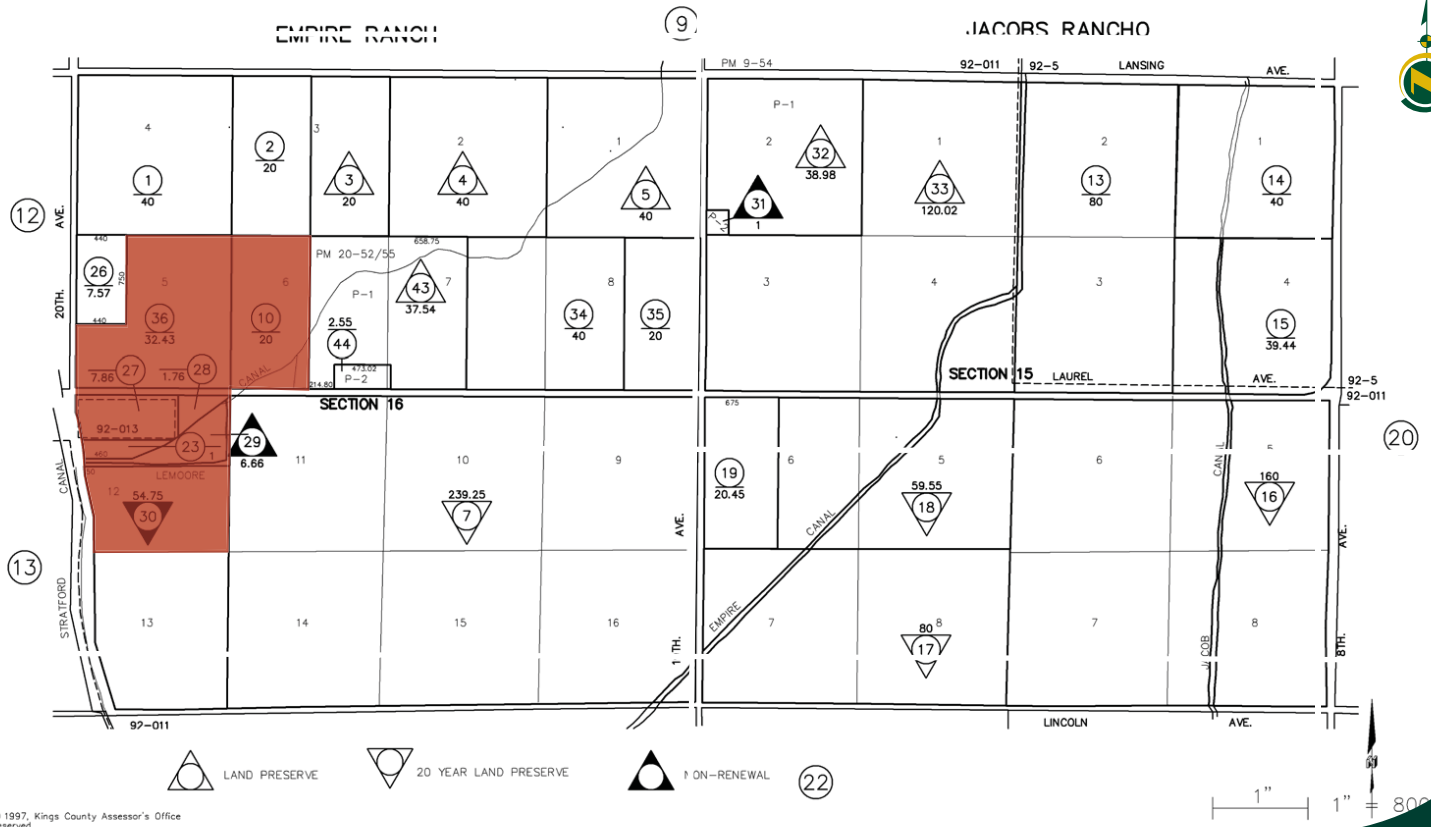
PROPERTY PHOTOS



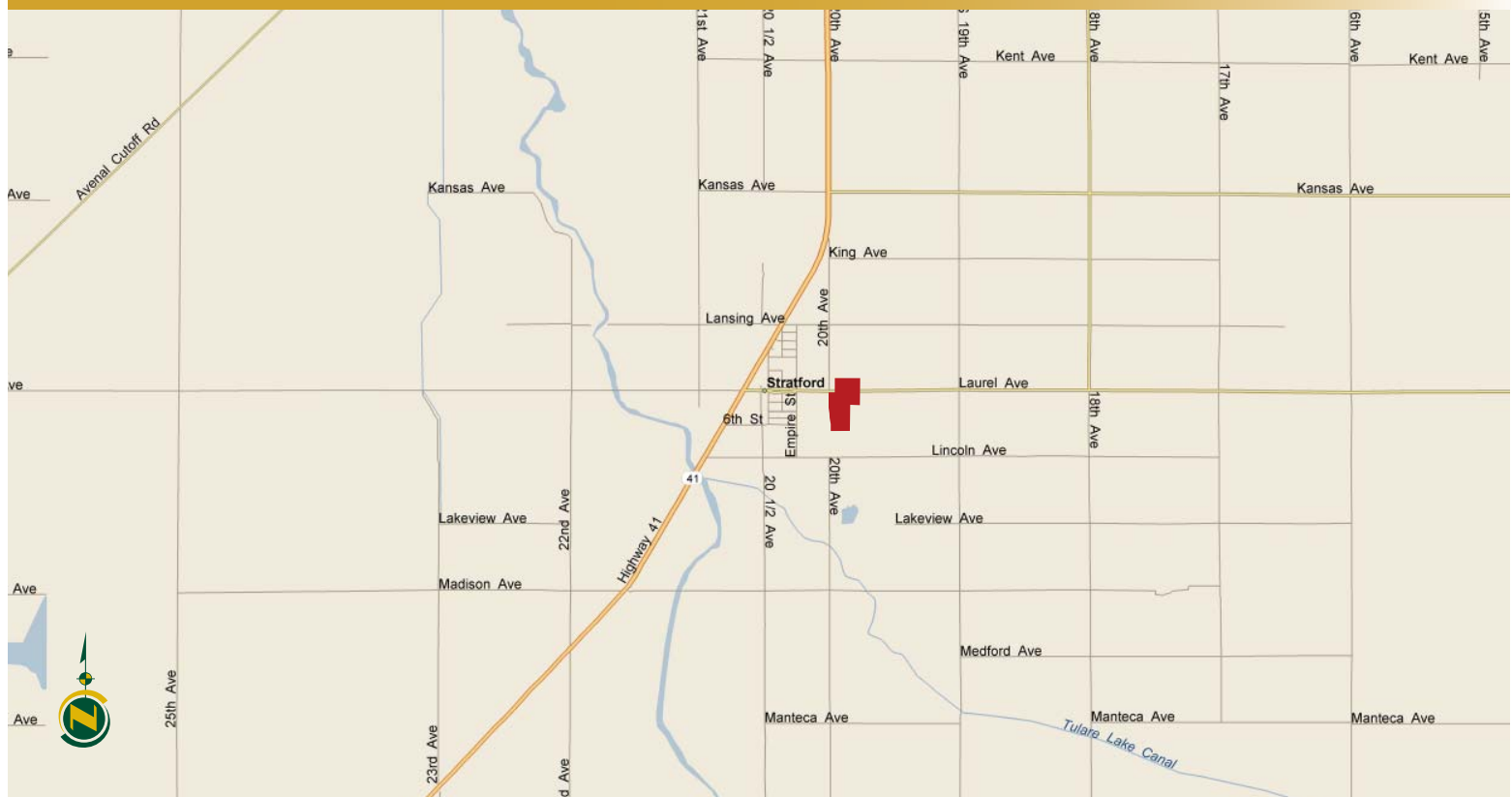
AERIAL MAP

ALL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW,
1/1/2016

SEC'S 15 & 16-20-20



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.

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