

**FOR SALE**



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# North Kings Ranch



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

- Class I Prime Soils
- Quality Irrigation Water
- Suitable for Permanent Crops
- Location, Location, Location

**Exclusively Presented By:  
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CA BRE #00020875



# North Kings Ranch

**149.82± Acres**

**\$3,375,000**

**LOCATION:**

The property is located at the northeast corner of Elder Avenue and 12th Avenue approximately 2 miles north of the city of Hanford and 2 miles south of the Kings River in the county of Kings, California. Property is 30± miles south of Fresno, California.

**DESCRIPTION:**

The property includes prime agricultural Class I soils, excellent irrigation water and is located in an area of established permanent crops. There are no building improvements on the property.

**LEGAL:**

149.82± acres is zoned AG-20 general agricultural uses with a 20 acre minimum parcel size division. The property is currently contracted in the Williamson Act Tax Preserve. APN: 006-031-029 (77.45± ac) & 030 (72.37± ac).

**WATER:**

The property is irrigated with a 75HP electric turbine well pumping approximately 1200±GPM. New pump and well test will be ordered to establish current condition.

**SOILS:**

The property soils are uniform and consist of 100% Nord sandy loam, Storie Index I. Suitable for the development to walnuts, almonds, pistachios, vines, tree fruit, permanent crops or vegetable crops.

**IMPROVEMENTS:**

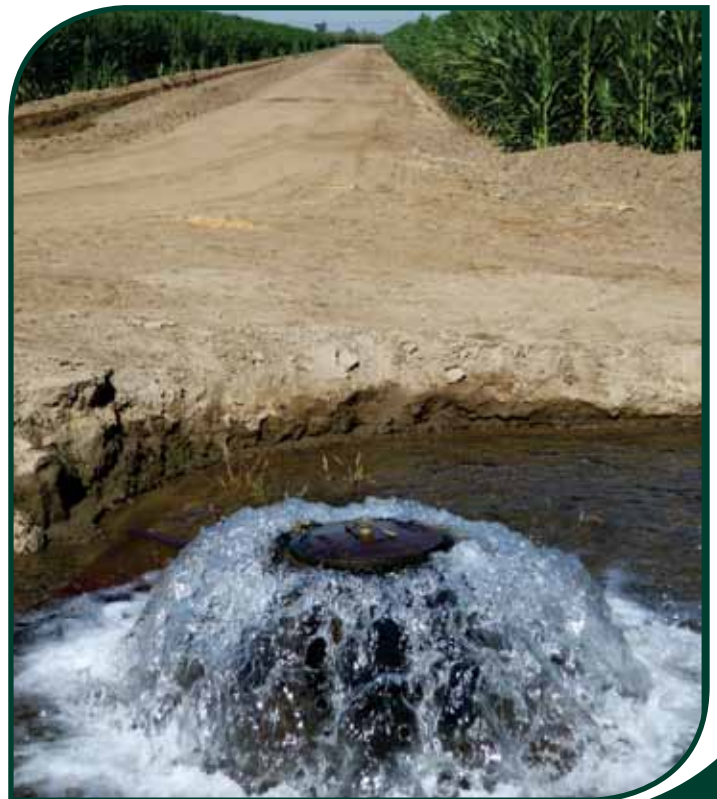
There are no building improvements on the property.

**FARMING/LEASE:**

The property is currently being farmed to cotton and corn and leased to tenant until December 31, 2018.

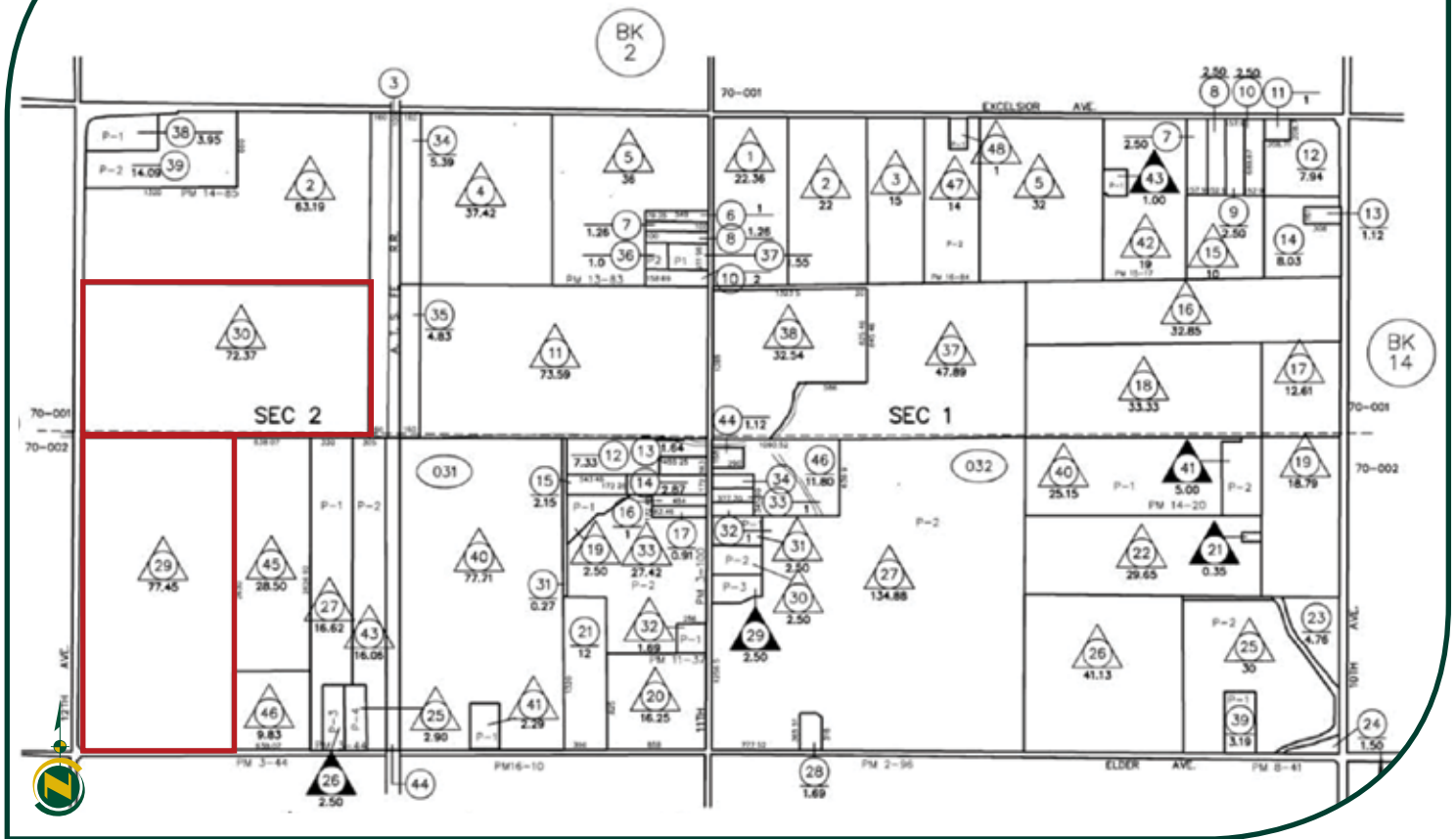
**PRICE/TERMS:**

\$3,375,000 cash.



KINGS COUNTY ASSESSOR'S MAP  
SEC. 1 & 2-18-21

6-03



AERIAL MAP



# 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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