

FOR SALE

5 J's Dairy



160± Acres
Kings County, California

Exclusively Presented By
The Ranch Co.





5 J's Dairy

160.00± Acres

\$5,300,000

LOCATION:

The property is located at 4947 Denver Avenue, Kingsburg CA.

DESCRIPTION:

160 acre± turn key Dairy Facility with livestock, feed inventory and rolling stock.

Property features:

Double 17 parallel milking parlor	2 Milk tanks
Milk chiller	300 Cow freestall barn
620± Cow open corrals with shades	500± Capacity support stock corrals
Concrete calf raising area	Maternity pens
1100± Ton hay barn	6 Bay commodity barn
4 Homes	

LEGAL:

Kings County APNs: 002-170-024, 002-170-025 and 002-170-036

WATER:

There is a newer 600± FT deep irrigation well with 125 HP motor, a 25 HP well open bottom that needs work and a domestic well for cattle and homes. The Property is within the boundaries of ALTA irrigation district but does not receive water.

SOILS:

Class 1 Nord Sandy loam

EQUIPMENT:

John Deere 544 J Loader	Kirby 1000 Mixer Wagon
Kubota M9000 Tractor	John Deere 7320 Tractor
18 FT Domries Wheel Disc	18 FT Cultipack

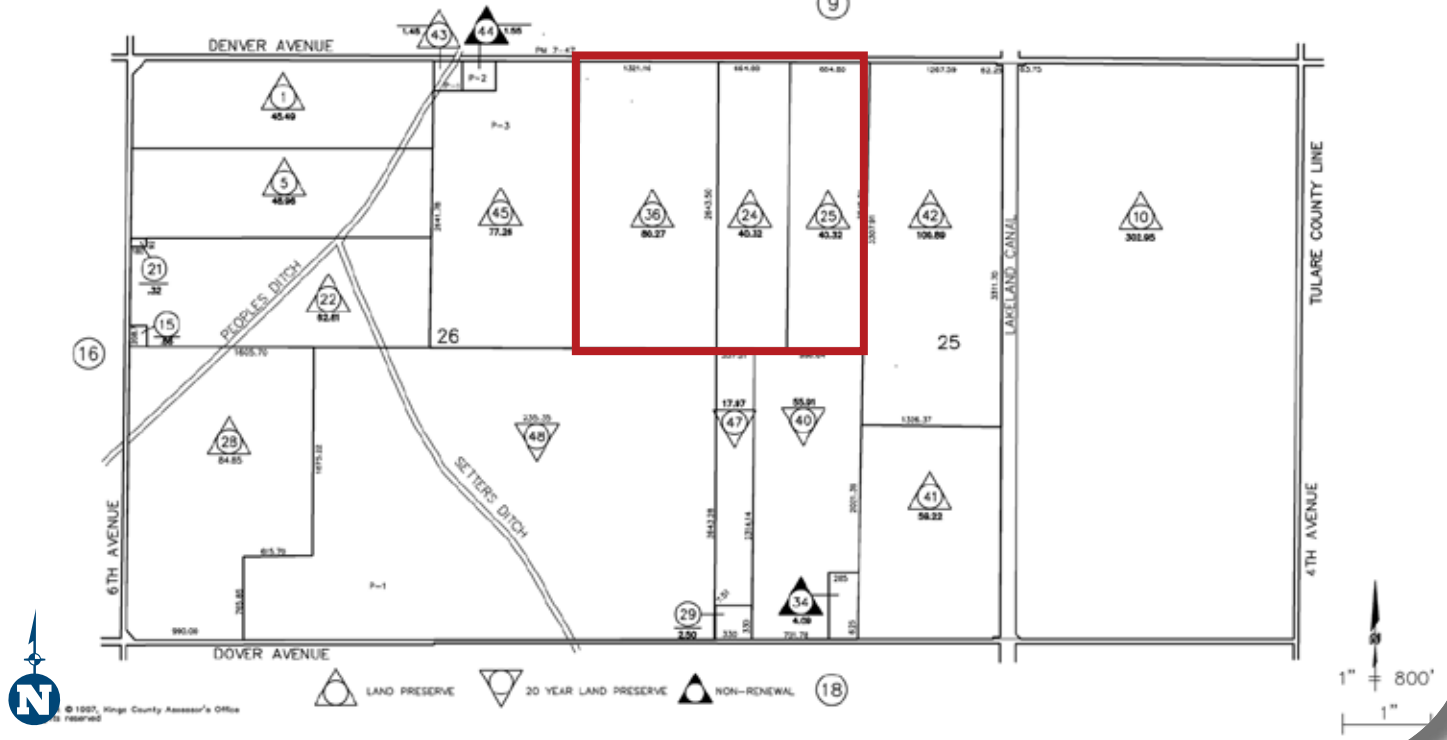
PRICE/TERMS:

\$5,300,000 All cash.



ASSESSOR'S PARCEL MAP

SEC 25 & 26-17-22
70-002



PROPERTY SITE



LOCATION MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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