

# HANFORD WALNUTS & OPEN

Kings County, California

80.00± Acres

\$1,840,000

(\$23,000/Acre)

**PRICE REDUCED**



- Predominantly Grade 1 soils
- Chandler Walnuts
- (2) Submersible Pumps



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:





# HANFORD WALNUTS & OPEN

80.00± Acres  
Kings County, CA



## PROPERTY INFORMATION

### DESCRIPTION

Walnuts and open ground in a very good area.

### LOCATION

Located approximately 1/2 mile south of Excelsior Ave. on Avenue 16.  
Approximately 5 miles northwest of Hanford.

### LEGAL

Kings County APN: 04-080-26 & 27. Located in a portion of Section 1,  
T18S, R20E, M.D.B.&M.

### ZONING

AG20, General Agriculture

### PLANTINGS

50± acs. Chandler Walnuts on Paradox Rootstock, ages 6-15 years.  
Spacing is 25' x 27' with some interplants in various areas.

### WATER

(2) 7 1/2 HP submersible pumps. Property is located within the South  
Fork Kings GSA.

Domestic well - no pump.

### SOILS

Primarily Nord fine sandy loam, Grade 1.

### BUILDINGS

8,000± s/f lean-to shed with a concrete floor.

### PRICE/TERMS

\$1,840,000 all cash at close of escrow.



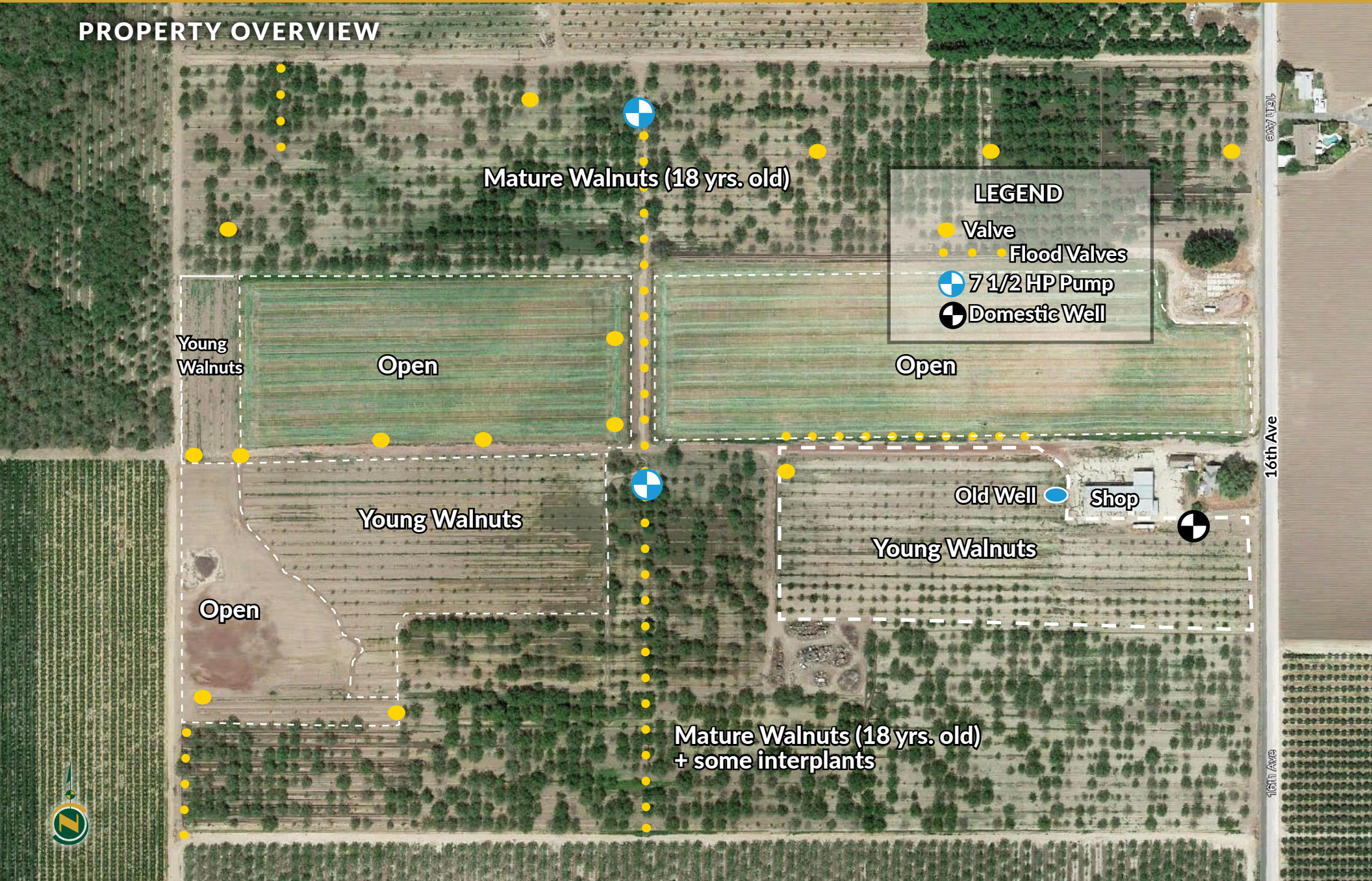


# HANFORD WALNUTS & OPEN

80.00± Acres  
Kings County, CA



## PROPERTY OVERVIEW





# HANFORD WALNUTS & OPEN

80.00± Acres  
Kings County, CA



## Offices Serving The Central Valley

**FRESNO**  
7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

**VISALIA**  
3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**  
4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



**Download Our  
Mobile App!**  
<http://pearsonrealty.com/mobileapp>



**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  
**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.**