

# HANFORD 10TH AVENUE

Kings County, California

**\$600,000**

(\$40,000/Acre)



**15.00± Acres**

- Transitional Land
- Ag Pump and Well

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CA DRE #00020875

## PROPERTY INFORMATION

### DESCRIPTION

The property consists of an almond orchard planted in 2020 to the Independence variety. The current condition of the orchard should be inspected by interested parties.

### LOCATION

The property is on the west side of 10th Ave between Houston and Iona Avenues.

### LEGAL

Kings County APN 018-232-070, Section 12, Township 19 South, Range 21 East MDB&M.

### ZONING

The subject parcel is zoned AE and is Not enrolled in the Ag. Preserve (Williamson Act).

### WATER

The property is in the Kings County Water District with no water delivery through the district canal system. The property irrigates with a 10 HP pump and well.

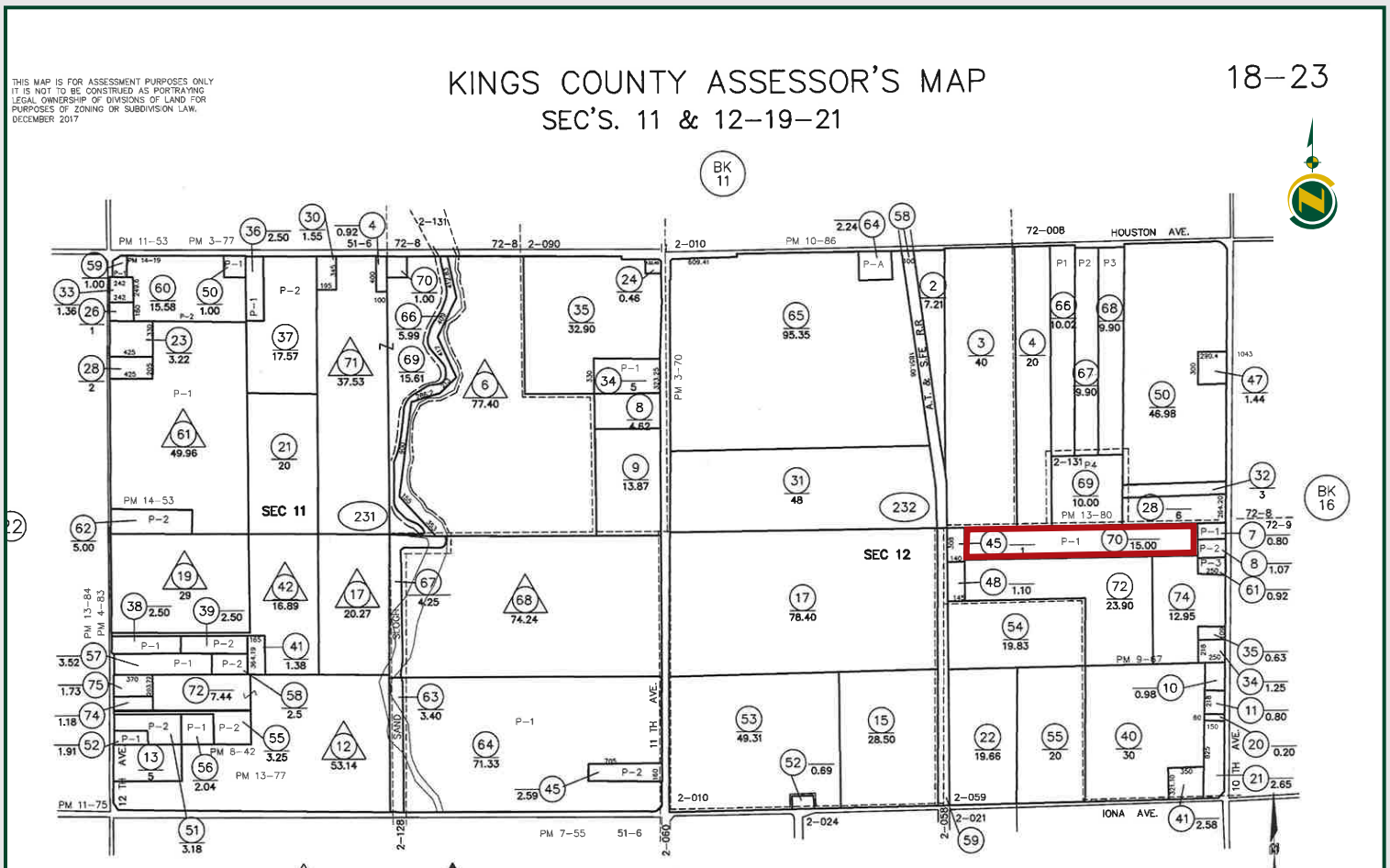
### SOILS

The ranch's primary soil type is Kimberlina fine sandy loam, saline-alkali along with Cajon sandy loam.

### PRICE/TERMS

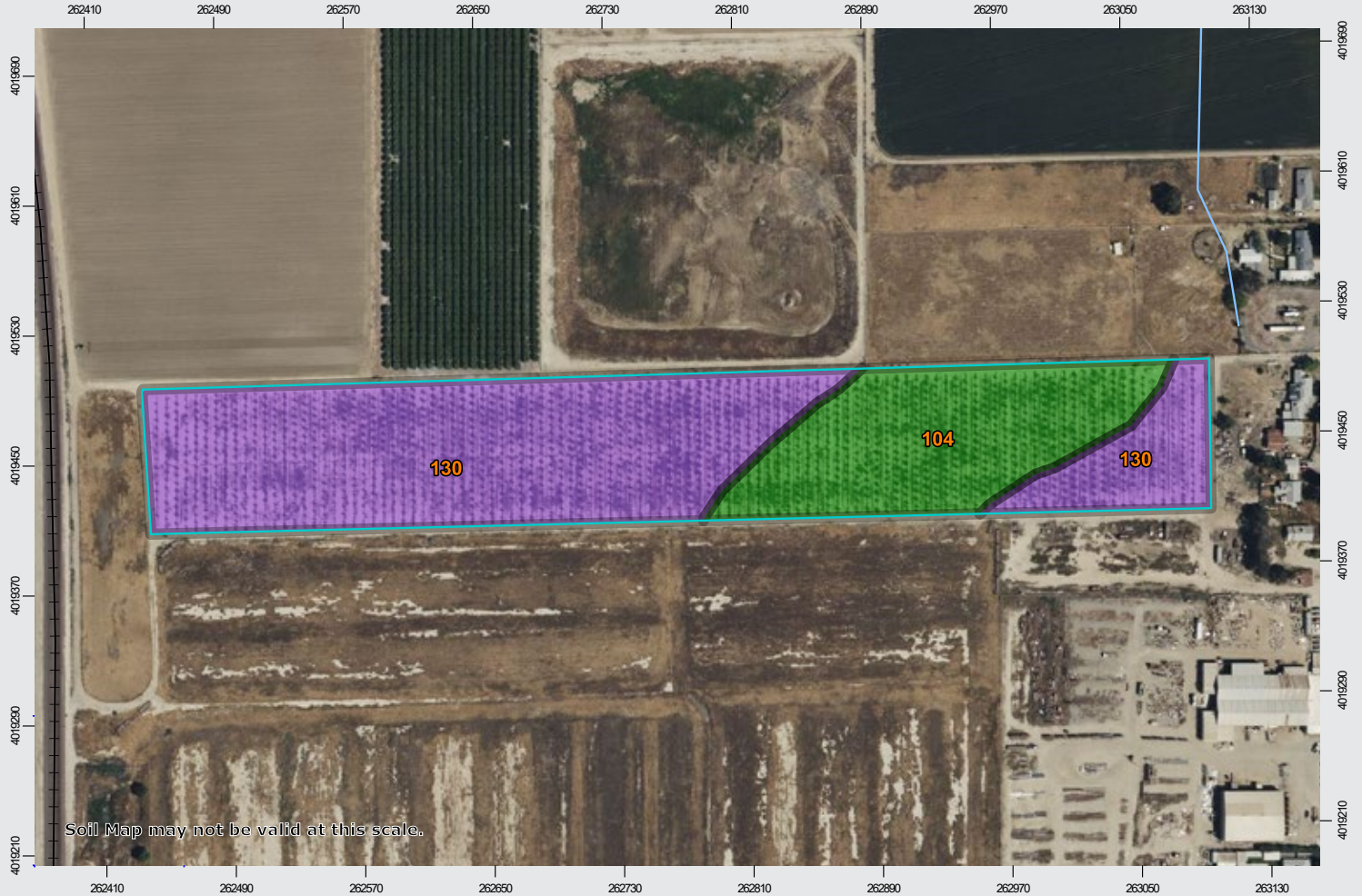
\$600,000 cash at the close of escrow. The sale is "AS IS", "WHERE IS", no warrant or representation.

## PARCEL MAP





## SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
104	Cajon sandy loam	Grade 1 - Excellent
130	Kimberlina fine sandy loam, saline-alkali	Grade 3 - Fair



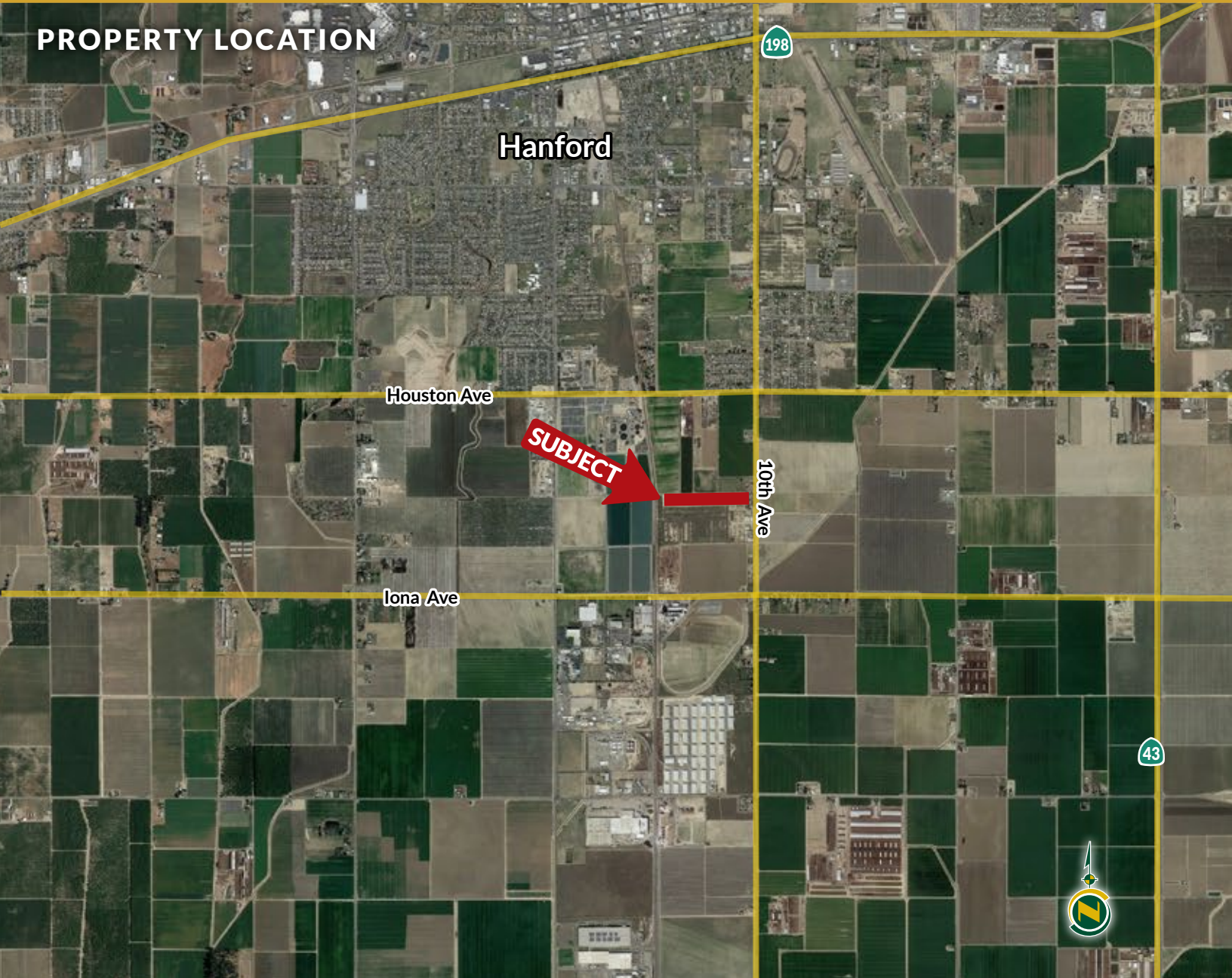


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## PROPERTY LOCATION



**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.**



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