

# KINGS RIVER RANCH

277.27± ACRES | KINGS CO., CA

**\$4,990,860**

**\$18,000/Acre)**



## PROPERTY HIGHLIGHTS

- RIPARIAN WATER RIGHTS WITH LIFT PUMPS
- MOSTLY GRADE 1, EXCELLENT SOILS
- LAGUNA IRRIGATION DISTRICT
- MULTIPLE GROUNDWATER WELLS / TILE DRAINAGE SYSTEM



Independently Owned And Operated  
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### FRESNO

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Fresno, CA 93711  
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### VISALIA

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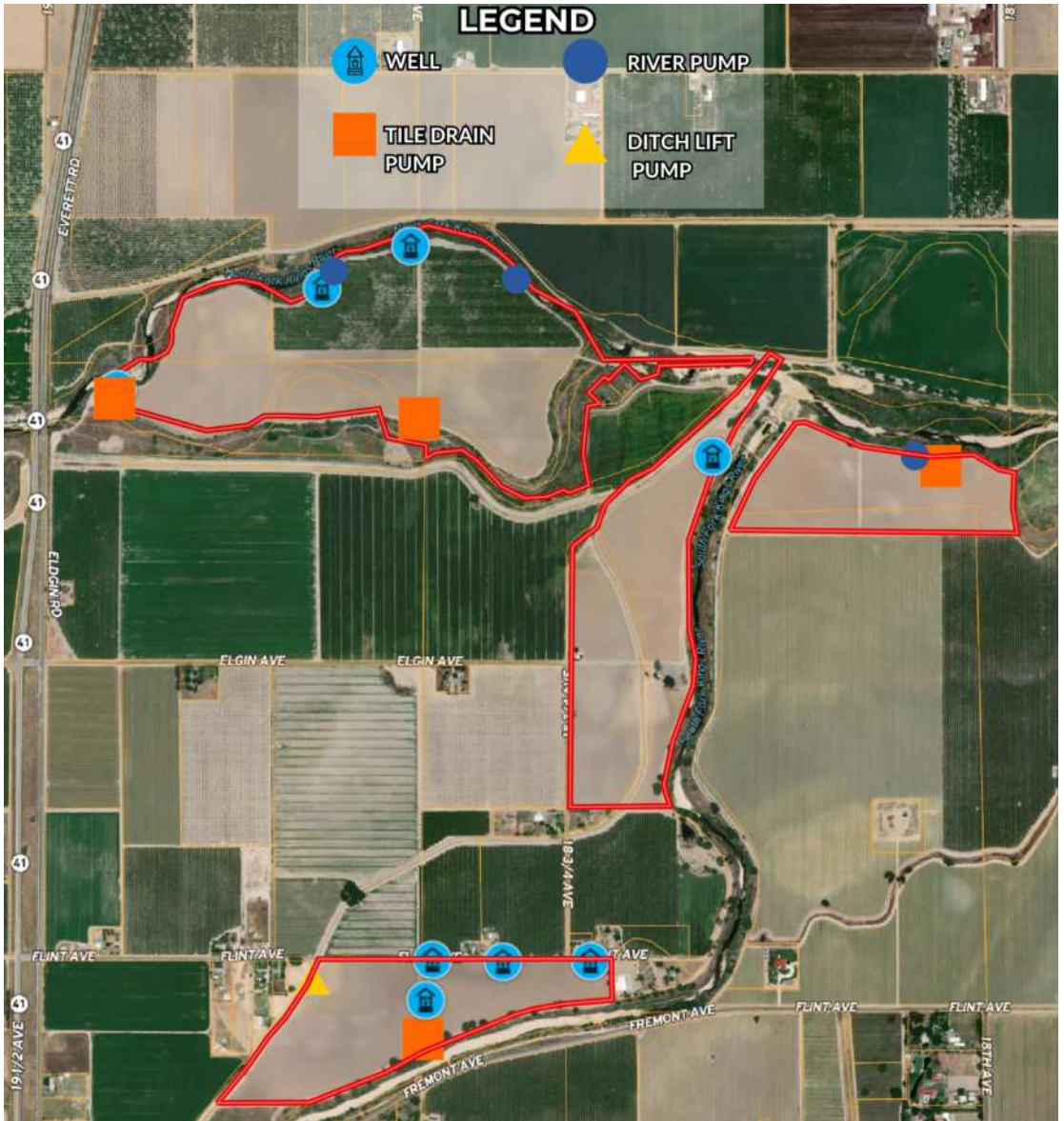
### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

# KINGS RIVER RANCHES

277.27± ACRES | KINGS COUNTY, CALIFORNIA

## LOCATION MAP



## DESCRIPTION

277.27± acres of open currently leased for tomatoes until October 1, 2025. A portion of the property was planted to treefruit and neighboring properties are planted to almonds, walnuts, grapes, and other permanent crops.

## LOCATION

To access the south part of the property, turn east on Flint Avenue and travel 1/2± mile east and the property will begin on your right. Property Address: 18651 Elgin Avenue, Lemoore, CA 93245.

## ZONING

AG-20 (Agriculture - 20 acre minimum). The entire property is enrolled in the Williamson Act contract.

## WATER

The property is within and receives Laguna Irrigation District water. The ranch also has rights and infrastructure to pump riparian water from the Kings River.

(5) groundwater wells

(3) submersible wells

(5) lift pumps

(4) tile drain pumps

\* Buyer to verify current condition.

## BUILDINGS

There is one home and small shop located on the property.

## PLANTINGS

The northwest portion of the ranch is approximately 113 plantable acres with 70 acres currently planted to tomatoes and the balance ready to be planted. The northeast portion is currently open farmland and ready for the next planting cycle. The middle and south sections of the ranch are currently planted to tomatoes.

## PRICE/TERMS

\$4,990,860 (\$18,000/acre) all cash at the close of escrow. The property is currently leased until the completion of the 2024 tomato harvest (October 1, 2025).

All existing sand filter stations, tanks, and diesel motors are property of the tenant and will be removed at the lease maturity date.

**SOILS INFORMATION**



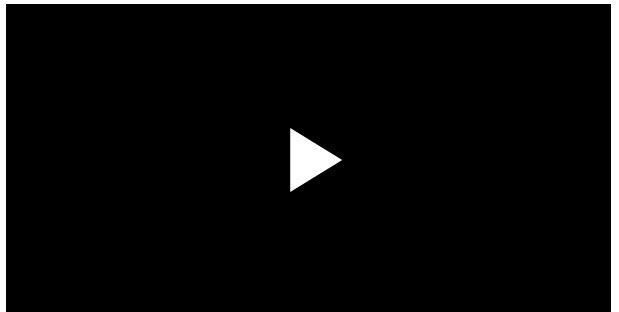
**PARCEL INFORMATION**

**LEGAL**

Kings County APNs: 004-070-026, 079, 004-100-004, 039, 055, 068, 022, 023, 004-171-078 & 004-172-001



**PROPERTY VIDEO**







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