



**The Ranch Co.**  
A Dairy Division of Pearson Realty

# FOR SALE

## Jackson Avenue Open



**120.00± Acres**  
**Kings County, California**

- Open farm land with two sources of water

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**The Ranch Co.**



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CA BRE #00020875



# Jackson Avenue Open

**120.00± Acres**

**\$1,800,000**

**LOCATION:**

The property is located at 20120 Jackson Avenue, Lemoore, CA. Property is approximately 3± miles southwest of Lemoore and 1± mile west of Highway 41 in Kings County.

**DESCRIPTION:**

There is 120± acres open farm land with a one year old well and is currently planted to alfalfa.

**LEGAL:**

This property is currently in the Williamson Act Tax Preserve, Kings County APN# 024-090-029. The 120± acres of open farmland is in the process of being parceled off the original 140.80± acres. Property will have it's own APN# and total acreage may change once parcel map is complete.

**PLANTINGS:**

The property is currently planted to alfalfa. Surrounding properties are planted to pistachios, cotton & pomegranates.

**WATER:**

The property is irrigated by one ag well with a 300 HP electric self-start variable speed motor. The well is 850± ft deep, bowls set at 600± ft, water table is at 500± ft., output is approximately 2,000± GPM. Water is discharged into an underground 15 inch pvc pipeline, with 10 inch valve every 90± feet.

Canal water stock is John Heinlen Water District entitlement, 1 acre foot of water per acre of land.

**SOILS:**

Goldberg loam, partially drained 33.6%  
Lakeside loam, partially drained 33.2%  
Lemoore sandy loam, partially drained 26.1%  
Grangeville sandy loam, saline-alkali 7.1%

**PRICE/TERMS:**

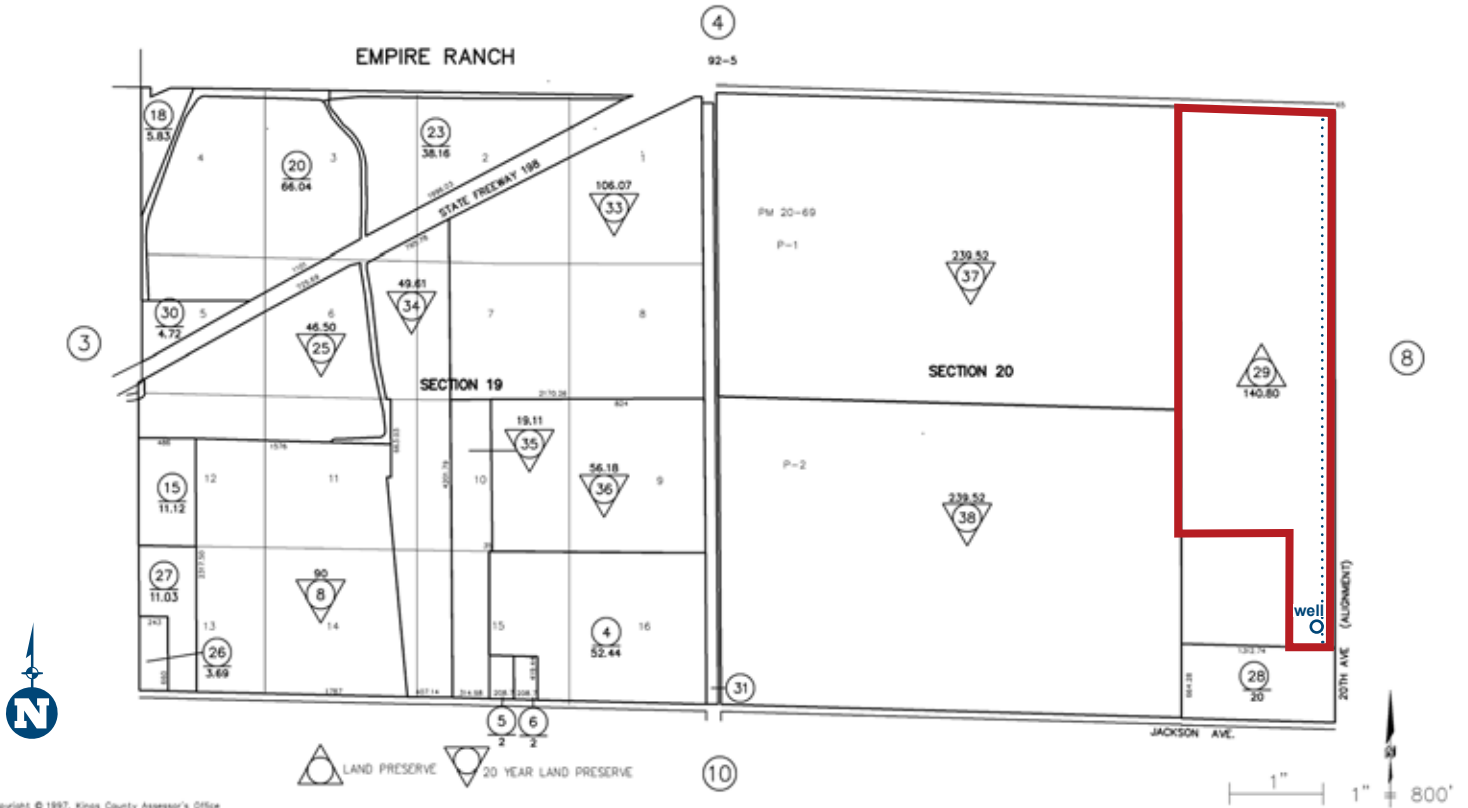
\$1,800,000 (\$15,000 per acre) cash at close of escrow.

**NOTES:**

The property is sold "AS-IS" with no warranties or guarantees expressed or implied by Seller or Broker.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY  
IT IS NOT TO BE CONSTRUED AS CONFIRMING  
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR  
PURPOSES OF ZONING OR SUBDIVISION LAW  
MARCH 2017

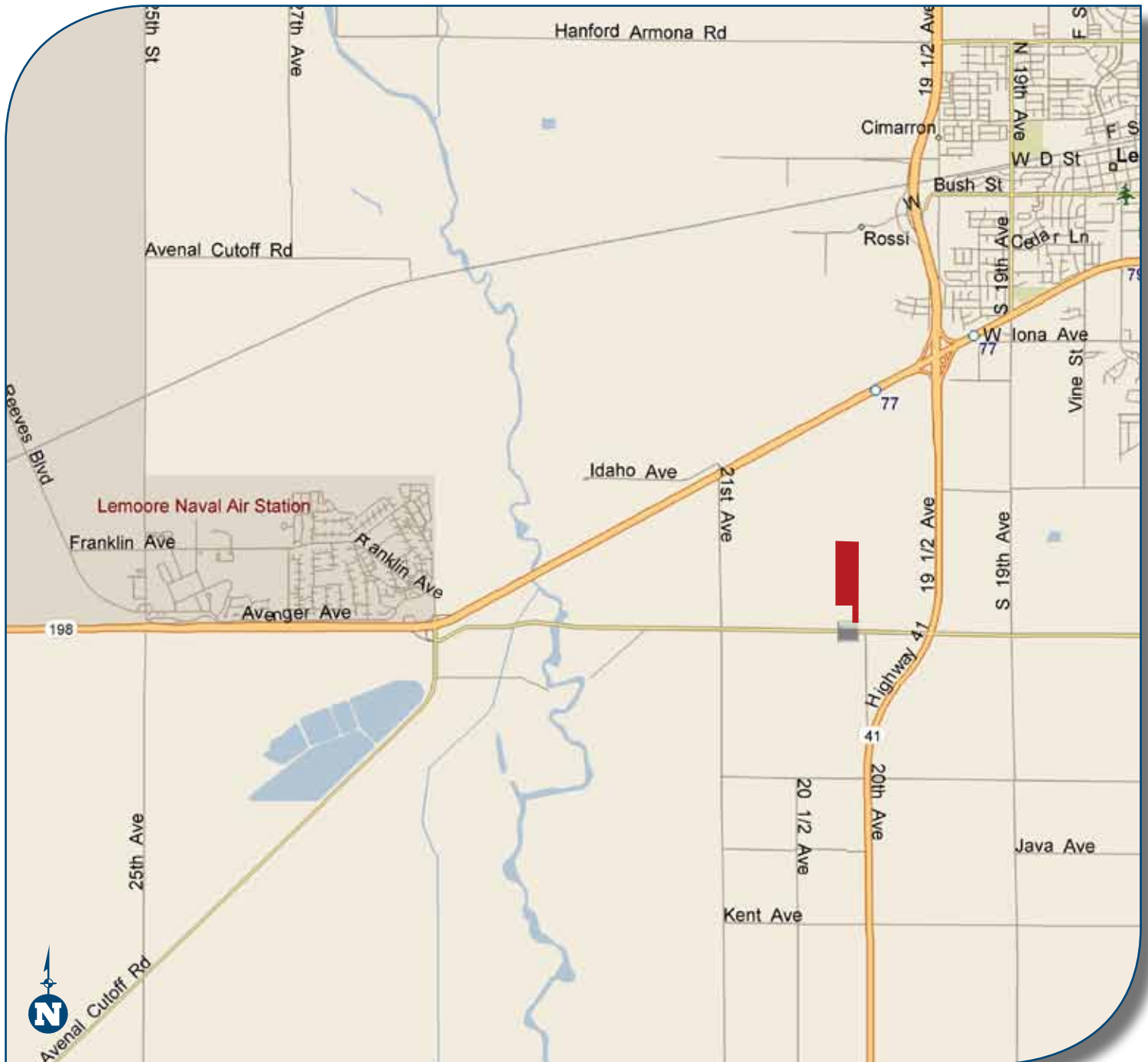
### SEC'S. 19 & 20-19-20



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# 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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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.

