

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.

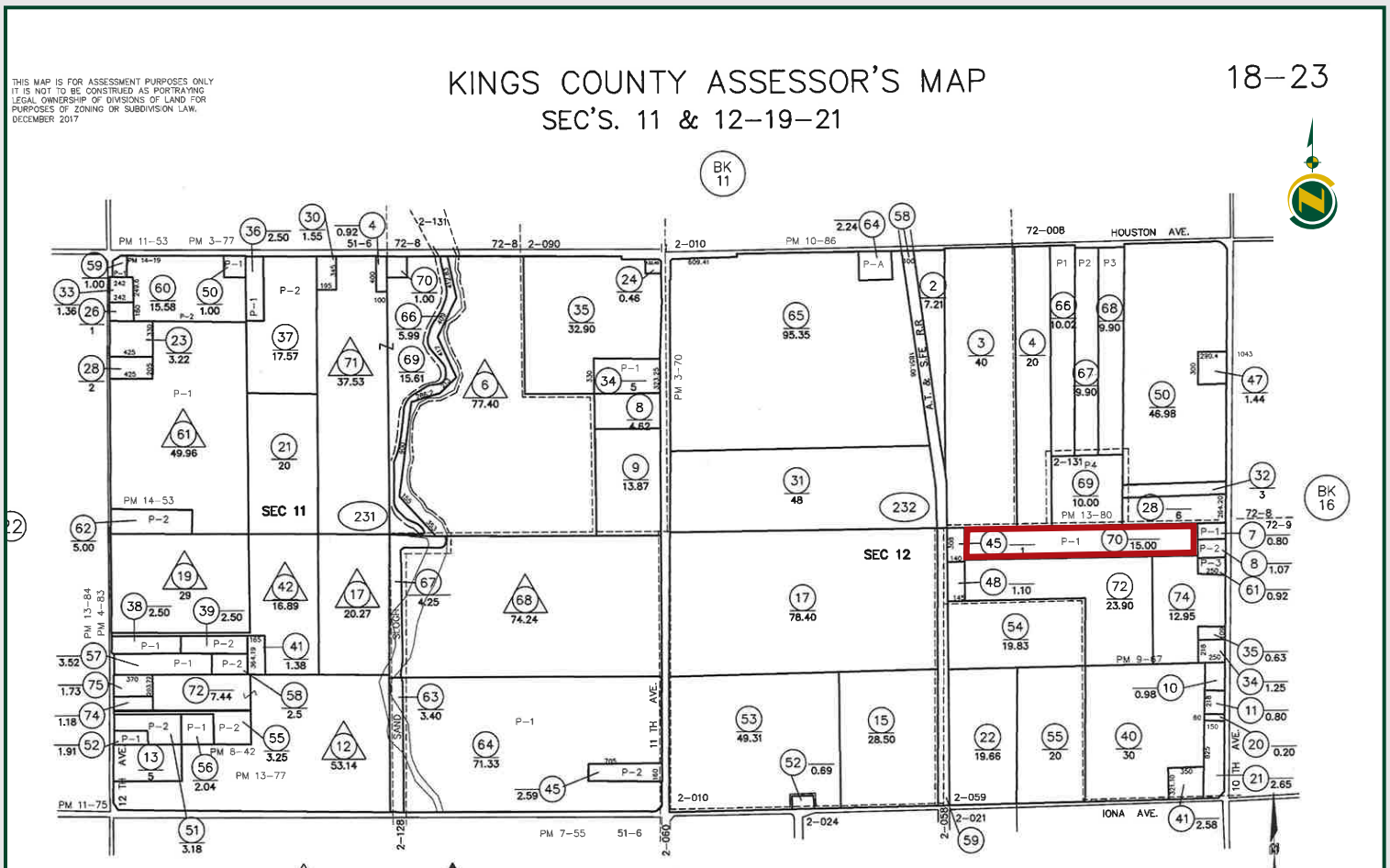
SOILS

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

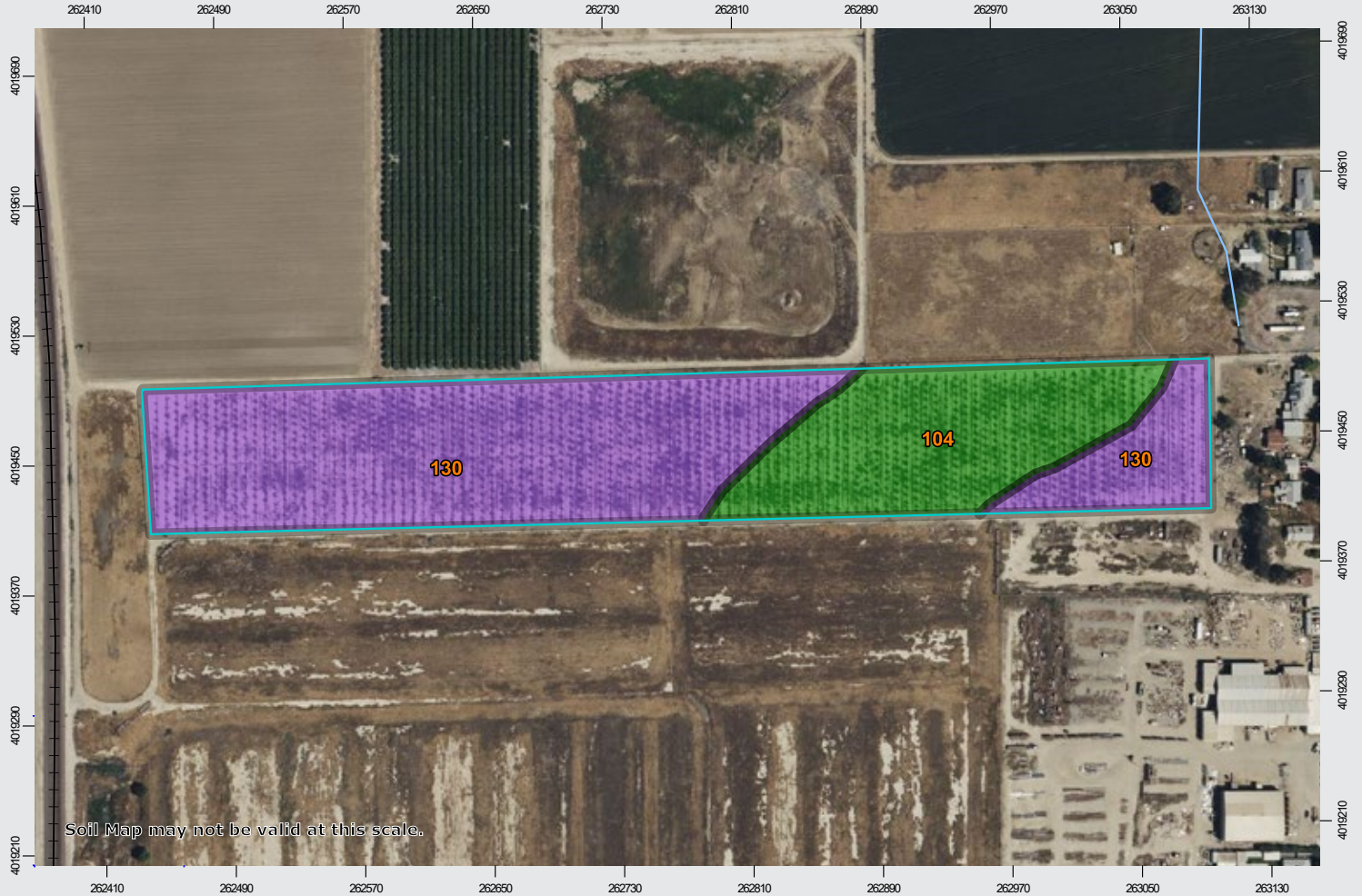
PRICE/TERMS

\$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

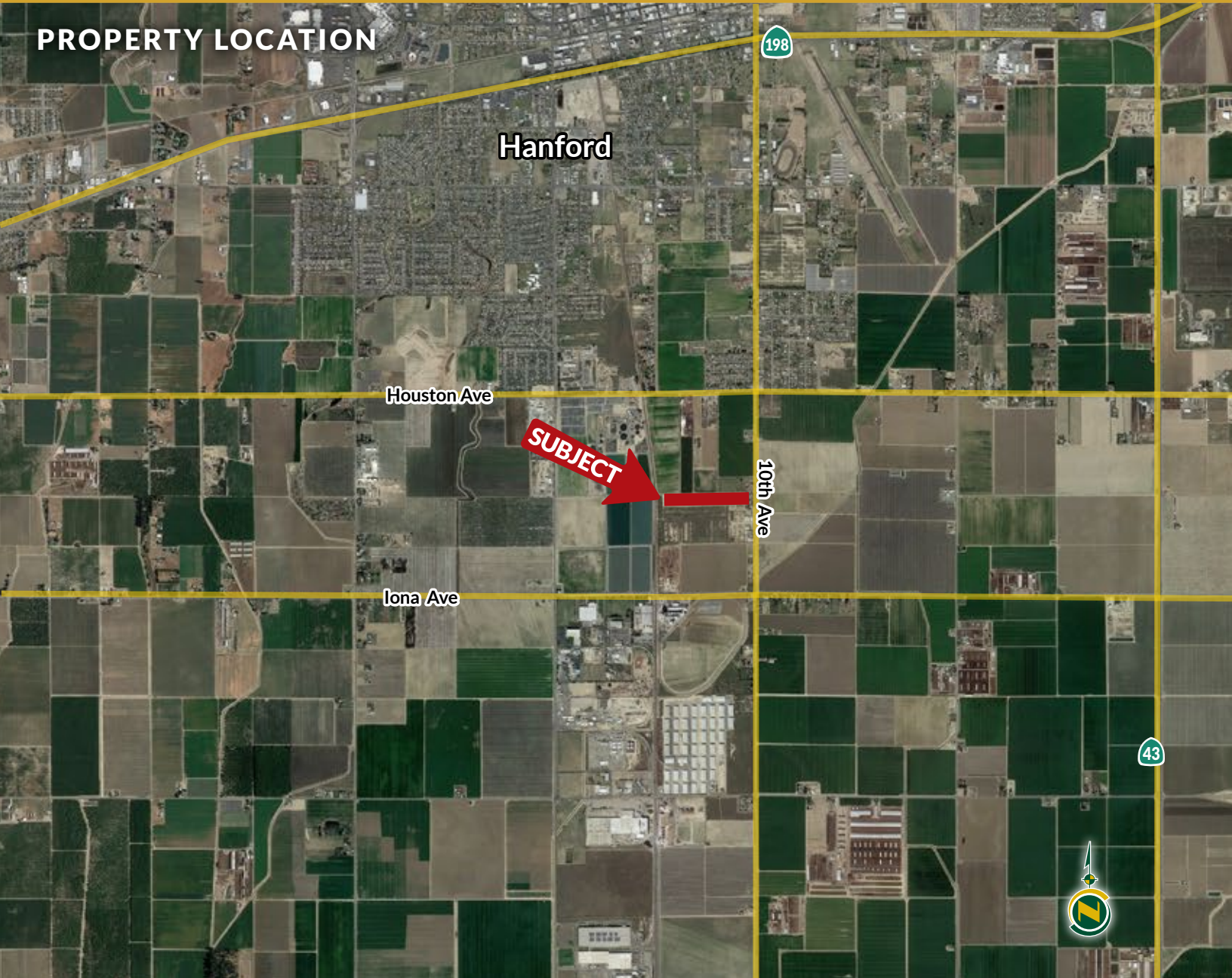


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PROPERTY LOCATION



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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