

# AVENAL ALMONDS WITH DEVELOPMENT POTENTIAL

**148.00± Acres**  
Kings County, California

**\$1,776,000**  
(\$12,000/Acre)



- Westlands Water District
- Within City of Avenal Primary Sphere of Influence
- Zoned M2, Heavy Industrial



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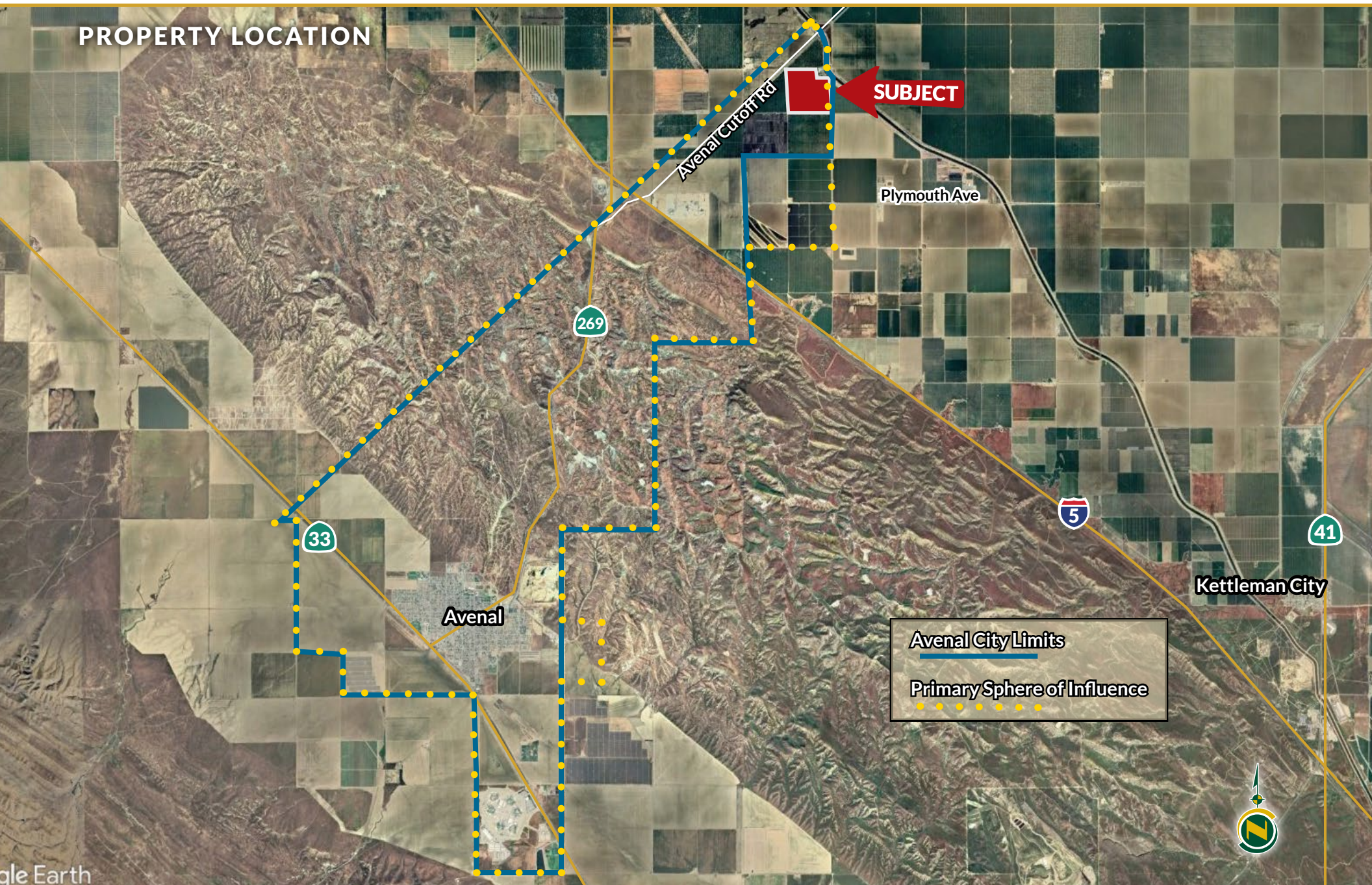


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## PROPERTY LOCATION



gle Earth



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## PROPERTY INFORMATION

### DESCRIPTION

A unique opportunity to purchase 148.00± acres within Avenal city limits in Kings County, California. The subject property is part of the Avenal 2035 General Plan and located within the plan's Primary Sphere of Influence.

### LOCATION

The property is located on the south side of the Omaha Avenue Alignment, east of Avenal Cutoff Road, within the city limits of Avenal in Kings County, California. Situated close to Interstate 5 on and off ramps.

### LEGAL

Kings County APN: 036-170-035

Located in a portion of Section 19, Township 21S, Range 18E, M.D.B.&M.

### ZONING

Industrial M2, Heavy Manufacturing. Current agricultural use with potential for long-term industrial use. The property is NOT enrolled in the Williamson Act.

### PLANTINGS

138.00± acres of non-viable almonds planted in March 2021. Varieties unknown. The almonds are currently not being farmed.

10.00± acres of farm roads and support land.

### WATER

Located within Westlands Water District (no turn-out on the property) and the Westlands GSA. No pumps or wells. Historically irrigated via dual line drip system down each tree row. No filter system.

### SOILS

See soils map included.

### BUILDINGS

None.

### PRICE/TERMS

\$1,776,000 (\$12,000/acre) cash at the close of escrow. Cultural cost reimbursement not applicable.





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## PROPERTY OVERVIEW



Avenal Cutoff Rd

Omaha Ave

33rd Ave



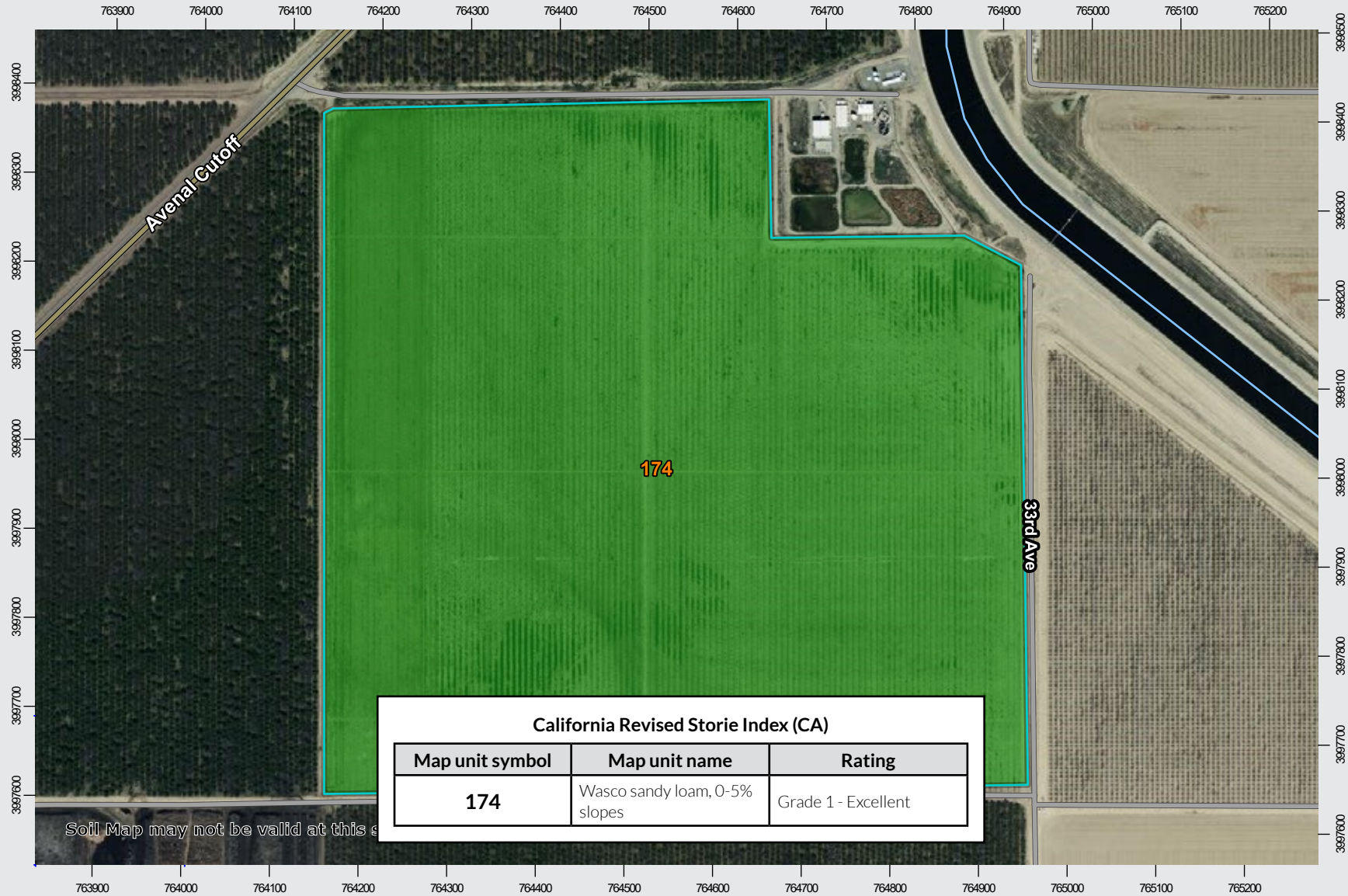


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## SOILS MAP

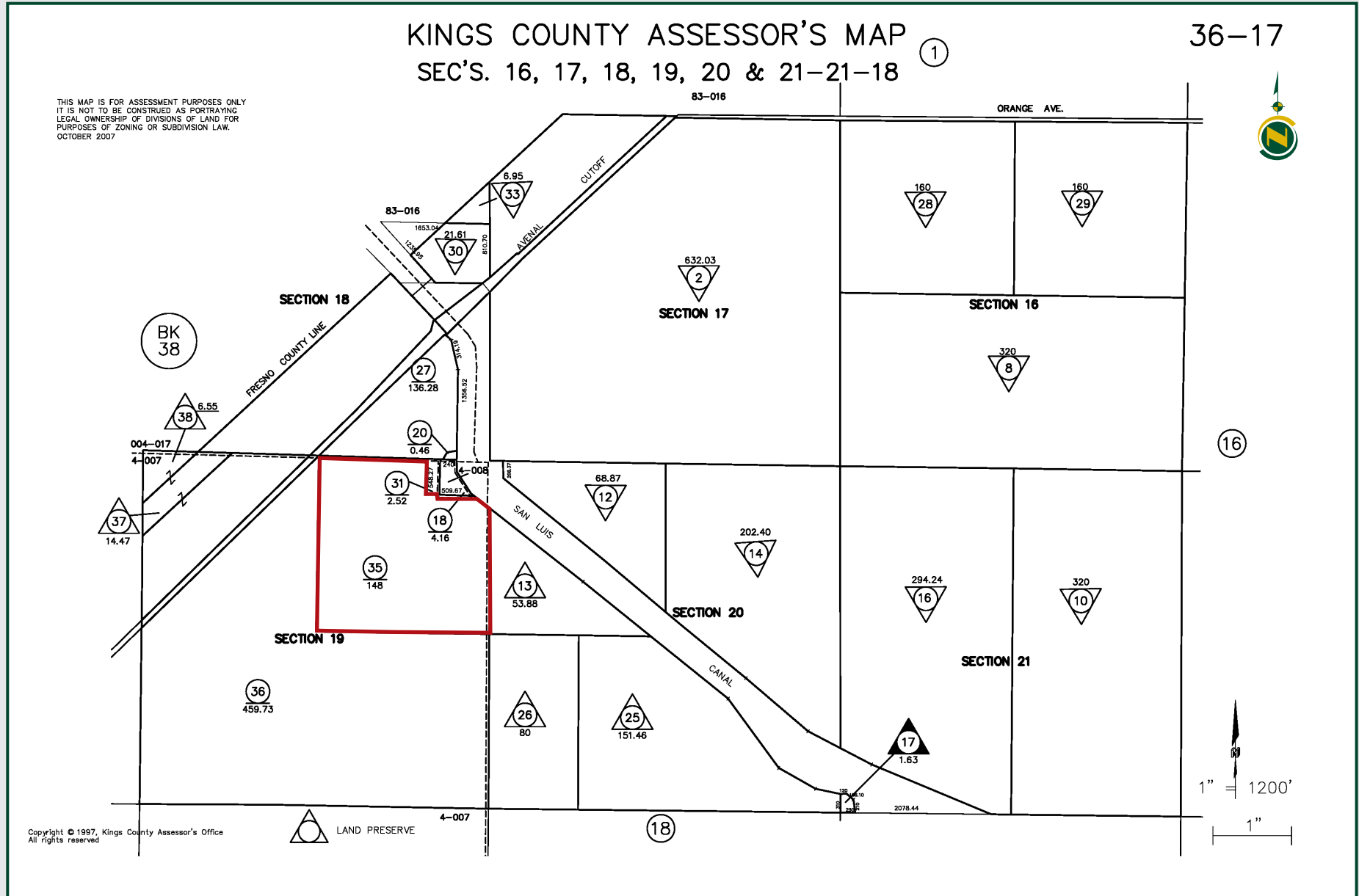


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## PARCEL MAP





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## PROPERTY PHOTOS





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**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.**