

ELDER RANCH

Kings County, California

108.49± Acres

\$2,386,780
(\$22,000/Acre)



- Independence Almonds
- Double Line Drip System
- Last Chance Water



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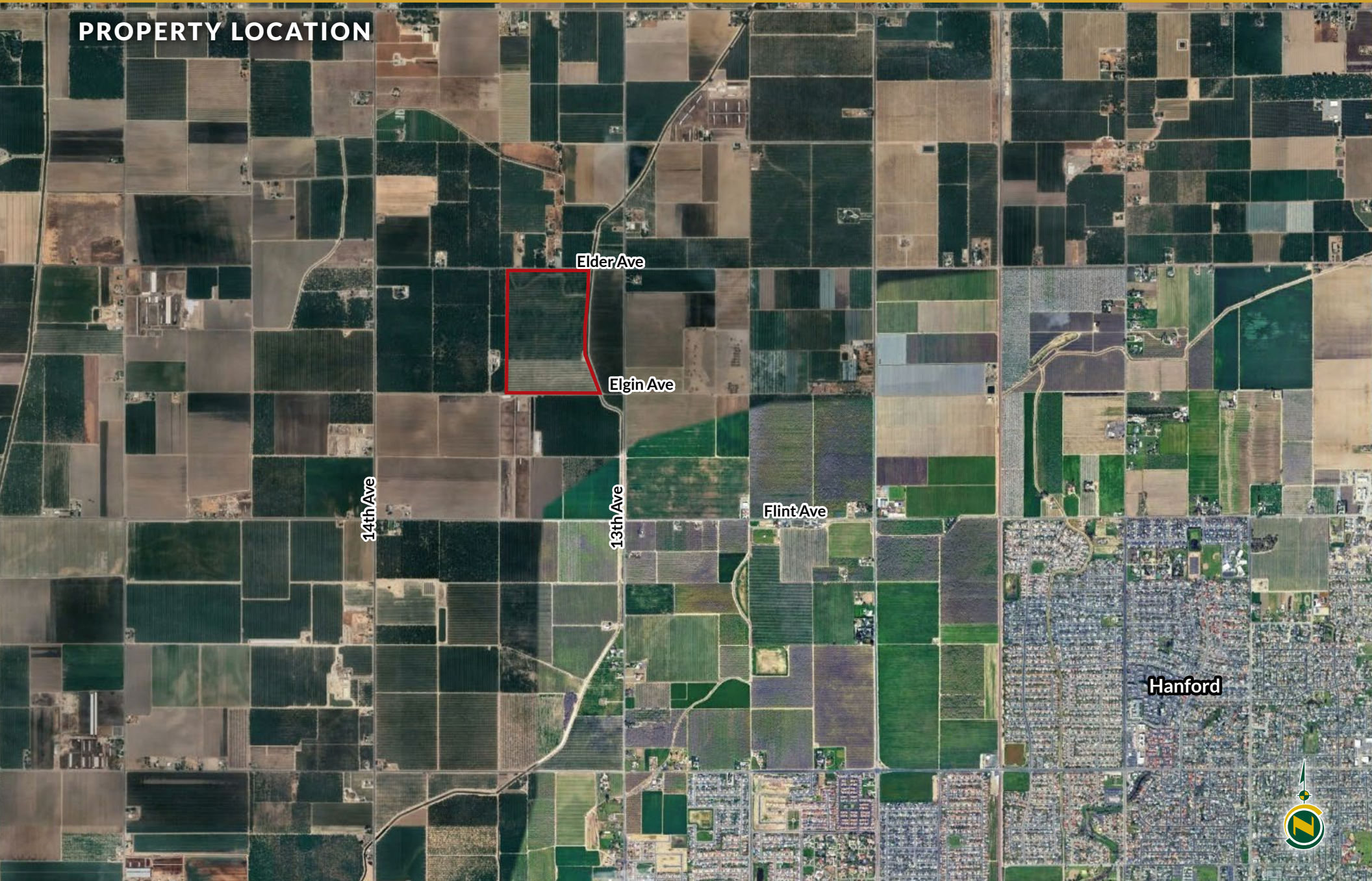


ELDER RANCH

108.49± Acres
Kings County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

108.49± acres planted to Independence almonds. 74± acres planted in December, 2016 and 31 acres planted in November, 2019.

LOCATION

Located between Elder and Elgin Avenues, west of 13th Avenue, approximately 2± miles northwest of Hanford, CA.
Address: 13135 Elder Avenue, Hanford, CA 93230.

LEGAL

Kings County APN: 006-050-022 located in a portion of Section 9, T18S, R21E, M.D.B.&M.

PLANTINGS

74± acres Independence almonds on Nemaguard rootstock.
31± acres Independence almonds on Viking rootstock.
22' x 12' spacing.

WATER

Kings County Water District distributes surface water through Last Chance Ditch Company's "Main Ditch". Located in Mid-Kings GSA.
(1) Ag well drilled in 2013, 520± depth, 16 inch casing. 125 HP, VFD electric motor.
40 HP lift pump.
Double line drip, 4 pod filter station.

SOILS

See soils map included.

PRICE/TERMS

\$2,386,780 cash at close of escrow.



ELDER RANCH

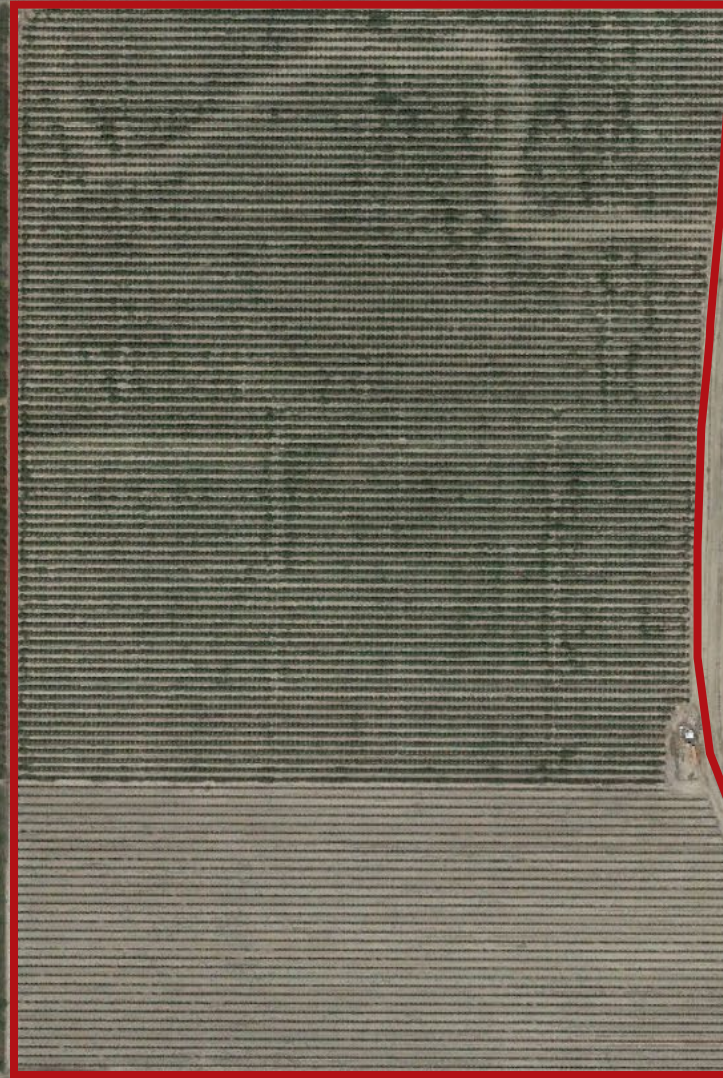
108.49± Acres
Kings County, CA



PROPERTY OVERVIEW

Elder Ave

Elgin Ave

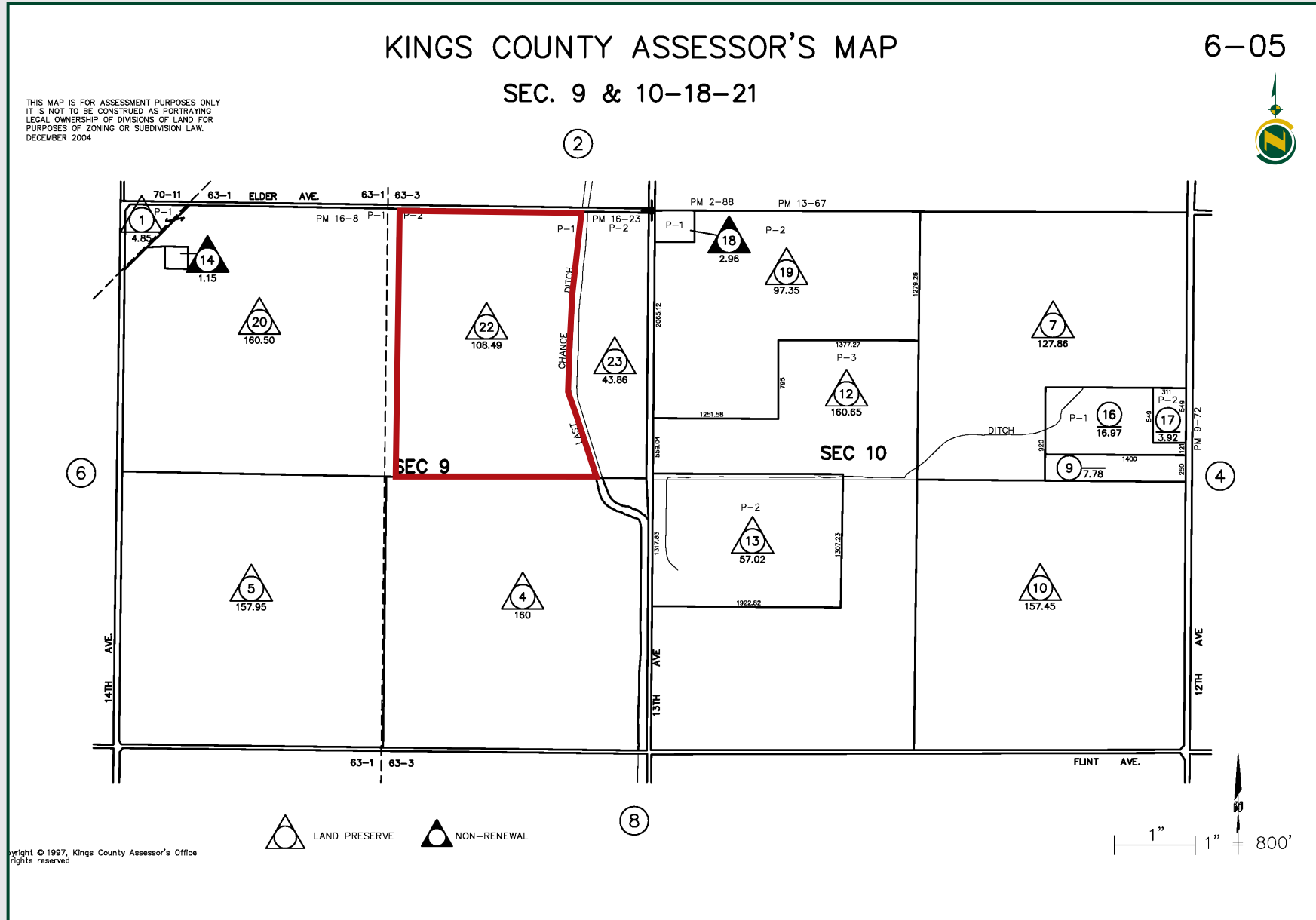


SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
147	Nord fine sandy loam	Grade 1 - Excellent
179	Whitewolf coarse sandy loam	Grade 2 - Good



PARCEL MAP



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.