

# KINGS RIVER RANCH - SEALED BID

277.27± ACRES | KINGS CO., CA

**\$3,100,000**

**(\$11,180/Acre)**

**SEALED BID DEADLINE:  
THURSDAY, MAY 1, 2025 @ 12PM**



## 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  
Corporate License #00020875  
pearsonrealty.com

### FRESNO

7480 N. Palm Ave., Suite 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

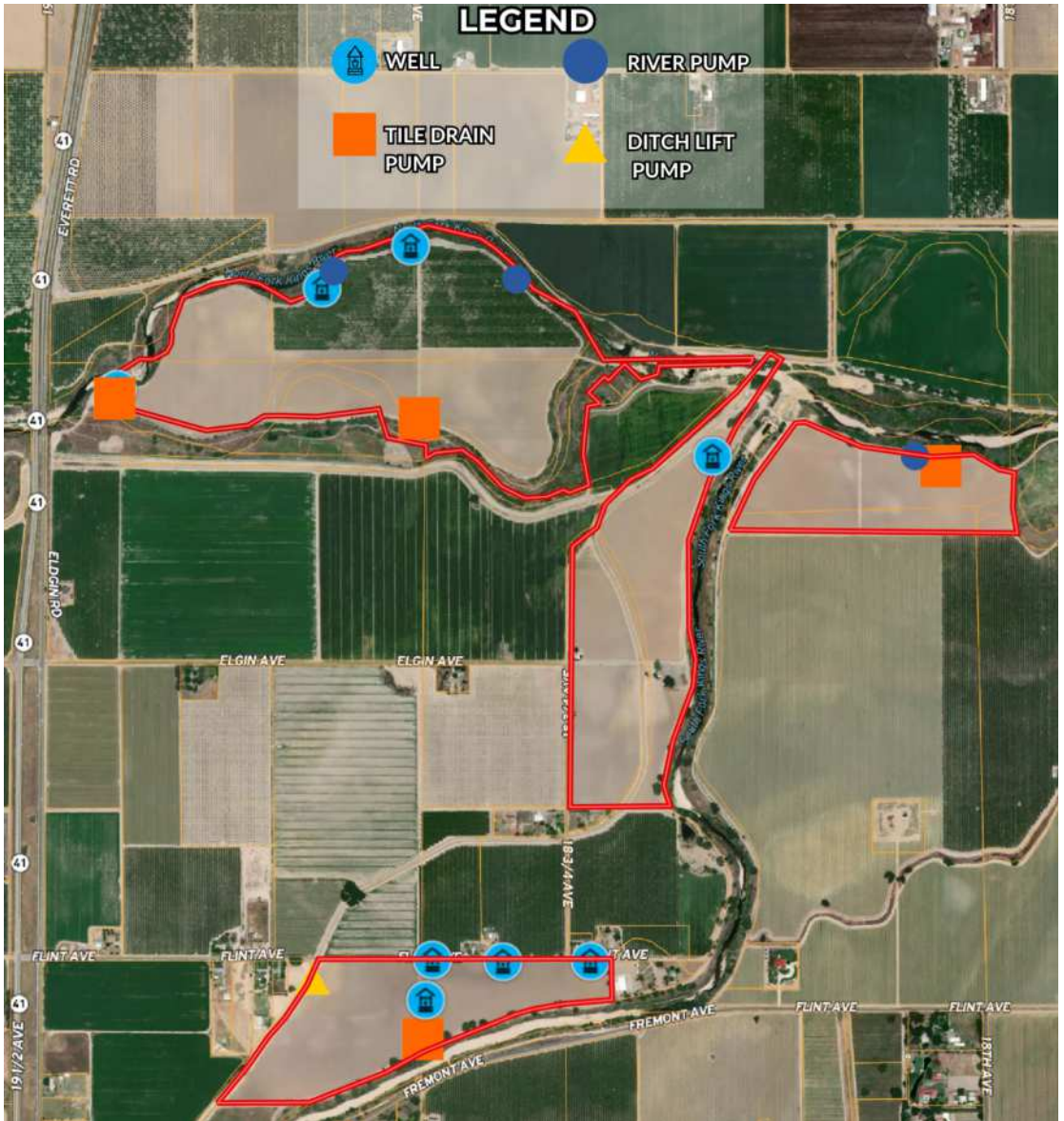
### BAKERSFIELD

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

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277.27± ACRES | KINGS COUNTY, CALIFORNIA

## LOCATION MAP



## DESCRIPTION

277.27± assessed acres has approximately 245± plantable acres. Currently, 218± acres are being leased 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) wells (submersible & turbine)

(3) 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.



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.

## SEALED BID SALE PROCESS

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The Kings River Ranch is being sold under a "Sealed Bid" process. Bid instructions are listed below.

- 1) Buyers or representing agents shall be provided with access to a digital data file with due diligence information, disclosures, & purchase agreement provided by Pearson Realty.
- 2) Property showings are to be arranged through the listing Broker.
- 3) Submit your sealed bid on the Vacant Land Purchase Agreement & Joint Escrow Instructions provided in the due diligence package to the listing Broker's office on **THURSDAY May 1, 2025 by 12pm.**
- 4) The Buyer's bid shall be accompanied by a Cashier's Check for the initial deposit of **5% of the purchase price.**
- 5) The Seller will select the highest and best bid, at the Seller's sole discretion, subject to all Seller's, executing the final purchase and sale agreement. The deposit checks for the unsuccessful bidder shall be promptly returned.
- 6) If the Buyer is represented by a Broker, the Buyer shall submit a signed copy of the Buyer's confirmation of Broker Representation form with the Buyer's purchase agreement which is also included with the due diligence package.
- 8) The close of escrow shall occur on or before 30 days after acceptance.

## MINIMUM SUGGESTED BID/TERMS

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\$3,100,000 (\$11,180/acre) cash at the close of escrow. The property is currently leased until October 1, 2025 for \$400 per acre and tenant pays property taxes.

All filters, tanks, and diesel motors are property of the tenant and will be removed at the lease maturity date.

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## 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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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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