



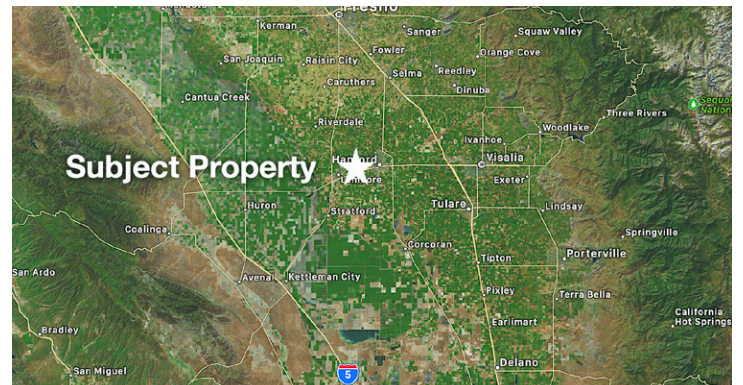
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$4,623,600

16TH AVE ALMONDS & WALNUTS

113.36 ACRES



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113.36 ACRES

LOCATION

The subject property is located at 10581 16th Ave, Lemoore CA 93245 between West Lacey Boulevard and Hanford-Armona Road.

DESCRIPTION

This opportunity is 113.36 +/- acres on 2 parcels with approximately 78.98 +/- acres of high yielding Almonds and 34.38 +/- acres of young high yielding Chandler Walnuts. Last Chance Ditch borders the East side of the Walnuts and splits the Eastern Half of the Almond orchard to the south.

PARCEL #'S

Kings County APN's 017-010-015 & 016

ZONING

AG20

CROPS

Approximately, 78.98 acres of mature producing almonds. The almond varieties are Nonpareil, Monterey and Aldridge planted in 2010 and plant spacing is 22 x 17. The walnuts are Chandler planted in 2016 and plant spacing is 24 x 27.

SOIL

According to USDA California Revised Storie Index, Class 1 & 2 soils; see attached soil map for description.

WATER & IRRIGATION

This entire ranch lies within the boundaries of and receives surface water from Last Chance Water Ditch Company through a canal lift pump on the property. There are multiple wells on this property. A large ag well (approximately 600' deep) in addition to 6 submersible wells. The irrigation system consists of a booster pump and filter station and the almonds have dual line drip plus fan jets and flood valves, and the walnuts have micro sprinklers and flood valves.

SGMA

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Goundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$4,623,600 (\$40,787/acre) cash at close of escrow



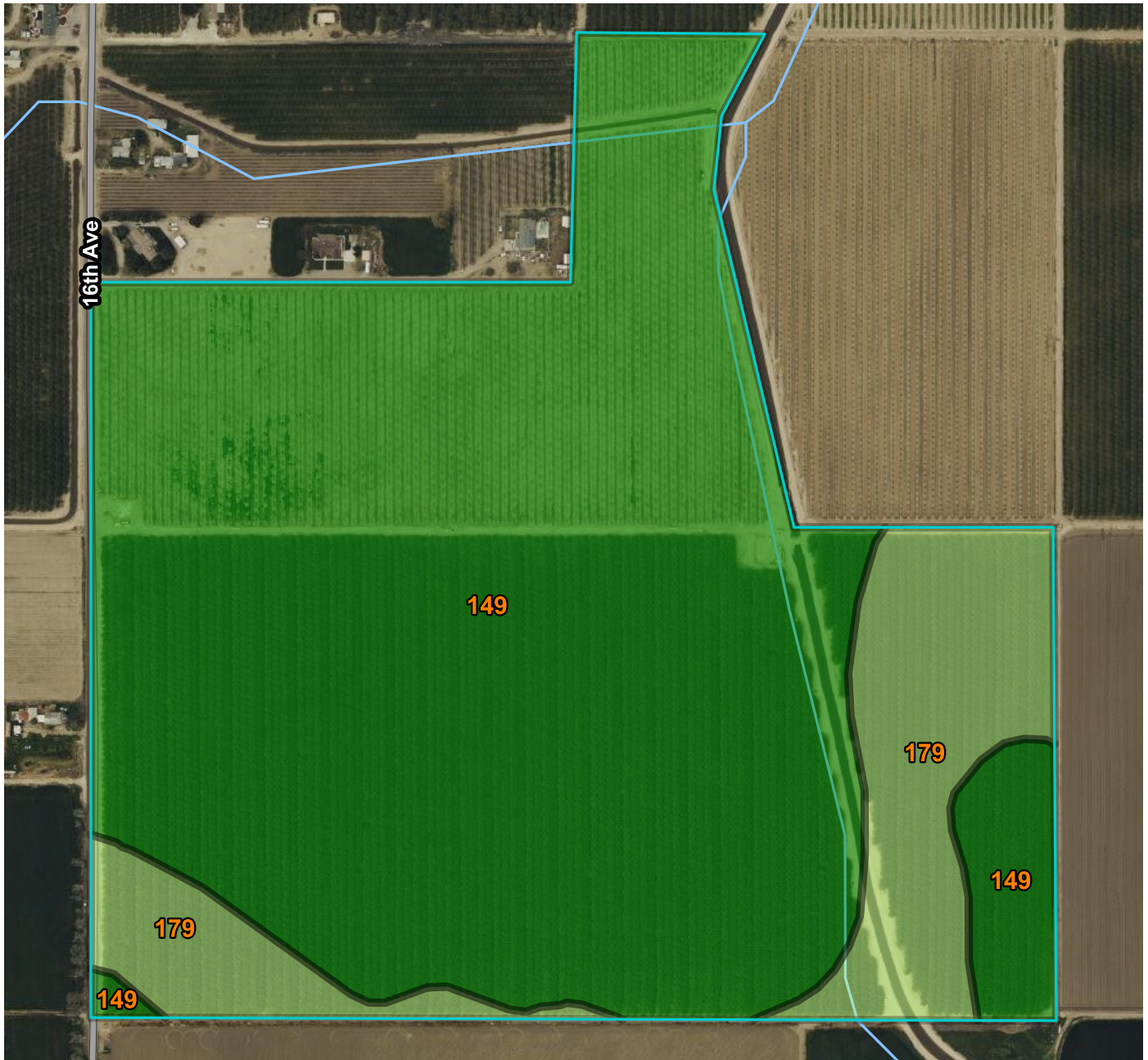
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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
149	Nord complex	Grade 1 - Excellent	Nord (50%)	95.9	84.3%
179	Whitewolf coarse sandy loam	Grade 2 - Good	Whitewolf (85%)	17.9	15.7%
Totals for Area of Interest				113.8	100.0%



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ASSESSORS MAP

