



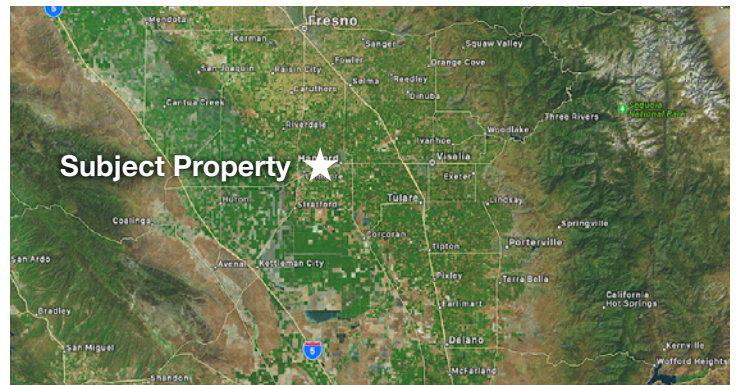
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$1,581,580

15TH AVE WALNUTS

41.08 ACRES



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15TH AVE WALNUTS

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LOCATION

The subject property is located at 11810 15th Avenue, Lemoore, CA 93245 approximately 1/4 mile north of Houston Avenue.

DESCRIPTION

This opportunity is 41.08 +/- acres on 2 parcels. The property has multiple water sources; 3 irrigation wells, and is located in Last Chance Water District with a lift pump in the Last Chance Ditch. This ranch offers multiple water sources, excellent soils and provides income and tax benefits.

PARCEL #'S

Kings County APN's 017-170-063 & 068

ZONING

AE20 - Exclusive Agriculture - 20 acre minimum parcel size

CROPS

Approximately, 41.08 acres of Chandler Walnuts planted from 2011 - 2015. The trees are professionally managed and are irrigated with micro-sprinklers and have flood valves for irrigation as well.

SOIL

According to USDA California Revised Storie Index Grade 1 and 3 soils; see attached soils map for description.

WATER & IRRIGATION

This entire ranch lies within the boundaries of and receives surface water from Last Chance Water District with the main channel of the canal bordering the west end of the property. There is a lift pump in the district canal. There is 1 deep well and 2 shallow wells, a booster pump, sand media filters and single line micro-sprinkler system. Flood valves can also provide irrigation with district water when available and well water.

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

\$1,581,580 (\$38,500/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
104	Cajon sandy loam	Grade 1 - Excellent	Cajon (85%)	9.6	23.5%
130	Kimberlina fine sandy loam, saline-alkali	Grade 3 - Fair	Kimberlina (85%)	4.7	11.6%
149	Nord complex	Grade 1 - Excellent	Nord (50%)	26.7	65.0%
Totals for Area of Interest				41.0	100.0%



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WALNUT YIELDS

Martella Walnuts	2017	2018	2019	2020	2021
Payable Pounds	120,460	122,600	174,160	205,040	163,020

ASSESSORS MAP

