



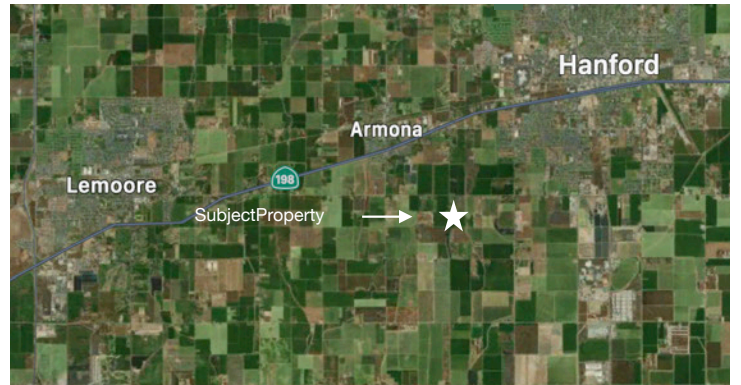
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$3,370,000

WALKER HOME RANCH

68.04 ACRES



AGRICULTURAL REAL ESTATE PROFESSIONALS

Dan Hoekstra
(805) 839-8292 cell
dan@hoekstra.land
CalBRE-01942198

Russell Waymire
(559) 977-6000 cell
russ@hoekstra-associates.com
CalBRE-01763629

Sean Barajas
(559) 805-0179 cell
sean@hoekstra.land
CalBRE-02157022

www.Hoekstra.land



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LOCATION

The subject property is located at 12375 13th Ave, Hanford, CA 93230

DESCRIPTION

This opportunity is 68.04 +/- acres on 3 parcels featuring a custom 4,053 square foot home. Highlighting the home is exceptional construction, high-end finishes, fixtures, & incredible attention to detail. Refer to supplemental brochure for full details on the house.

There is a 400' domestic well for the house and a 180' well for the landscape. A new 600' well plus Peoples Ditch Company pipeline to irrigate the Almonds surrounding the house. This ranch offers multiple water sources, excellent soil and provides income and tax benefits.

PARCEL #'S

Kings County APNs 018-221-054, 018-222-066 & 068

ZONING

AG20

CROPS

A total of 66.04 acres of almonds with one block approximately 27.5 +/- acres (50% Nonpareil, 25% Monterey, 25% Fritz) and one block approximately 38.54 +/- acres (50% Nonpareil, 25% Avalon, 25% Wood Colony).

SOIL

According to USDA California Revised Store Index, Grade 1 soils; see attached soils map for description.

WATER & IRRIGATION

This ranch has a new 600' well with 16" casing and a 125 horsepower electric motor. Additionally there is a shared pipeline from Peoples Ditch Company with a booster pump. Sand media filters with Fan Jets to irrigate the crops.

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

\$3,370,000 (\$49,530 per acre)

Custom Home Included



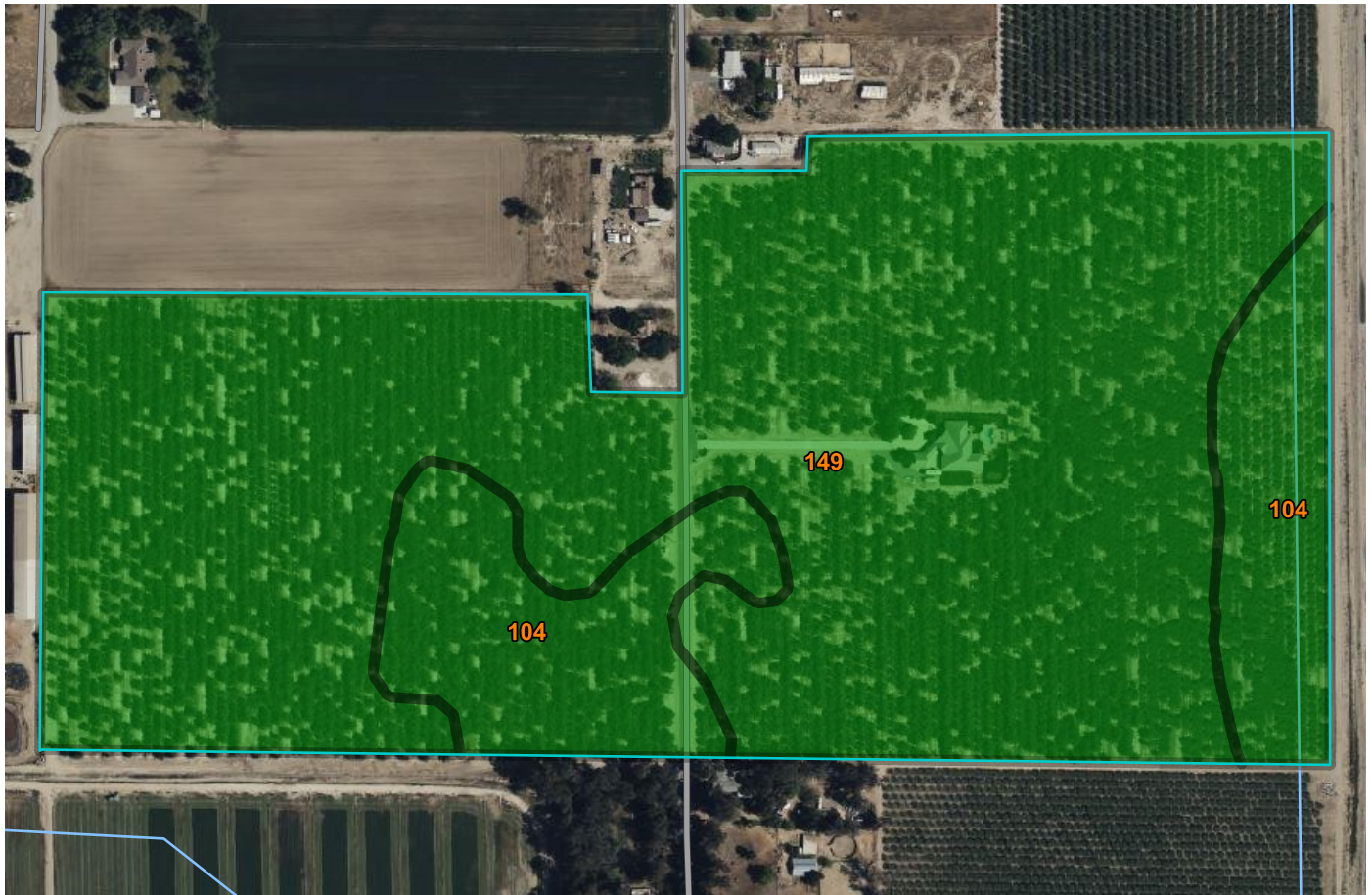
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SOILS MAP



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%)	13.0	19.0%
149	Nord complex	Grade 1 - Excellent	Nord (50%)	55.4	81.0%
Totals for Area of Interest				68.4	100.0%



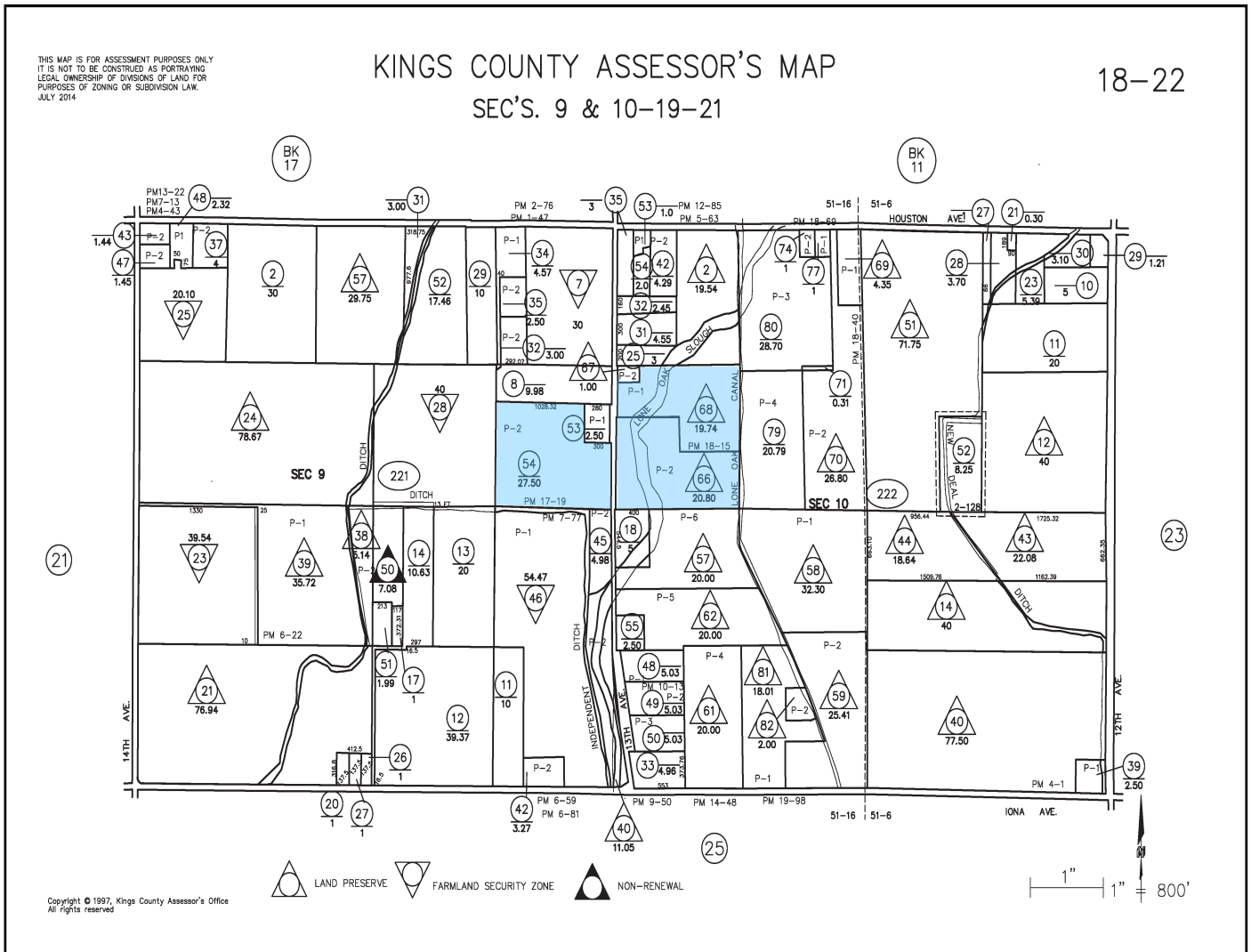
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ASSESSORS MAP

KINGS COUNTY ASSESSOR'S MAP SEC'S. 9 & 10-19-21

18-22

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OR DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JULY 2014





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INTERIOR DETAILS

- Bedrooms: 4
- Bathrooms: 5
- Full bathrooms: 3
- 1/2 bathrooms: 2
- Flooring: Carpet, Ceramic Tile
- Heating features: Propane
- Cooling features: Ceiling Fan(s), Central Air, Multi Units, Zoned
- Appliances included: Dishwasher, Disposal, Double Oven, Microwave, Range Hood, Warming Drawer, Water Softener, Wine Refrigerator
- Laundry features: Inside, Laundry Room
- Interior features: Breakfast Bar, Kitchen Island, Vaulted
- Total structure area: 4,053
- Total interior livable area: 4,053 sq ft
- Fireplace features: Blower Fan, Living Room

PROPERTY DETAILS

- Total parking spaces: 3
- Parking features: Attached, Detached
- Garage spaces: 3
- Covered spaces: 3
- Stories: 1
- Private pool: Yes
- Spa included: Yes
- Spa features: In Ground
- Patio and porch details: Covered, Patio
- Lot size: 68 Acres
- Lot size dimensions: Irregular
- Lot features: Sprinklers In Front, Sprinklers In Rear
- Additional structures included: Guest House
- Additional parcel(s) included: This property includes apn number 018212054(27.5 acres) & 018222068 (19.74 acres)
- Parcel number: 0182220666000

DESCRIPTION

Elevated luxury living nestled within 68 acres of almond trees! Exceptional attention to detail show throughout the split floor plan with an attached, yet secluded, separate guest quarters. Surround sound is wired throughout the main house. The family room is timeless in design with a cozy fireplace with a built-in blower filling the space with warmth. The estate's kitchen is filled with elegant architectural detail with a large island equipped with a prep sink, double drawer dishwasher, two full ovens, a gas five-burner stove top with a griddle, and a pot filler. The side-by-side built in refrigerator and freezer with a separate pellet ice maker, coffee bar, and walk in pantry complete this dream kitchen. The Dining room is designed to host a proper formal dining experience. The primary suite is grand yet intimate. The two walk-in closets feature custom shelving with pull down wardrobe lifts and built ins. The stunning bathroom has a separate soaking tub, walk in shower with multiple shower heads, and his and hers sinks. French doors give the primary private access to the captivating backyard. The two guest bedrooms are adjoined by a Jack and Jill bathroom while having their own walk-in closets and private vanity areas. The guest quarters is designed with a private bathroom and walk-in closet. The game room with a built-in bar includes an under the counter ice maker, refrigerator, wine cooler and half bath. Take advantage of relaxing in the large swimming pool and hot tub and stay active with the personal putting green and trampoline. The grounds also have a fenced in area to accommodate small animals. The 4 separate A/C units cool the home offering zone control in the main house. The newer 400 ft deep well provides water to the home while the separate 180 ft deep well is intended for landscaping. The acreage includes a brand new 600 ft deep irrigation well and water rights to People's Ditch for the almond trees to flourish. This exemplary property is a rare find!



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