



HOEKSTRA & ASSOCIATES, INC.

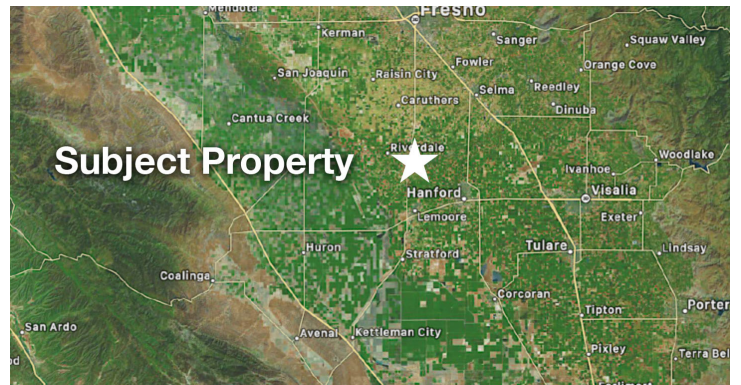
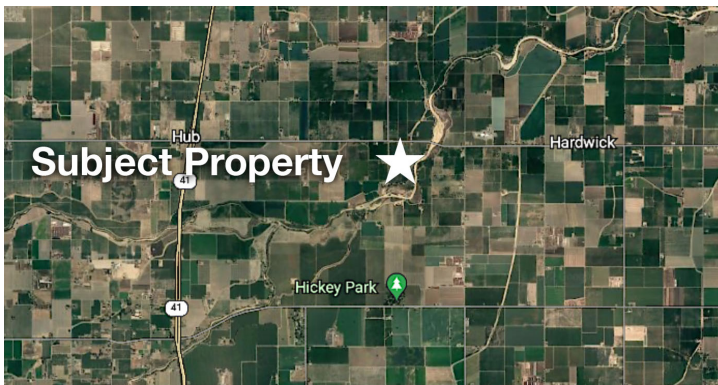
FOR SALE

\$2,367,000

17TH AVENUE WALNUTS

87.69 ACRES

PRICE REDUCED



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17TH AVENUE WALNUTS

87.69 ACRES

LOCATION

The subject property is located at 5251 17th Ave. Laton, CA 93242 at the Southeast corner of 17th Ave & Excelsior Ave. approximately 2.5 miles east of Highway 41.

DESCRIPTION

This opportunity is 87.69 +/- acres on three parcels with approximately 72.66 net acres of walnuts. The property has multiple water sources; 1 irrigation well, and access to the Kings River and surface water through Laguna Irrigation District. This ranch offers a great location and the opportunity to develop to other profitable crops and potential tax benefits. There are 2 Single Family Residences, one of which is a modern custom built, 2000 SF, 3 bed 3.5 bath with a 2400 SF equipment shop (40' x 60').

PARCEL #'S

Kings County APNs 004-080-021, 063 & 064

ZONING

AE20 - Exclusive Agriculture - 20 acre minimum parcel size

CROPS

Approximately, 72.66 acres of mature producing walnuts (spaced at 27 x 28 and 28 x 28). The walnuts are Howard & Chandler varieties. Historic production attached.

SOIL

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

WATER & IRRIGATION

This entire ranch lies within the boundaries of, and receives surface water from, Laguna Irrigation District. There are two irrigation wells on the ranch, one is out of service, the other is 450' deep and pumps approximately 1000 GPM. The walnuts are flood irrigated with the well and District water. There are also two domestic wells on the property to service the residences, one is approximately 60' deep and the other is believed to be 250' deep.

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

\$2,367,000 (\$27,000/acre) cash at close of escrow



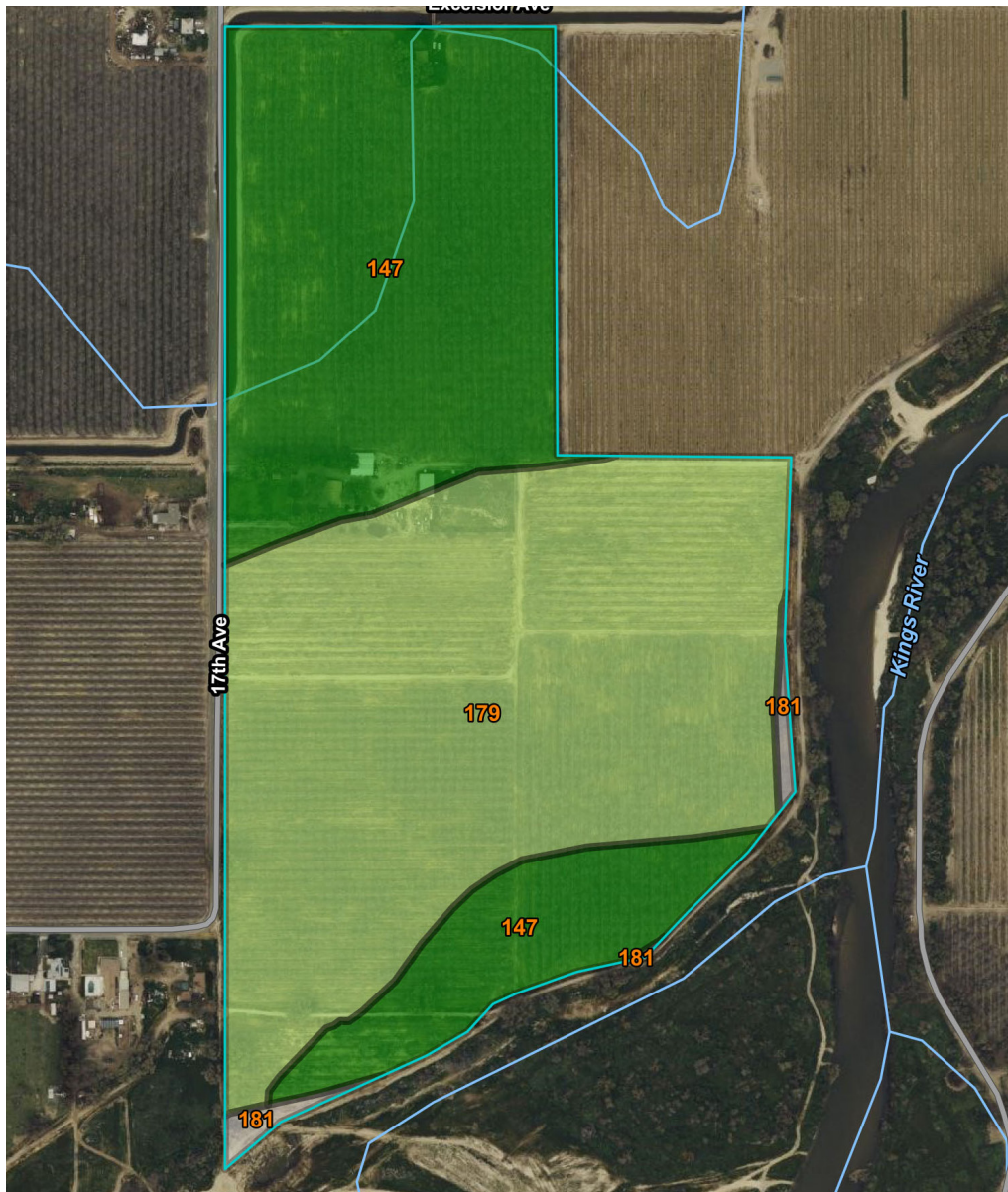
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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
147	Nord fine sandy loam	Grade 1 - Excellent	Nord (85%)	37.5	45.2%
179	Whitewolf coarse sandy loam	Grade 2 - Good	Whitewolf (85%)	44.4	53.5%
181	Water	Not Applicable for Storie Index	Water (100%)	1.0	1.2%
Totals for Area of Interest				82.8	100.0%



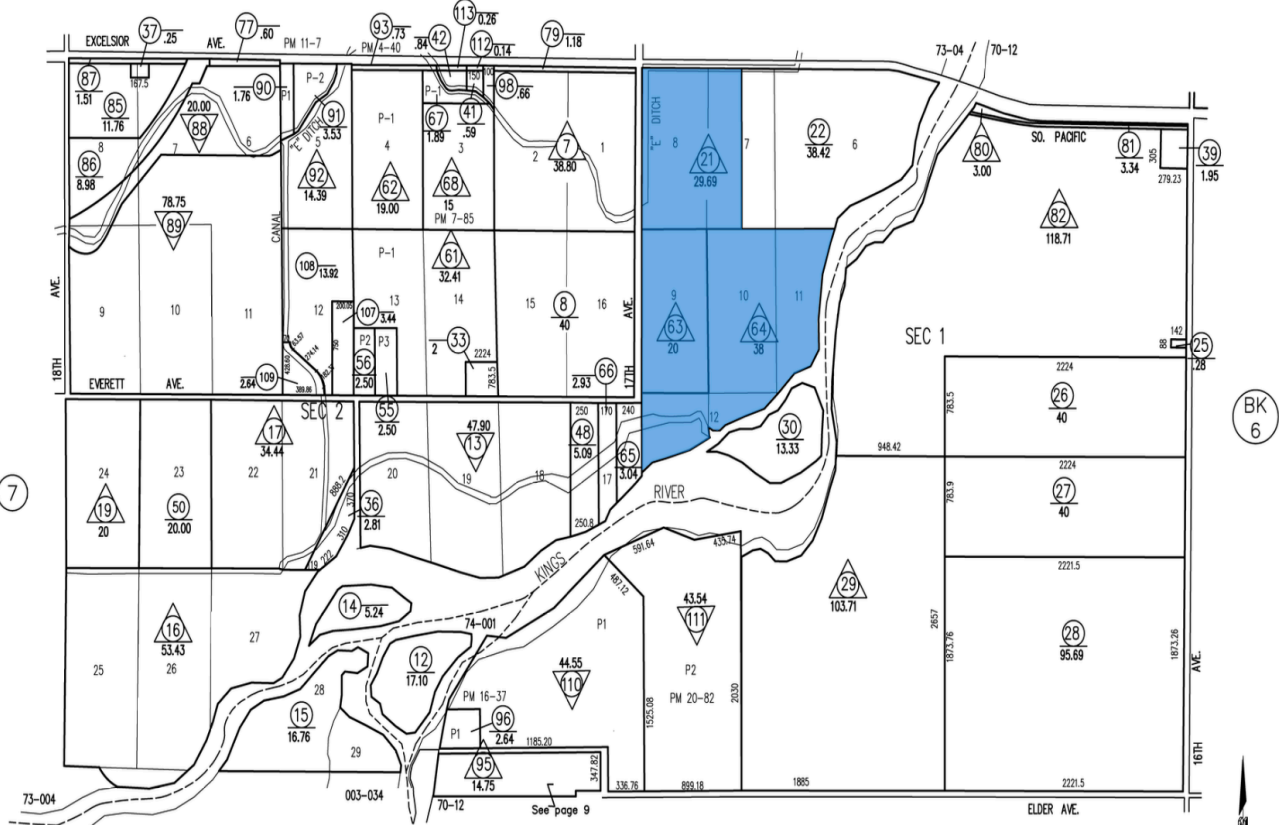
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ASSESSORS MAP

4-08

KINGS COUNTY ASSESSOR'S MAP SEC 1 & 2-18-20

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
DECEMBER 2017

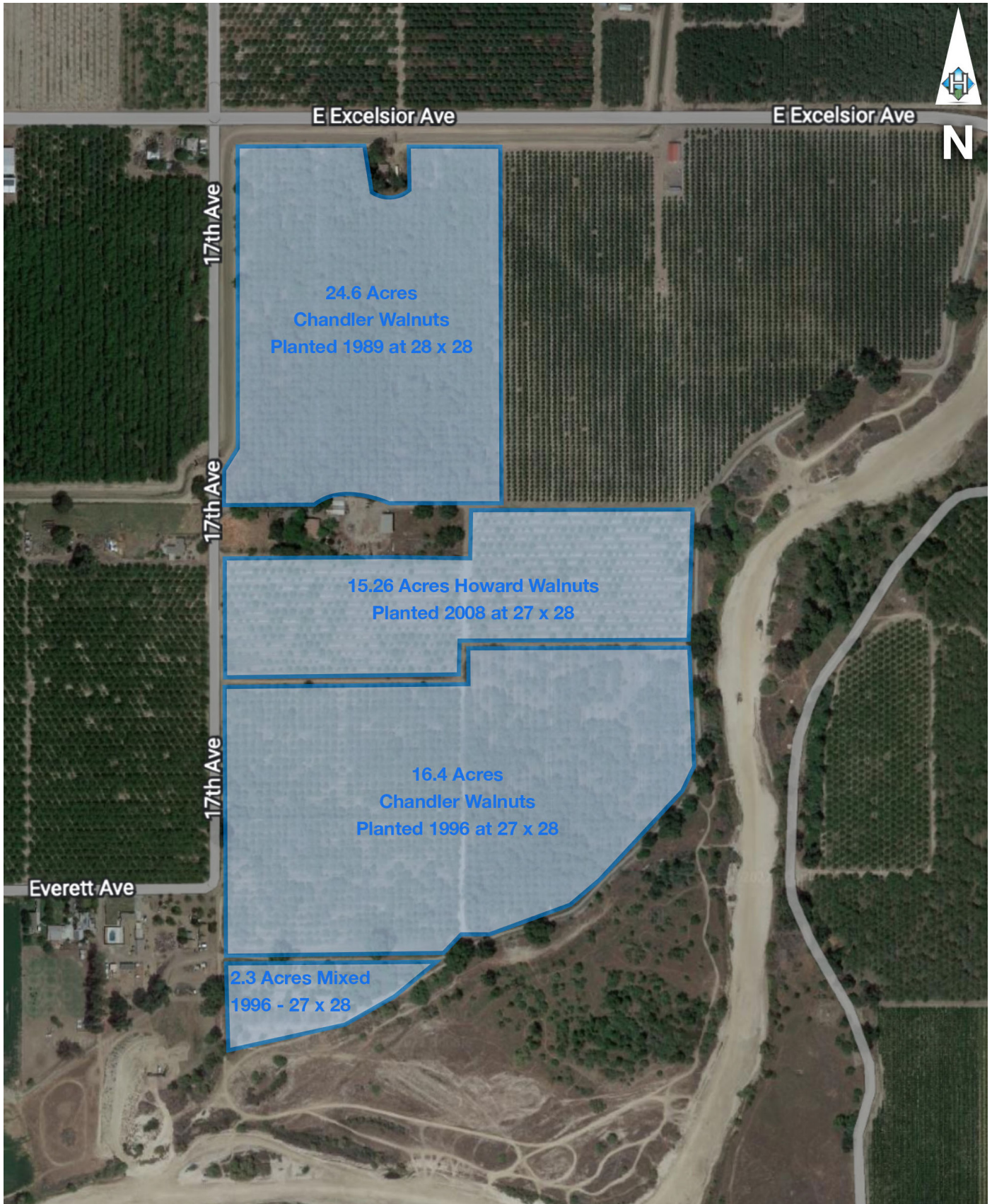


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FIELD MAP





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WALNUT YIELDS

Year	VARIETY	NET ACRES	SPACING	YIELD	POUNDS/ACRE
2021	Howard	15.26	27 x 28	25,440	1,667
2021	Chandler	57.40	28 x 28 & 27 x 28	189,100	3,294
2020	Howard	15.26	27 x 28	31,100	2,038
2020	Chandler	57.40	28 x 28 & 27 x 28	252,380	4,397
2019	Howard	15.26	27 x 28	19,140	1,254
2019	Chandler	57.40	28 x 28 & 27 x 28	260,120	4,532
2018	Howard	15.26	27 x 28	31,800	2,084
2018	Chandler	57.40	28 x 28 & 27 x 28	239,800	4,178

COUNTY APN AND TAX ASSESSMENT INFORMATION

County	APN	Description	Acres	Water District	Williamson Act	2021/22 Property Tax
Kings	004-080-021	Walnuts	29.69	Laguna Irrigation	Yes	\$ 2,417.72
Kings	004-080-063	Walnuts	20.00	Laguna Irrigation	Yes	\$ 4,316.74
Kings	004-080-064	Walnuts	38.00	Laguna Irrigation	Yes	\$ 2,923.82
Total			87.69			\$ 9,658.28