



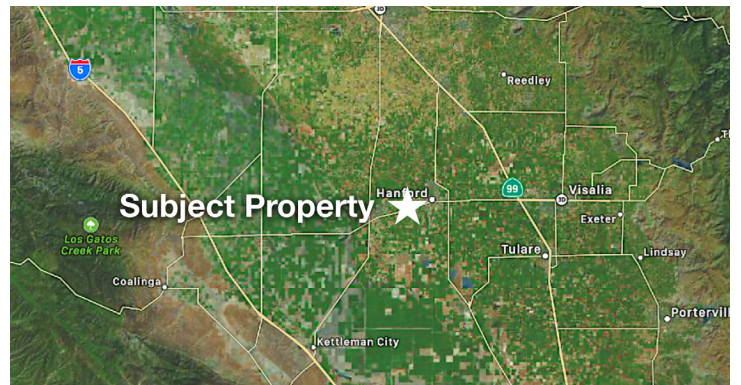
# HOEKSTRA & ASSOCIATES, INC.

**FOR SALE**

**\$950,000**

**HANFORD HEAVY INDUSTRIAL - MH 26.91 ACRES**

**PRICE REDUCED**



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**FOR SALE**

**\$950,000**

## HANFORD HEAVY INDUSTRIAL - MH 26.91 ACRES

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### LOCATION

The subject property is located at 13160 Hanford Armona Rd, Hanford, CA 93230 adjacent to 13th Ave and Hanford Armona Rd, immediately north of Highway 198.

### DESCRIPTION

This opportunity is 26.91 +/- acres on two parcel with excellent exposure along Highway 198 and 13th Ave.

### PARCEL #'S

Kings County APNs 017-110-008, 017-110-010

### ZONING

MH - Heavy Industrial (1 Acre Minimum Parcel size) Including Commercial Service (CS) with a Site Plan Review.

### CROPS

The property is currently planted to row crop. The property is being farmed by the tenant and the current crop is not included in the sale.

### SOIL

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

### WATER & IRRIGATION

The property is located in Armona Community Services District.

### 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

\$950,000 (\$35,303/acre) cash at close of escrow.





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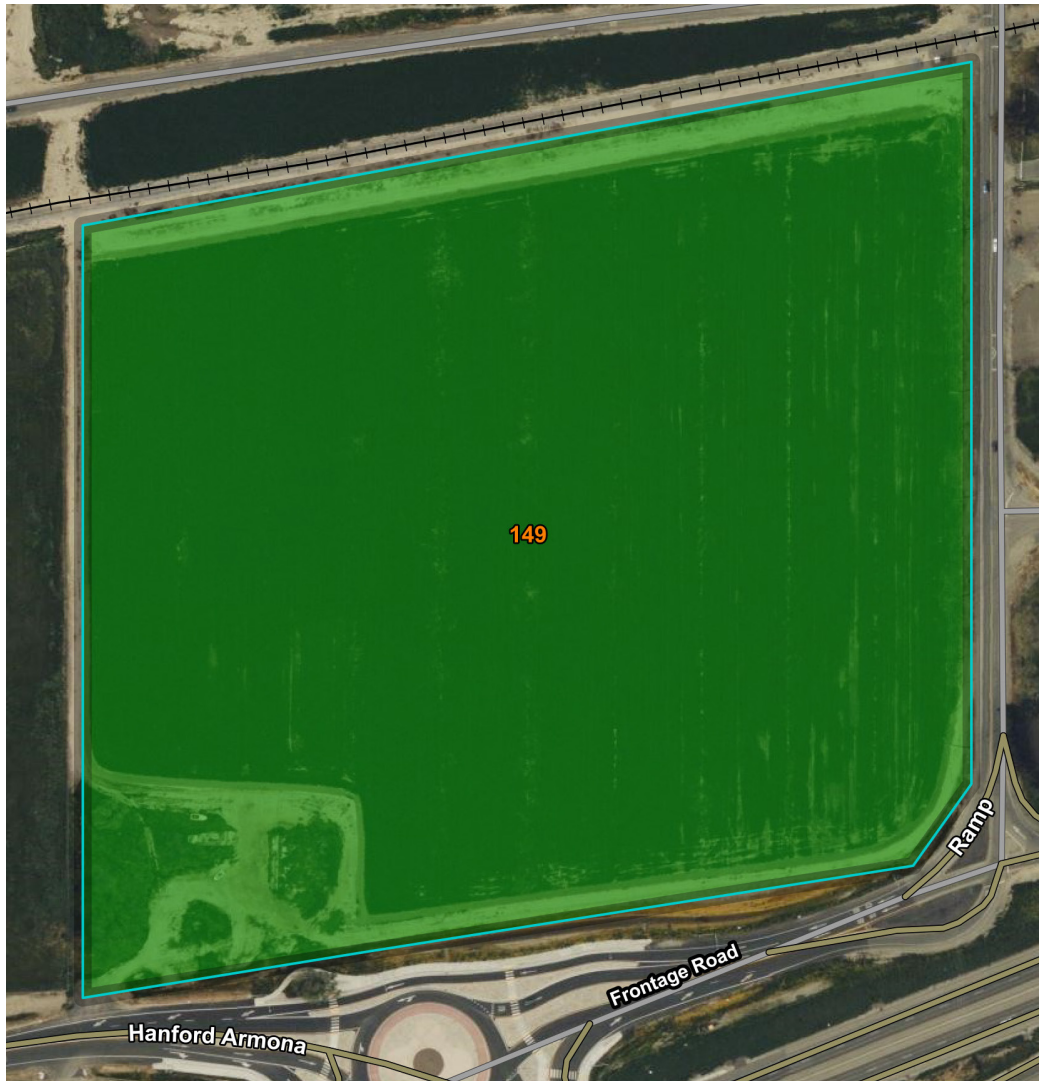






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## SOILS MAP



## 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%)	26.4	100.0%
<b>Totals for Area of Interest</b>				<b>26.4</b>	<b>100.0%</b>



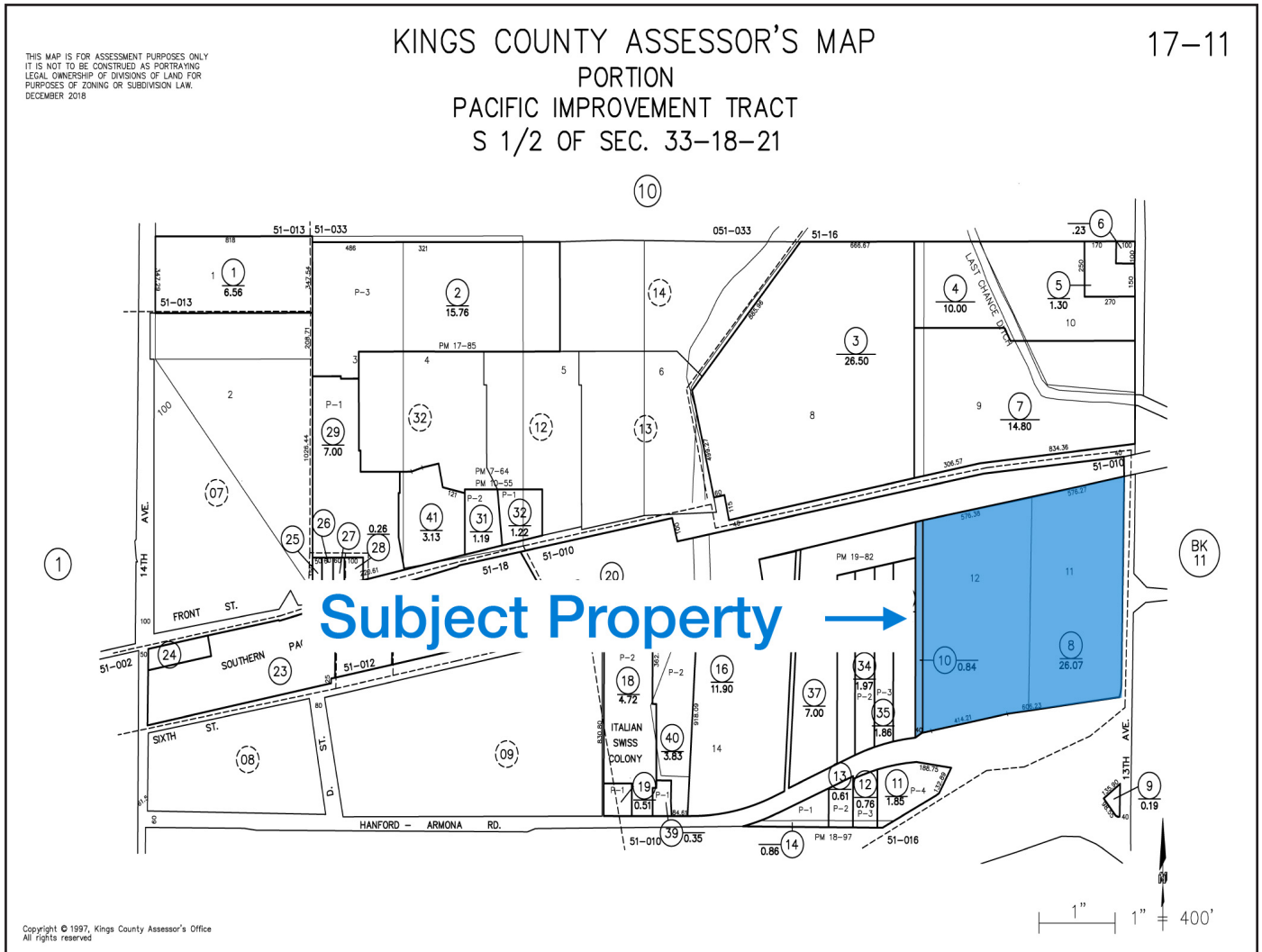
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## ASSESSOR'S MAP

### KINGS COUNTY ASSESSOR'S MAP PORTION PACIFIC IMPROVEMENT TRACT S 1/2 OF SEC. 33-18-21

17-11

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 2018



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