



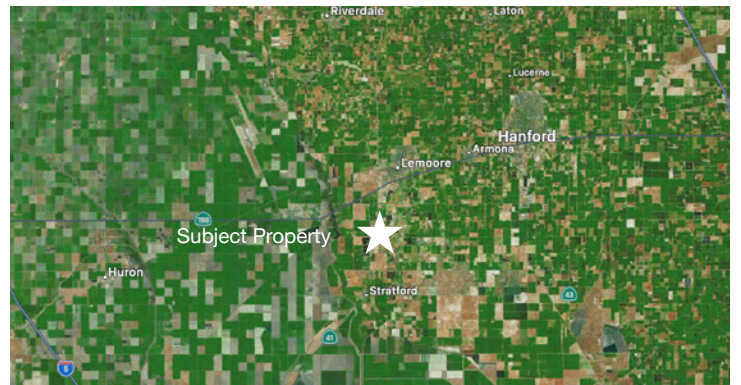
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$209,450

JACKSON AVE RANCH

35.5 ACRES



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FOR SALE

\$209,450

JACKSON AVE RANCH

35.5 ACRES

LOCATION

The subject property is located on the South side of Jackson Avenue in Lemoore California, 93245, approximately 1/4 mile East of Highway 41.

DESCRIPTION

This opportunity is +/-35.5 acres on 5 separate parcels.

PARCEL #'S

Kings County APN's 024-120-011,012, 033, 036, & 070

ZONING

AG20

CROPS

Property is Open Ground.

SOIL

Boggs Sandy Loam, Partially Drained.

WATER & IRRIGATION

Property is Non Irrigated Open Ground.

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

\$209,450 (\$5,900/acre) cash at close of escrow.



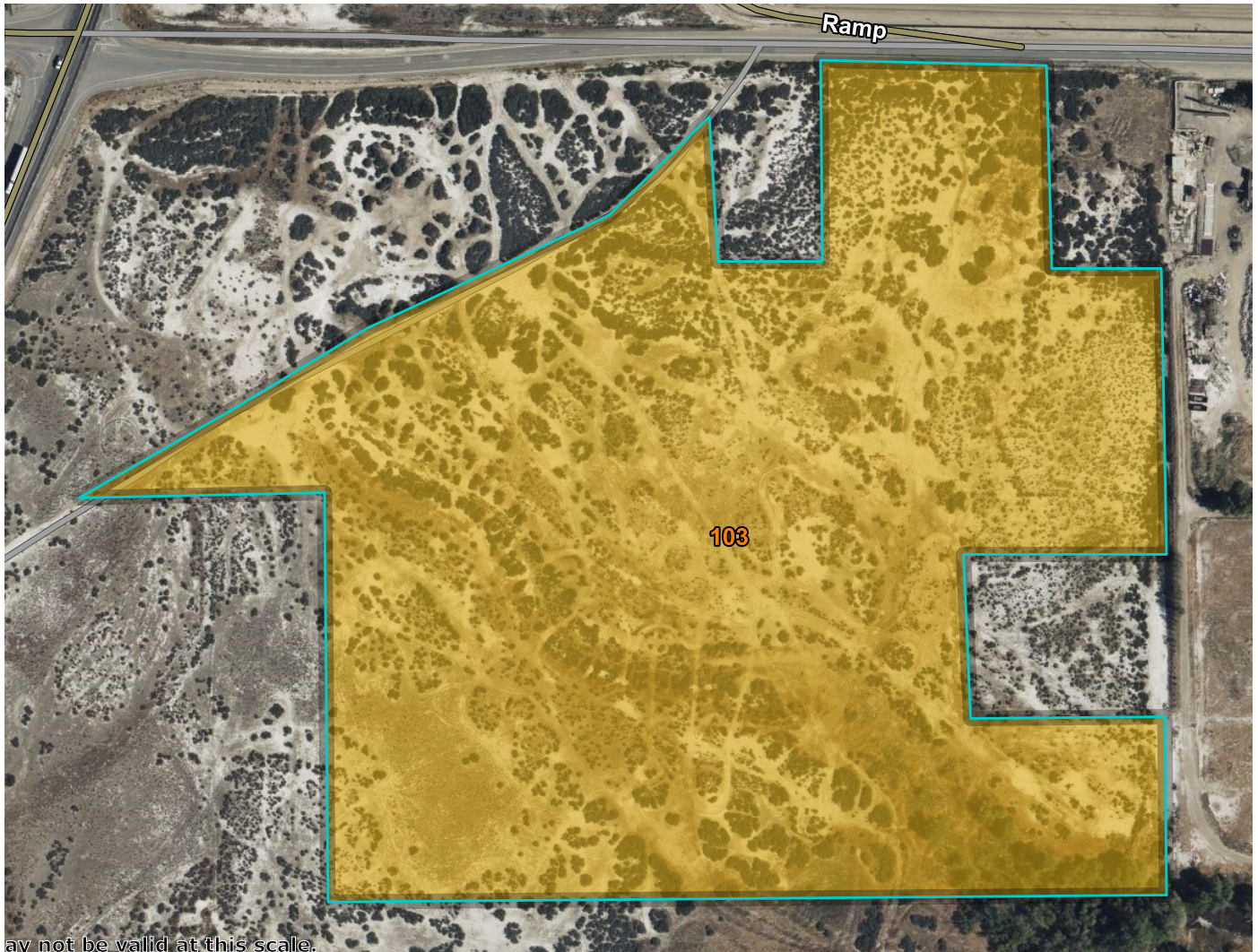
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SOILS MAP - 28 ACRES



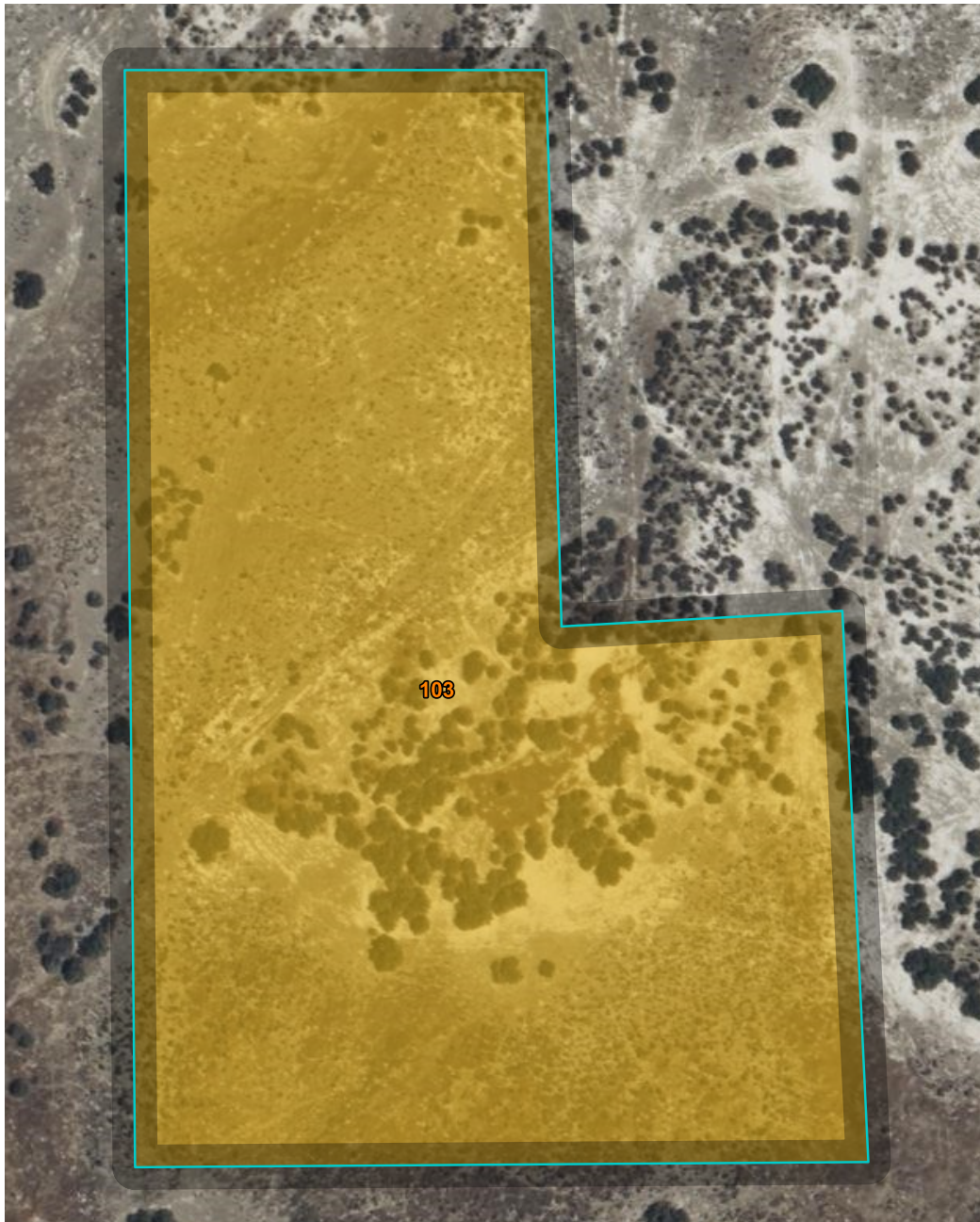
CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
103	Boggs sandy loam, partially drained	Grade 4 - Poor	Boggs (85%)	28.5	100.0%
Totals for Area of Interest				28.5	100.0%



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SOILS MAP - 3.75 ACRES



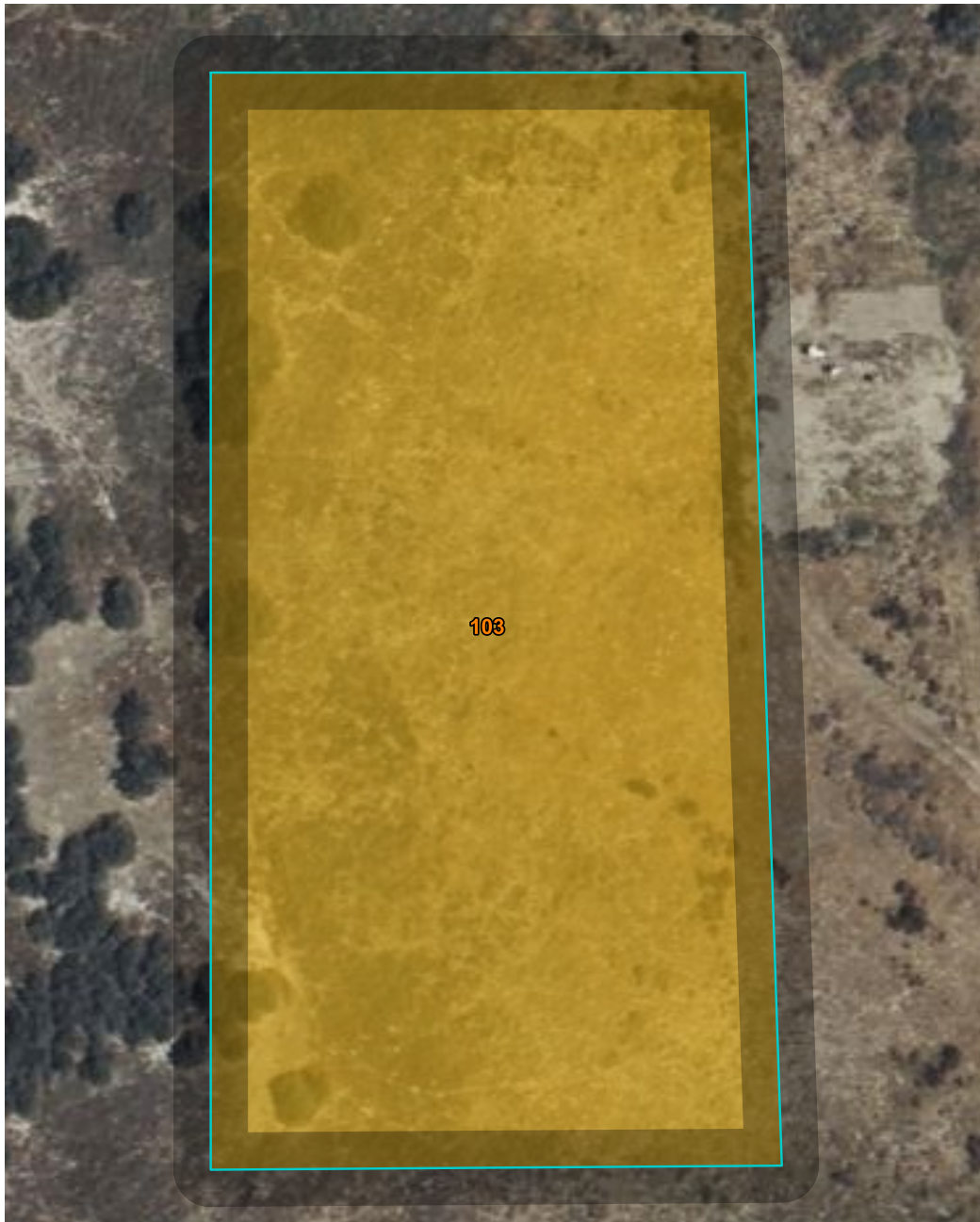
CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
103	Boggs sandy loam, partially drained	Grade 4 - Poor	Boggs (85%)	3.6	100.0%
Totals for Area of Interest				3.6	100.0%



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SOILS MAP - 1.25 ACRES



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
103	Boggs sandy loam, partially drained	Grade 4 - Poor	Boggs (85%)	1.3	100.0%
Totals for Area of Interest				1.3	100.0%



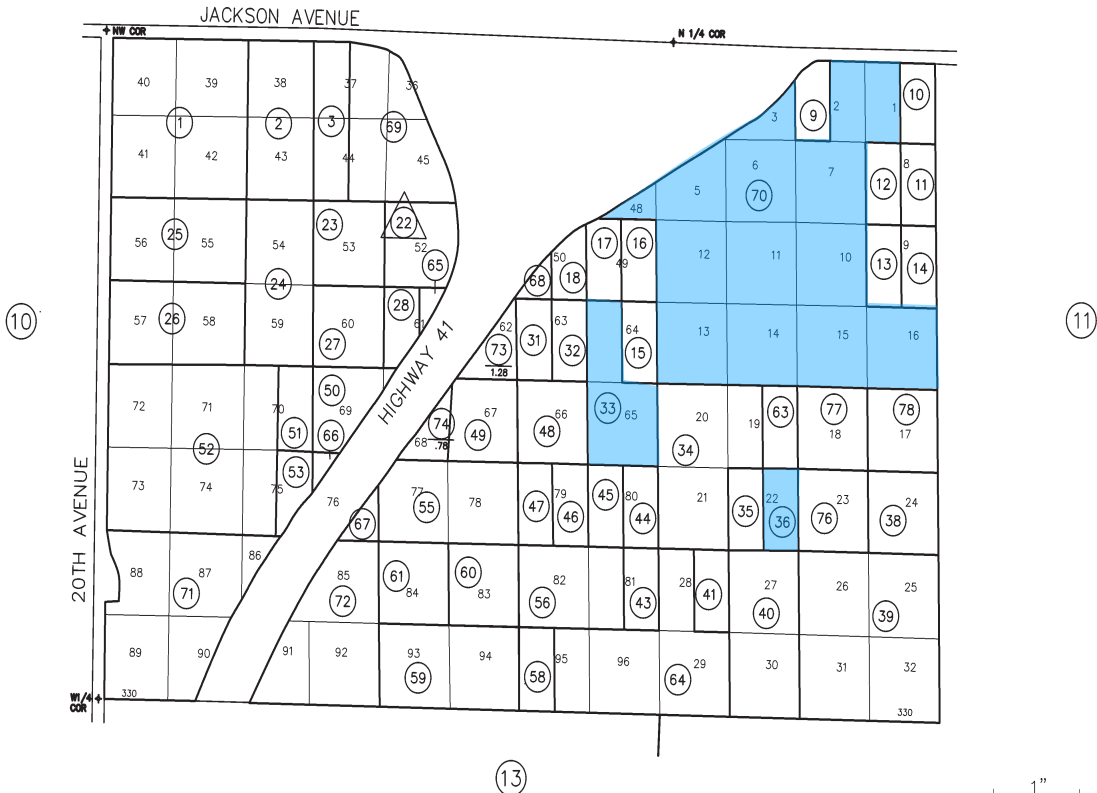
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ASSESSORS MAP

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.
JULY, 1996

N 1/2 OF ASSESSOR'S MAP NO. 20
SEC. 28-19-20

92-5
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1" = 400'