



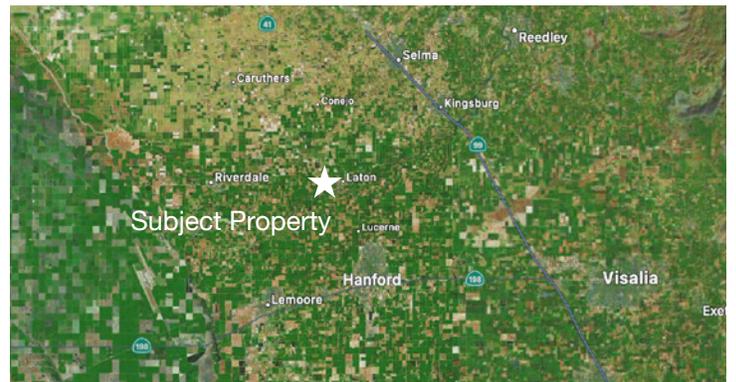
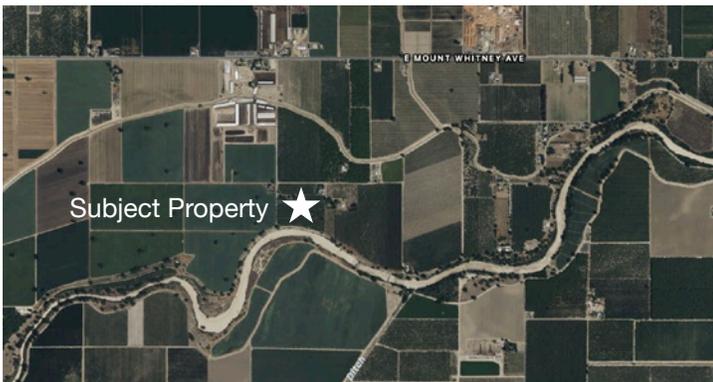
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$1,975,000

CORREIA KINGS RIVER RANCH

57.47 ACRES



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CORREIA KINGS RIVER RANCH

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LOCATION

The subject property is located at 21530 Tiburcio Avenue in Laton, CA 93242. Approximately 1/2 mile South of Mt. Whitney Avenue on Tiburcio Avenue towards the Kings River.

DESCRIPTION

This is a unique opportunity to own 57.47 +/- acres, spanning across four (4) parcels with nearly a mile and a half of breathtaking Kings River frontage. Nestled in this picturesque setting is a charming 2600 square foot brick home built in 1946, offering comfortable living space with 1 bedroom and 1 bathroom on the main level, as well as a kitchen, living room, and dining room. The upper level boasts a large bedroom with bath and room for an office or storage, while the finished basement measures approximately 1000 square feet, providing ample space for additional living, work or hobby areas.

Adjacent to the house, you'll find a convenient workshop and covered carport, providing protection for your vehicles and equipment, as well as a smaller fenced pasture available for your livestock needs.

This unique property offers a rare opportunity to own a piece of paradise on the Kings River, with nearly a mile and a half of breathtaking riverfront to explore, relax and enjoy the beauty of nature.

Overall, this property offers limitless potential for development and diversification, making it an incredible opportunity to create a sustainable and profitable agricultural enterprise in the heart of a beautiful and thriving region. Don't miss out on this exceptional opportunity to make this property your very own!

PARCEL #'S

Fresno County APNs 057-051-37S, 38S & 40S
& 055-091-60S

ZONING

AE20

CROPS

The majority of this property is planted to Chandler walnuts, approximately 33 +/- acres. Additionally, there are 12 +/- acres of fenced pasture for grazing which could be transitioned into productive farm land. The fertile soils and expansive acreage also present endless possibilities for production agriculture, including developing an organic vineyard, pistachio orchard, or a variety of fruit trees and vegetables for a farm stand.

SOIL

According to the USDA California Revised Storie Index, the subject property has mostly Grade 2 - Good Soils with some Grade 4 Soils.

WATER & IRRIGATION

The subject property lies within the Kings River Conservation District and Laguna Irrigation District. Water is delivered to the Walnuts and Pasture via flood irrigation. There are 2 irrigation wells on the property as well as 2 pumps that draw water from the Kings River. There are 2 domestic wells on the property.

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/Groundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$1,975,000 (\$34,365/acre) cash at close of escrow.



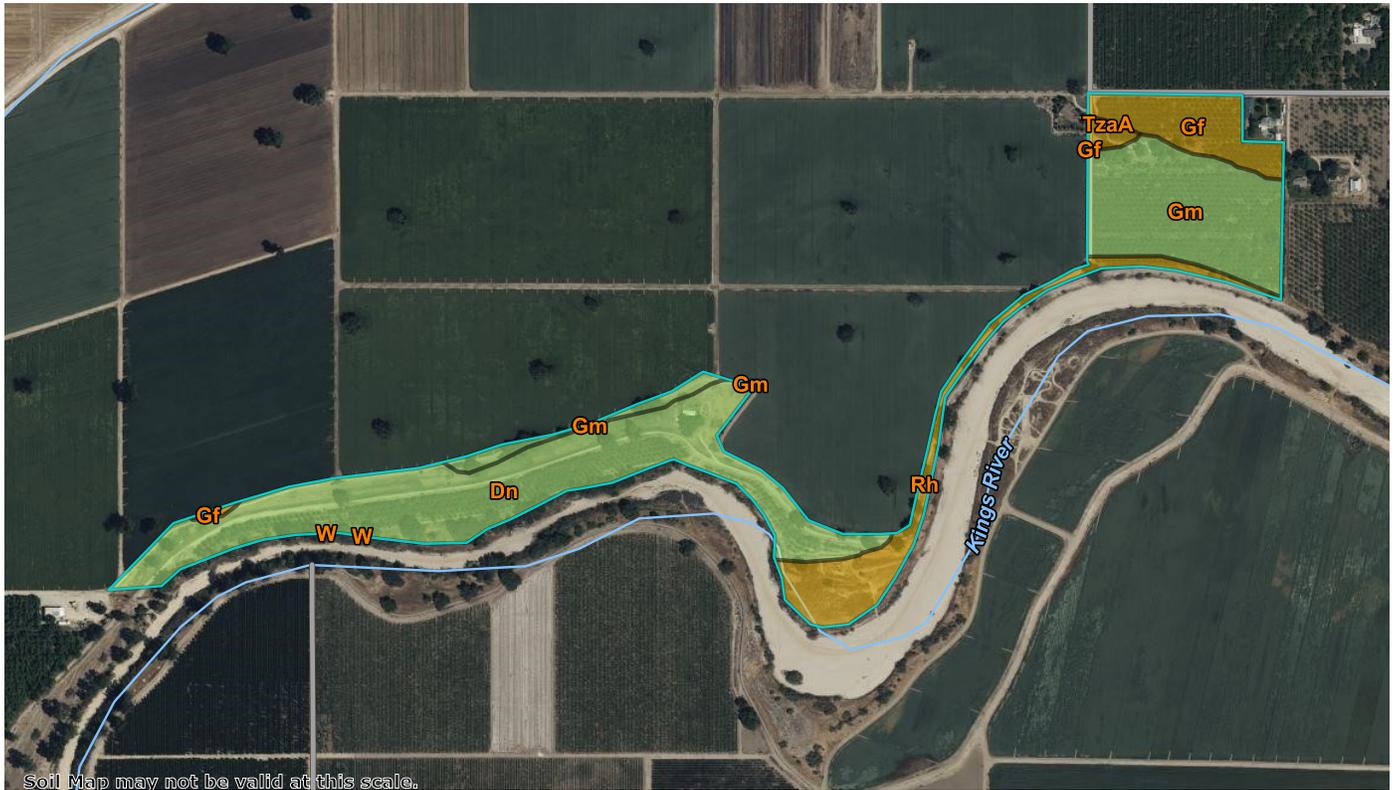
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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|---|----------------|--------------------------|--------------|----------------|
| Dn | Dello sandy loam | Grade 2 - Good | Dello (85%) | 26.4 | 47.0% |
| Gf | Grangeville fine sandy loam, 0 to 1 percent slopes, MLRA 17 | Grade 4 - Poor | Grangeville (85%) | 5.7 | 10.2% |
| Gm | Grangeville fine sandy loam, sandy substratum | Grade 2 - Good | Grangeville (85%) | 15.8 | 28.1% |
| Rh | Riverwash | Grade 4 - Poor | Riverwash (85%) | 7.5 | 13.4% |
| TzaA | Tujunga sand, 0 to 3 percent slopes | Grade 4 - Poor | Tujunga (85%) | 0.7 | 1.3% |
| W | Water | Not Rated | Water (100%) | 0.0 | 0.0% |
| Totals for Area of Interest | | | | 56.1 | 100.0% |



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ASSESSOR'S MAP

