



HOEKSTRA & ASSOCIATES, INC.

FOR SALE

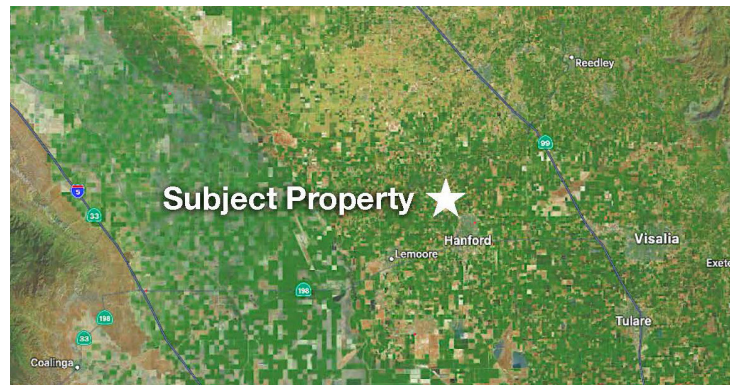
\$2,002,000

VAN GRONINGEN OPEN LAND

77 ACRES



Subject Property



Subject Property ★

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LOCATION

The subject property is located at 12837 Douglas Avenue on the Southwest corner of 12³/₄ Avenue and Douglas Avenue in Kings County, Hanford CA 93230.

DESCRIPTION

This opportunity is 77 +/- acres that consists of one parcel with Grade 1 soils and is currently open farmland with homes, a shop yard and includes a domestic well for the homes and an ag well. There are 2 permanent homes and 3 mobile homes on the property.

PARCEL #'S

Kings County APN 002-230-013

ZONING

AE40 - Exclusive Agriculture - 40 acre minimum

CROPS

Currently in between crops, the open farmland has historically grown feed crops for livestock.

SOIL

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

WATER & IRRIGATION

This open land parcel is located in and receives water from the Kings County Water District via the Riverside Ditch and lies within the boundaries of the Mid-Kings River GSA. There is 1 diesel powered Ag well. Connected pipelines are used to move the ditch water and well water to the different fields. The crops are flood irrigated.

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

\$2,002,000 (\$26,000/acre) cash at close of escrow.



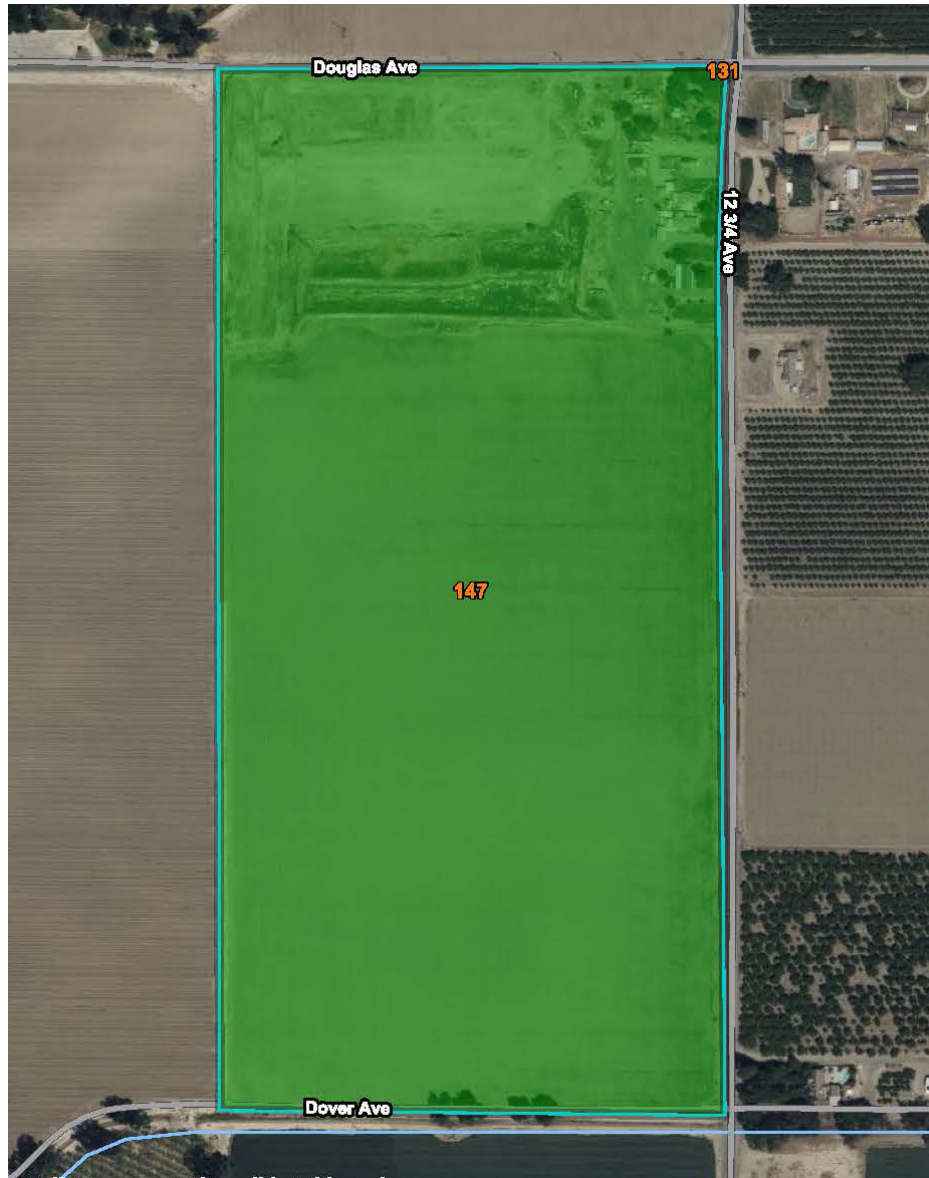
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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
131	Kimberlina fine sandy loam, sandy substratum	Grade 1 - Excellent	Kimberlina (85%)	0.0	0.0%
147	Nord fine sandy loam	Grade 1 - Excellent	Nord (85%)	77.0	100.0%
Totals for Area of Interest				77.1	100.0%



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ASSESSORS MAP

