



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$700,000

Lemoore Open Land

40 Acres



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LOCATION

The subject property is located near the southwest corner of 18th Avenue and Fairfax Avenue, with the address being 18281 Fairfax Avenue.

DESCRIPTION

The subject property is 40 +/- acres that consists of one parcel with Grade 1 and Grade 2 soils. The property is currently farmed to row crops. The property includes two homes and a roof-only pole barn.

PARCEL #'S

Kings County APN 004-200-015

ZONING

AG20

CROPS

The subject property has historically been farmed to row crops.

SOIL

According to USDA California Revised Storie Index, Grade 1 – Excellent soil and Grade 2 – Good Soil; see attached soil map for description.

WATER & IRRIGATION

The subject property is in and receives water from Lemoore Canal and Irrigation Company. The property features (1) irrigation well and valves along the eastside. The sale includes 3 shares of Lemoore Canal water stock.

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>

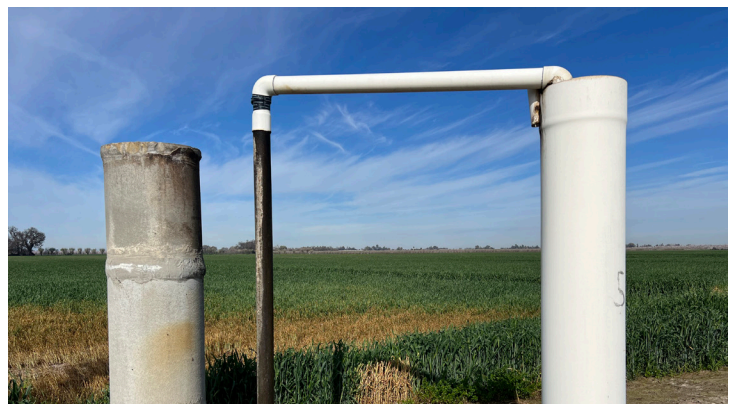
PRICE/TERMS

\$700,000 (\$17,500/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
149	Nord complex	Grade 1 - Excellent	Nord (50%)	35.2	88.1%
179	Whitewolf coarse sandy loam	Grade 2 - Good	Whitewolf (85%)	4.7	11.9%
Totals for Area of Interest				39.9	100.0%



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ASSESSORS MAP

