



# HOEKSTRA & ASSOCIATES, INC.

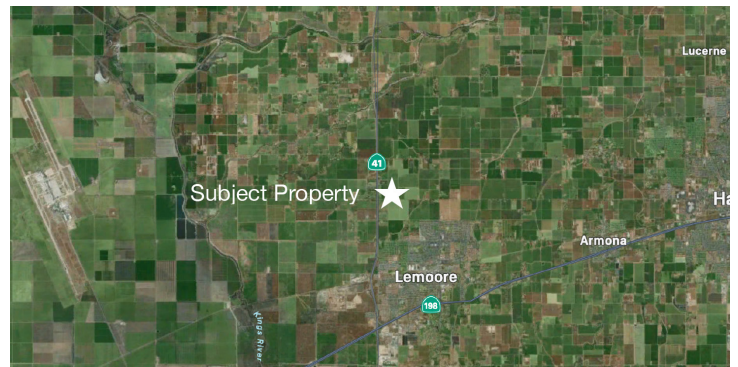
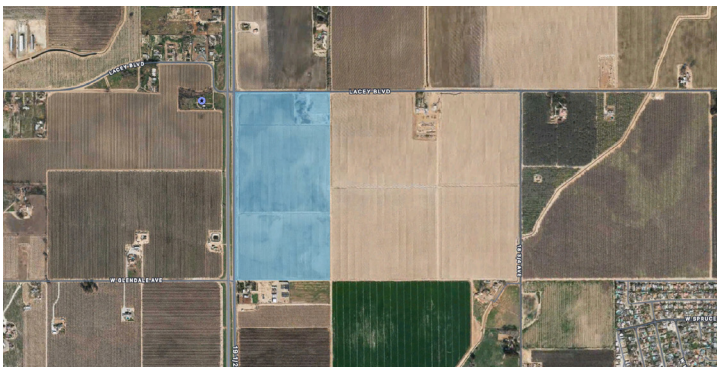
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

**\$2,560,000**

**Highway 41 & Lacey Boulevard**

**80 Acres**



**Dan Hoekstra**  
(805) 839-8292 cell  
dan@hoekstra.land  
CalBRE-01942198

**Russell Waymire**  
(559) 977-6000 cell  
russ@hoekstra-associates.com  
CalBRE-01763629

**Sean Barajas**  
(559) 805-0179 cell  
sean@hoekstra.land  
CalBRE-02157022

**Jaime Martinez**  
(559) 772-6101 cell  
jaime@hoekstra.land  
CalBRE-01971583

**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**www.Hoekstra.land**



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## **LOCATION**

The subject property is located on Highway 41 at Lacey Blvd in Lemoore, 19299 Lacey Blvd Lemoore, CA 93245. The subject property is located just a few minutes to the north of the growing city of Lemoore in a great location for future development.

## **DESCRIPTION**

This opportunity is 80 acres of open farmland. The property has an irrigation well, and there are 80 shares of Lemoore Canal Stock with access to Lemoore Canal for surface water. The current assessor's map shows one parcel however there is a parcel split pending. The parcel split will create 2 forty acre parcels which would be available for purchase either separately or together.

## **PARCEL #'S**

Kings County APN: 021-020-00

## **ZONING**

AL-10; 10 acre minimum parcel size

## **CROPS**

The subject property is currently planted to a winter wheat crop. The subject property is suitable for a variety of row crops or field crops.

## **SOIL**

According to USDA California Revised Store Index the subject property consists of mostly Grade 5 soils with some Grade 1 soils; see attached soil map for description.

## **WATER & IRRIGATION**

The subject property has 1 irrigation well and 80 shares of Lemoore Canal Stock are included. The subject property has been historically farmed to row crops. 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/Groundwater-Management/SGMA-Groundwater-Management>

## **PRICE/TERMS**

\$2,560,000 (\$32,000 per 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
119	Grangeville sandy loam, saline-alkali	Grade 5 - Very Poor	Grangeville (85%)	76.7	98.0%
149	Nord complex	Grade 1 - Excellent	Nord (50%)	1.5	2.0%
<b>Totals for Area of Interest</b>				<b>78.2</b>	<b>100.0%</b>



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## ASSESSORS MAP

