



HOEKSTRA & ASSOCIATES, INC.

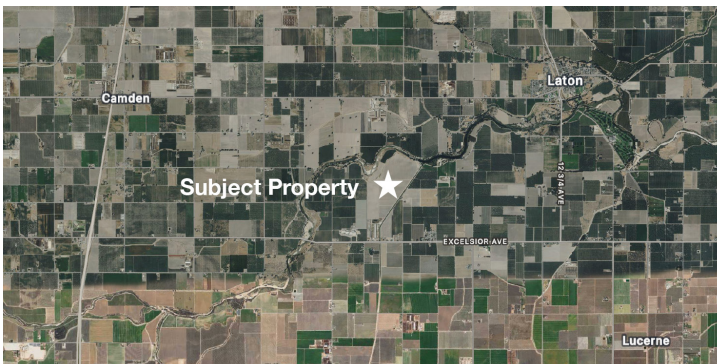
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$7,000,000

Maciel Open Land

290 Acres



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290 Acres

LOCATION

The Maciel open land is located on Excelsior Avenue between Highway 41 and Highway 43 on the north side of the road at 15400 Excelsior Avenue in Hanford, CA 93230. The north side of the property is adjacent to the Kings River allowing access to river recreation.

DESCRIPTION

The Maciel open land is 290 +/- acres of Grade 1 soils level farmland historically farmed to feed crops.

PARCEL #'S

Kings County APN: 002-240-003 is undergoing a parcel split creating 2 separate parcels. Parcel 1 will be 290 +/- acres. Parcel 2 will be 40 +/- acres that includes the dairy barn, corrals and houses. The 40 +/- acre parcel is in escrow subject to creating and recording a separate legal parcel.

ZONING

AG20

CROPS

Currently the farm land is used to grow feed crops.

SOIL

According to USDA California Revised Storie Index the subject property consists of Grade 1 - Excellent soils; see attached soil map for description.

WATER & IRRIGATION

This ranch has two water sources. The northern border of the property lies along the Kings River. There is one river pump that can draw water from the Kings River when river flows are available. Additionally there are two 100 horsepower wells. The feed crops are flood irrigated through connected pipelines with flood valves.

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

The 290 +/- acre parcel is priced separately at \$7,000,000 (\$24,138 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
W	Water	Not Rated	Water (100%)	0.0	0.0%
Subtotals for Soil Survey Area				0.0	0.0%
Totals for Area of Interest				293.1	100.0%

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%)	72.1	24.6%
147	Nord fine sandy loam	Grade 1 - Excellent	Nord (85%)	188.4	64.3%
179	Whitewolf coarse sandy loam	Grade 2 - Good	Whitewolf (85%)	31.2	10.6%
181	Water	Not Rated	Water (100%)	1.4	0.5%
Subtotals for Soil Survey Area				293.1	100.0%
Totals for Area of Interest				293.1	100.0%



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.
AUGUST 2022

KINGS COUNTY ASSESSOR'S MAP

02-24

SEC 31 & 32-17-21

SEC 30-17-21

SEC 29-17-21

SEC 36
T 17
R 20

SEC 31

SEC 32

DOVER AVE

RIVERSIDE DITCH

DOVER AVE

10TH AVE

EXCELSIOR AVE

LAND PRESERVE

NON-RENEWAL

FARMLAND SECURITY ZONE

1" = 800'

1"

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