



# HOEKSTRA & ASSOCIATES, INC.

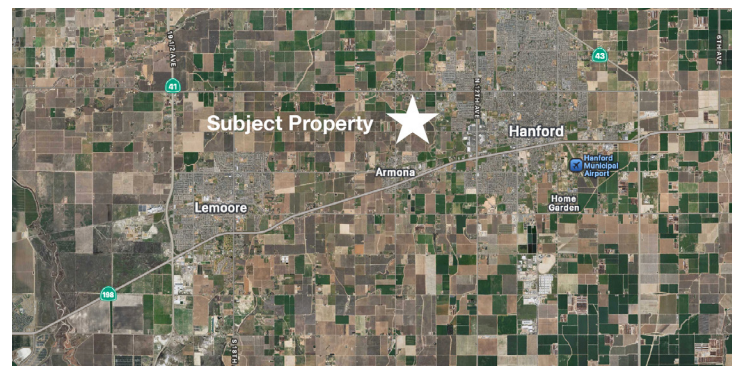
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

**\$319,950**

**Hanford - 2 Water Sources**

**15 Acres**



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**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**www.Hoekstra.land**



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**FOR SALE**

**\$319,950**

**Hanford - 2 Water Sources**

**15 Acres**

## **LOCATION**

The subject property is located at 14th Avenue and Geneva Avenue NW corner approximately 350 feet west of 14th Avenue on the north side of Geneva. The property address is 14198 Geneva Avenue in Hanford, CA 93230.

## **DESCRIPTION**

This opportunity is 15 +/- acres on 1 parcel with both well water and access to canal Water. The property has a Head-gate in the Last Chance Water Ditch Company with a pipeline that can deliver the canal water to the property.

## **PARCEL #'S**

Kings County APN: 005-060-027

## **ZONING**

AI10

## **CROPS**

This entire ranch 15 +/- acres has class 1 soils. The property is currently planted to mature walnuts that are ready to be removed so the ranch can be replanted to row crops or other preferred crops.

## **SOIL**

According to USDA California Revised Storie Index, the soils are Grade 1 - Excellent. See attached soils map for description. .

## **WATER & IRRIGATION**

Two sources of water are available to irrigate the property. This ranch has historically been flood irrigated using the one well on the property and surface water delivered from the Last Chance Water Ditch Company.

The subject property is located in Kings County Water District and part of the Mid-Kings River GSA.

## **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**

\$319,950 (\$21,330 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
147	Nord fine sandy loam	Grade 1 - Excellent	Nord (85%)	14.8	100.0%
Totals for Area of Interest				14.8	100.0%



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## ASSESSORS MAP

