



HOEKSTRA & ASSOCIATES, INC.

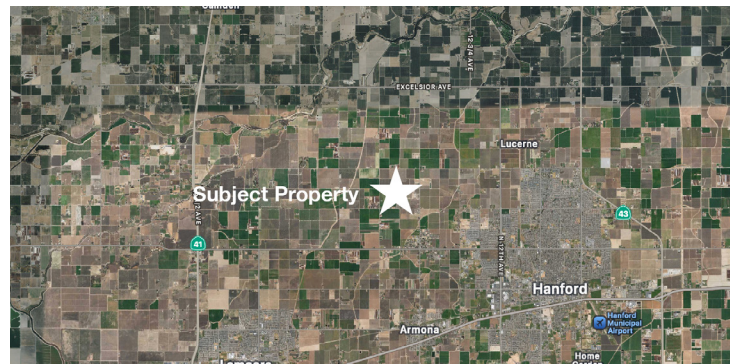
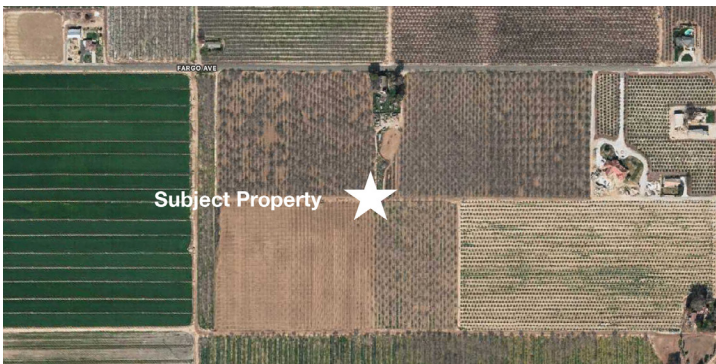
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$776,050

Hanford - Fargo Avenue Walnuts

45.65 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



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$776,050

Hanford - Fargo Avenue Walnuts

45.65 Acres

LOCATION

The subject property is located in Hanford CA on the south side of Fargo Avenue between 14th and 15th avenues. The property address is 14198 Fargo Avenue, Hanford, CA 93230.

DESCRIPTION

This opportunity is 45.65 +/- acres on 1 parcel that can be divided into smaller parcels in accordance with the Kings County zoning.

PARCEL #'S

Kings County APN: 005-030-003

ZONING

A110

CROPS

This entire ranch 45.65 +/- acres is planted to mature walnuts. Most or all of the acreage is ready for removal. The grade 1 - excellent soils would be suitable for a variety of row crops or permanent plantings.

SOIL

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

WATER & IRRIGATION

The walnuts are flood irrigated using the wells on the ranch. There are four (4) shallow wells equipped with 5 - 7 horsepower motors. Well depth ranges from 60-70 feet.

The subject property is located in Kings County Water District and part of Mid-Kings River GSA. The property does not receive any surface water deliveries at this time.

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

\$776,050 (\$17,000 per acre) cash at close of escrow.



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
148	Nord fine sandy loam, saline-alkali	Grade 1 - Excellent	Nord (85%)	38.2	83.2%
149	Nord complex	Grade 1 - Excellent	Nord (50%)	7.7	16.8%
Totals for Area of Interest				45.9	100.0%



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

ASSESSORS MAP

