



HOEKSTRA & ASSOCIATES, INC.

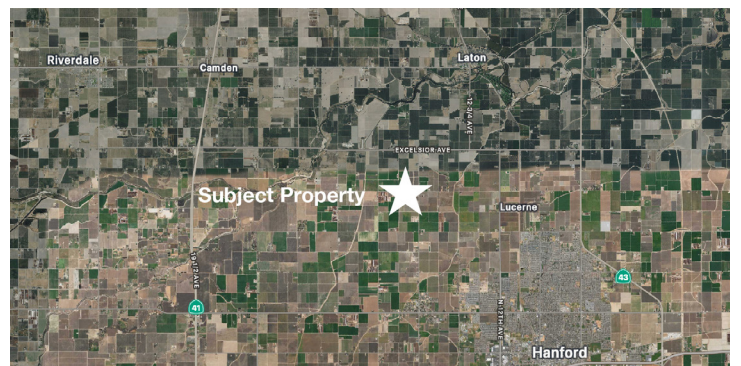
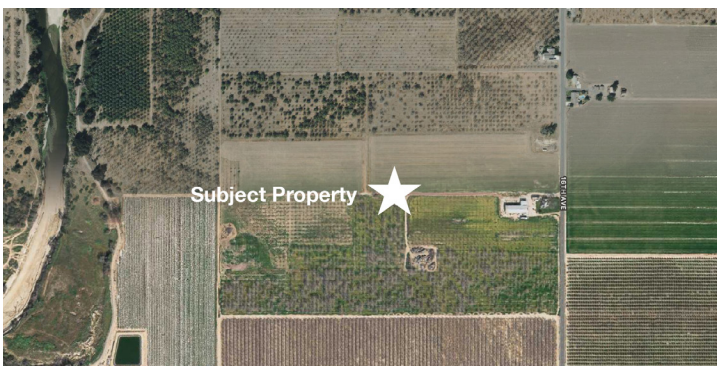
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$1,360,000

Hanford Walnuts & Open Land

80 Acres



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LOCATION

The subject property is located in Hanford CA on the west side of 16th Avenue between Excelsior and Elder Avenue. The property address is 5510 16th Avenue, Hanford, CA 93230.

DESCRIPTION

This opportunity is 80 acres of walnuts and open land on 2 parcels. There is a large open shed with an old packing line on the south parcel.

PARCEL #'S

Kings County APN: 004-080-026 & 027

ZONING

AG20

CROPS

The majority of this property is fallowed open ground. Some of the blocks have walnuts which are no longer producing.

SOIL

According to USDA California Revised Storie Index, the soils are 99% Grade 1 - Excellent with less than 1% Grade 2 - Good. See attached soils map for description.

WATER & IRRIGATION

The subject property has 3 shallow Ag wells and 1 domestic well. The crops on this ranch have been flood irrigated, all of the pipelines are connected to each of the wells.

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

\$1,360,000 (\$17,000 per acre) cash at close of escrow.



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SOILS MAP



Map may not be valid at this scale.

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%)	80.9	99.6%
179	Whitewolf coarse sandy loam	Grade 2 - Good	Whitewolf (85%)	0.3	0.4%
Totals for Area of Interest				81.3	100.0%



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ASSESSORS MAP

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.
NOVEMBER 2022

KINGS COUNTY ASSESSOR'S MAP SEC'S 1 & 2-18-20

04-08

