



HOEKSTRA & ASSOCIATES, INC.

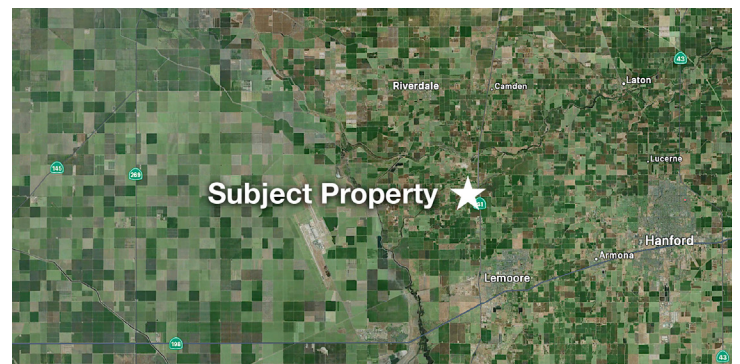
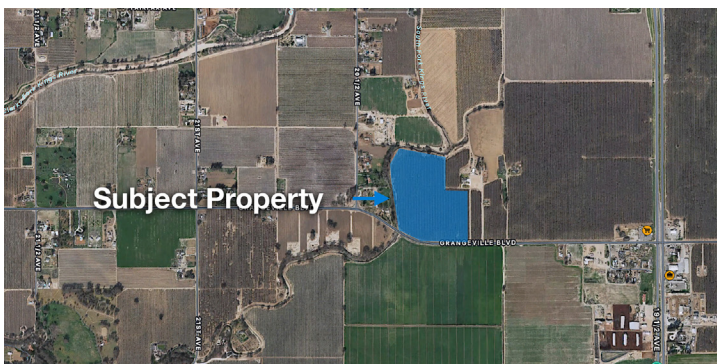
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$1,110,780

K & W Grangeville Almonds

33.66 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

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33.66 Acres

LOCATION

The subject property is located on Grangeville Boulevard, ½ mile West of Highway 41.

DESCRIPTION

This opportunity is 33.66 +/- acres on five parcels with riparian water from the South Fork of the Kings River and groundwater from both shallow wells and a deep well. This ranch offers good water and soils with high producing 12th leaf almonds and an additional +/- 18 acres of leased almonds.

PARCEL #'S

Kings County APNs 004-212-065, 066, 067, 068 and 070

ZONING

AG20

CROPS

Approximately, 30 acres planted to 50/50 Non Pareil and Monterey Almonds on Hansen Rootstock in 2015, spaced at 22'x15' on dual line drip irrigation. The six year average yields for the almonds are over 3,200 pounds per acre. Detailed USDA yields are available upon request. There is also an additional +/- 18 acres of almonds included as a lease with the adjacent parcels that runs until 2040.

SOIL

According to USDA California Revised Storie Index, almost entirely Grade 1 soils; see attached soils map for description.

WATER & IRRIGATION

This entire ranch lies within the boundaries of Lemoore Canal & Irrigation District but does not have service from Lemoore Canal. There are two shallow wells and one deep well, and a lift pump in the South Fork of the Kings River that provides Riparian water to irrigate the ranch. The deep well is 380' deep and has a 60HP submersible with a VFD. The shallow wells are 5HP submersibles.

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

\$1,110,780 (\$33,000/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
120	Grangeville fine sandy loam, partially drained	Grade 4 - Poor	Grangeville (85%)	0.6	1.7%
174	Wasco sandy loam, 0 to 5 percent slopes	Grade 1 - Excellent	Wasco (85%)	32.9	98.3%
Totals for Area of Interest				33.5	100.0%



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FIELD MAP





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ASSESSORS MAP

