



# CAMARA REALTY INC.

## 160.00± Acres Open Farmland

**Description:** A 160-acre agricultural offering in Kings County, approximately 8.5 miles from Hanford. Located at the southwest corner of 6th and Idaho Avenues, the property features flood irrigation, two agricultural wells, and water supplied by Lakeside Irrigation District. Surrounding crops include almonds, pistachios, walnuts, and field crops.

**Location:** Approximately 8.5 miles from Hanford, at the southwest corner of 6th Avenue and Idaho Avenue.

**Legal:** Kings County APN #028-050-009. Total acreage: 160.00 acres. The property is in the Williamson Act Tax Preserve.

**Zoned:** AG-20 / General Agricultural.

**Surrounding Plantings:** Almonds, pistachios, walnuts, alfalfa, corn, and wheat.

**Soil:** 104 Cajon sandy loam; 130 Kimberlina fine sandy loam; 132 Kimberlina saline-alkali–Garces complex; 174 Wasco sandy loam.

**Water:** The property is flood irrigated with two agricultural wells and receives water from Lakeside Irrigation District. The property is within the Greater Kaweah Groundwater Sustainability Agency (GSA).

**Asking Price:** \$2,560,000 (\$16,000 per acre).

**Notes:** The property is sold “AS-IS,” with no warranties or guarantees expressed or implied by Seller or Broker.

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by the seller, broker, or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for their intended purpose.

*Groundwater Notice: California's Sustainable Groundwater Management Act (SGMA), enacted in 2014, requires local groundwater sustainability planning in high- and medium-priority basins. Groundwater management requirements may affect pumping and water availability. Prospective purchasers should verify applicable requirements with the local groundwater sustainability agency. For more information, visit [https:// water.ca.gov/Programs/ Groundwater-Management/SGMA- Groundwater-Management](https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management).*

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