



# CAMARA REALTY INC.

## 20.00+/-Acres Possible Home Site

**Location:** Property is southwest of the city of Lemoore and on the north side of Jackson Ave. between Highway 41 and west of 20th Avenue.

**Nearby Attractions:** Property is 1.6 miles from Kelly Slater Surf Ranch, 4.5 miles from Tachi Palace & Resort and 5.2 miles from the City of Lemoore

**Legal:** Kings County APN# 024-090-040. This property is in the Williamson Act Tax Preserve.

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

**Surrounding Plantings:** Pistachios, Pomegranate, Wheat

**Soil:** 134 Lakeside loam partially drained, 137 Lemoore sandy loam partially drained

**Water:** Property is irrigated by method of flood and is in John Heinlen Irrigation Water District. Property is entitled to receive one acre foot per acre of land on years that water allocation is at 100%.

**Price/Terms:** \$300,000. (\$15,000 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 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 prospective purchasers intended purpose.

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](https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management)