



CAMARA REALTY INC.

40.00 +/- Acres & Residence

Location: 15102 7th Ave, Hanford, Kings County, CA. Located between Jackson Ave & Kent Ave on the west side of 7th Ave.

Description: Property is 40.00 assessed acres, 38.35 +/- open farmland with a 1,000 square foot, 2 bedroom, 1 bathroom residence and shop.

Legal: Kings County APN# 028-080-040 (40.00 Ac). This property is in the Williamson Act Preserve

Plantings: Surrounding parcels are planted in pistachios, walnuts, cotton, corn and alfalfa.

Soils: 132 Kimberlina Saline alkali-Graces complex, 135 Lakeside clay loam, drained 174 Wasco sandy loam, 0 to 5 percent slopes.

Water: Open farmland is irrigated by method of flood with one 50 Hp turbine, 360' deep Ag well. Property also has one 2 Hp domestic well. Property is located within the Lakeside Irrigation District and is entitled to receive surface water subject to annual allocation.

Price /Terms: \$800,000. (\$20,000. 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)