



CAMARA REALTY INC.

36.49 +/- Farmland & Shop

Location: Property is located between 11th & 12th Ave on Elder Avenue, NW of Hanford, CA.

Description: This property consists of one 36.49 acre parcel of Farmland. Included is a 4,000 square feet, all-steel constructed shop with office space / living quarters with full bathroom, heating & Ac cooling plus has it's own domestic well and septic system. Shop has 2 roll up equipment doors. There is a 16 foot parking slab that runs the length of the building.

Legal: Kings County APN# 006-031-049

Surrounding Plantings: Walnuts, Almonds, Pistachios, Cherries, and Plums

Soils: 147 Nord fine sandy loam.

Ag Water: This property is located within the Kings County Water District and Peoples Ditch Company but does not receive district water. There are two systems of irrigation for this property via a combination of sprinklers and flood irrigation. System #1: Existing Ag well that is 350 feet deep, standing water at 120 feet, powered by a 30Hp submersible electric motor with an output of 235 GPM. Water is discharged into an underground pipeline with 5" valve risers are used to irrigate by method of flood Irrigation.

Price Reduced from \$966,985. To \$912,250 Cash at the close of escrow.

Notes: Check with Kings County Planning Department at 559-852-2685 on the possibility of building a new home on this property.

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.

Edwin Camara Phone 559-410-5557

E-mail camararealtyinc@gmail.com Website: www.camararealtyinc.com

Corporate Broker # 02194765 DRE # 01773451