



CAMARA REALTY INC.

75.99 +/- Acres Open Farmland

Location: Property is 75.99 assessed acres located south of Hanford on the Southwest corner of Jackson Ave & 7th Ave in Kings County.

Legal: Kings County APN# 028-080-038. This property is in the Williamson Act Tax Preserve.

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

Soils: 130 Kimberlina fine sandy loam Saline-alkali. 132 Kimberlina saline alkali-graces complex. 135 Lakeside clay loam, drained. 174 Wasco sandy loam 0 to 5 percent slopes.

Water: Property is open farm land and irrigated by method of flood with two AG wells. Well #1 is a 200 Hp electric powered turbine, 980' deep, producing approx. 2,300 GPM. Well #2 is a 40 Hp electric submersible, 360' deep, producing approx. 700 to 800 GPM. Property is located within the Lakeside Irrigation District and is entitled to receive surface water subject to annual allocation.

Terms: \$1,329,825. (\$17,500 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/](https://water.ca.gov/)

Edwin Camara Phone 559-410-5557

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

Corporate Broker # 02194765 DRE# 01773451