



# CAMARA REALTY INC.

## 75.25+/-Acre Almonds & Open

**Location:** Property address is 8195 Iona Ave, Hanford, Kings County, CA. Located south of Hanford on Iona Ave. between Highway 43 Ave. & 9th Ave.

**Legal:** Kings County APN# 016-270-076. This property is not in the Williamson Act Tax Preserve.

**Plantings:** 58.80.00+/- acres of Independence planted in 2016 spacings are 15 x 21

**Production:** Available upon request.

**Soil:** 112 Excelsior sandy loam 130 Kimberlina fine sandy loam saline-alkali

**Water:** Property is irrigated by method of double line drip with micro-jets and a 4 station sand media filter system with a 60hp booster pump controlled by VFD. One AG well:150hp turbine producing approx.1,200 GPM. Property is in Lakeside Irrigation District.

**Price/Terms:** \$2,633,750. (\$35,000 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)

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