



**CAMARA
REALTY INC.**

ASPHALT & CONCRETE RECYCLING FACILITY

Location: Property is located near the City of Lemoore, 1/2 mile East of Highway 41, in Kings County, CA.

Legal: Kings County APN#s 024-110-001 (10.00ac) & 024-110-083 (28.16ac), total 38.16+/- acres, Zone AG 20. These properties are not in the Williamson Act Tax.

Residence: 3 bedroom, 1 bathroom, 1,294 square feet with motorhome shed (Currently rented month-to-month \$1,200.)

Water: Property is in located in John Heinlen Water District entitlement, one acre foot per acre of land. One domestic well, one AG well with No electrical service.

Equipment Included: (1) 2004 Erin System 12701 Mobile Track Impact Crusher, Hrs: 3414, (1) Erin System Trident 125 MobileTrack Screen, Hrs: approx 2400, (2) 80 foot Conveyors, (1) 1997 Cat 312B Excavator with Thumb & Pulverizer, Hrs: 5868.9, (1) 2005 Hyundai HL 740-7 Series Wheel Loader, Hrs: approx 8900 (2000 on new motor), (1) 1985 2,000 Gallon International 2155 Water Truck, Hrs: 518,860 (off road only) 2021/2022 miles, (1) 70' Stationary Truck Scale, (1) 3,000 gallon water storage tank. Permits in place.

Price: \$3,500,000. CASH at close of escrow.

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 water.ca.gov/Programs / Groundwater-Management/SGMA- Groundwater-Management

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