



**CAMARA  
REALTY INC.**

## **40.00+/-Acre Stratford Property**

**Property is located at 18801 17th Ave, Stratford, CA, approximately 2 miles East of Highway 41, on the Northeast corner of 17th Ave & Lansing Ave.**

**Description:** This 40 acre property consists of approximately one acre of structures that are considered to be of "no value" and the balance is open farmland.

**Legal:** Kings County APN#s 026-080-012 ( 20.00 ac. ) and 026-080-013 ( 20.00 ac.) This property is zoned AG 40 (exclusive agriculture). Properties are not in the Williamson Act.

**Soil:** Grangeville sandy loam, saline-alkali 45.3% (17.6 ac)  
Kimberlina saline alkali-Garces complex 54.7% (21.2 ac)

**Water:** Property has surface water from James Rancho Water Co. also has one domestic well.

**Notes:** Property Sold in Its AS - IS Condition.

**Price:** \$160,000.00 **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](http://water.ca.gov/Programs/Groundwater-Management/SGMA)- Groundwater-Management**

Edwin Camara Phone 559-410-5557

E-mail [edwincamara343@gmail.com](mailto:edwincamara343@gmail.com) Website: [www.camararealtyinc.com](http://www.camararealtyinc.com)

Corporate Broker # 02194765 DRECA # 01773451