



**CAMARA  
REALTY INC.**

## **113.79 +/-Acre Chandler Walnut Orchard**

**Location:** Property is located on the northeast corner of Denver Avenue & 7th Ave, approximately 2 miles from Highway 43, near Hanford, CA.

**Description:** This property consists of three connecting parcels totaling 113.79 acres. Orchard is planted in Chandler Walnuts with one Ag well and a 5 station media filtration system.

**Legal:** Kings County APN#s 002-100-022 (39.37 ac ), 002-100-023 (38.57 ac) & 002-100-024 (35.77 ac). Properties are in the Williamson Act

**Plantings:** 108.00 acres of 9th year Chandler walnuts, 3% Howards, all with Paradox root stock, spacing 28 x28

**Production:** 2022 weight 525,440 pounds.

**Soils:** 147 Nord fine sandy loam 93.4%, 179 Whitewolf coarse sandy loam 6.6%.

**Ag Water:** This property is located within the Kings County Water District, Kings River Conservation District and Riverside 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 560 feet deep, standing water at 100 feet, bowls set at 300 feet, powered by a 150 Hp turbine electric motor with an output of 1,755 GPM. Water is delivered via a 50 Hp electric self-start variable speed motor that delivers water via to the 5 sand media filtration system with a single drip line and micro jet sprinklers. System #2: Water is discharged into an underground pipeline with 8" valves risers used to irrigate every other row by method of flood Irrigation, if necessary.

**Price/Terms:** \$3,013,315. Cash at close of escrow.

**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.

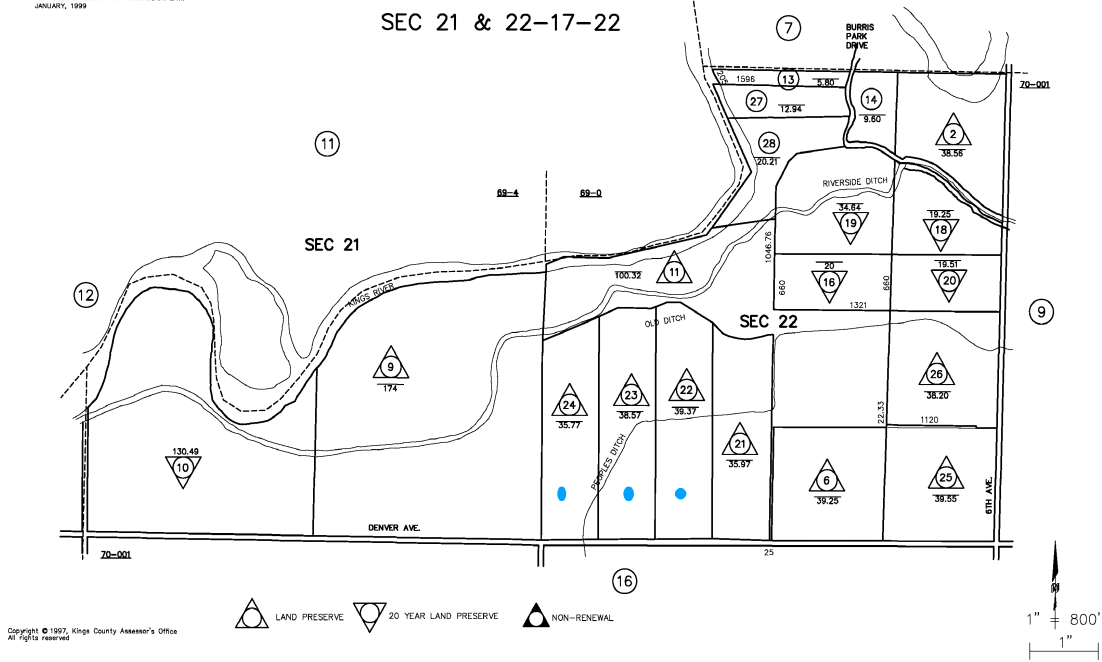
The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information [water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management](http://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management)



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JANUARY, 1999

# KINGS COUNTY ASSESSOR'S MAP SEC 21 & 22-17-22

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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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