



**CAMARA
REALTY INC.**

40.00 +/- Acre Chandler Walnuts

Location: Property is located on the northeast corner of 8 1/2 Ave and Fargo Ave, approximately 2.5 miles east of Highway 43, near Hanford, CA.

Description: First leaf Chandler walnut orchard, planted in 2023.

Legal: Kings County APN# 014-080-022 (40.00 ac). Property is in the Williamson Act.

Plantings: 38.07 +/- acres of Chandler Walnuts with Paradox rootstock, planted in 2023. Diamond shape spacing, 22 ft. X 22 ft.

Soils: 72% 130 Kimberline Fine Sandy loam, saline-alkali, 28% 131 Kimberline Fine sandy loam, sandy substratum.

Water: Property is located in Kings County Water District and receives water from Peoples Irrigation Ditch. Property has one (1) deep Ag well with a turbine 40 Hp electric motor. Well is 315.00 feet deep, bowls set at 260.00 feet with output of 403 GPM and one(1) 7 Hp electric ditch lift pump. Water is discharged into an underground pipeline with valves and trees are irrigated by method of flood.

Price/Terms \$1,120,000. Cash at the 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)



This map/plot 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.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW
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KINGS COUNTY ASSESSOR'S MAP SEC. 17 & 18 -18-22

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