



# CAMARA REALTY INC.

## 51.45 +/- Acre Vineyard

**Location:** Property is located on the Northwest corner of Fargo Ave & 7 1/2 Ave, approximately 3.5 miles east of Highway 43, near Hanford, CA.

**Description:** Property consists of 3 connecting parcels for a total of 51.45 acres. Vineyard was planted in 2013 with Barbera Wine grape vines and has an existing contract with E. & J. Gallo Winery. Property also has a 1,537 square foot, 3 bedroom, 2 bathroom home with attached garage, built in 1931.

**Legal:** King County APN#s 014-090-047 (20.00 ac), 014-090-048 (19.93 ac) and 014-090-057 (11.52 ac). Properties are in the Williamson Act.

**Ag Water:** Property is located in King County Water District and receives surface water from Settlers Union Ditch. Property has one (1) existing Ag well that is 300.00 feet deep, bowls set at 260.00 feet and powered by a 60 Hp inline electric motor with an output of 480 GPM and one (1) 10 Hp electric ditch lift pump. Water is discharged to an underground pipeline with 8" valves to irrigate each row by method of flood irrigation. There is also one (1) domestic well, 500 feet deep, that services the residence.

**Plantings:** 48.00 acres of Barbera vines planted in 2013 on three connecting parcels.

**Production:** Net tons for 2022 crop: 557.75

**Soils:** 130 Kimberline fine sandy loam, Saline-alkali (Kimberline fine sandy loam, sandy substratum)

**Notes:** The home on the property being sold "as is" with no additional value.

**Price/Terms:** \$1,492,050. 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



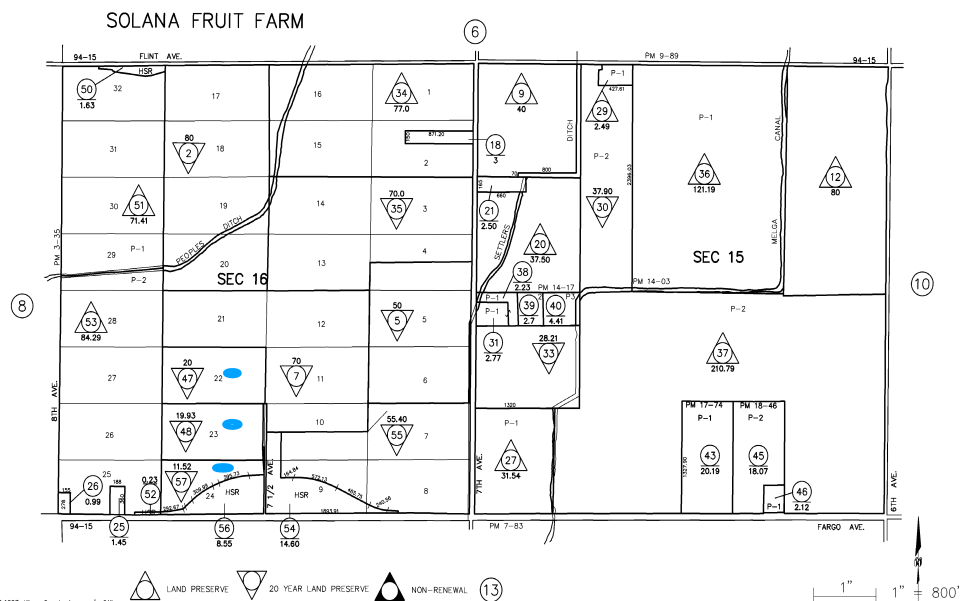
This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does 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.  
JULY 2017

## KINGS COUNTY ASSESSOR'S MAP

SEC. 15 & 16 -18-22

14-09



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