



**CAMARA
REALTY INC.**

157.93+/-Acre Pistachios

Location: Property address is 16000 11th Ave., Hanford, Kings County, CA. Located south of Hanford on the west side of 11th Ave. between Jersey Ave. & Kent Ave.

Legal: Kings County APN# 028-150-025. This property is in the Williamson Act Tax Preserve. **Zoned:** AG-20/General Agricultural

Plantings: 65.00+/- acres 4th leaf, planted in 2020, and 82 +/- acres of 2nd leaf budded, planted in January 2022. Variety is UCB 1- Golden Hills with randy pollinators. Spacings are 19 x 15.

Water: This property is located in the Kings County Water District and receives surface water from Lakeside Irrigation District. Property is irrigated by method of double drip line, with 0.53 GPM emitters every 30", via a 5 station sand media filter. Filtration system uses a 40hp booster pump controlled by VFD. There are two AG wells: Well #1 is a 200 Hp turbine electric motor, 860' deep, producing approx. 1,300 GPM. Well #2 is 40 Hp submersible electric motor, 400' deep, producing approx. 300 GPM. There is also one 7.5 Hp electric lift pump. The northern portion of the property can be irrigated by method of flood, if necessary.

Price/Terms: \$3,395,495 (\$25,000 per acre). **Owner financing available with terms and conditions acceptable to Owner.**

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 go to [https:// water.ca.gov/Programs/ Groundwater-Management/SGMA- Groundwater-Management](https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management)

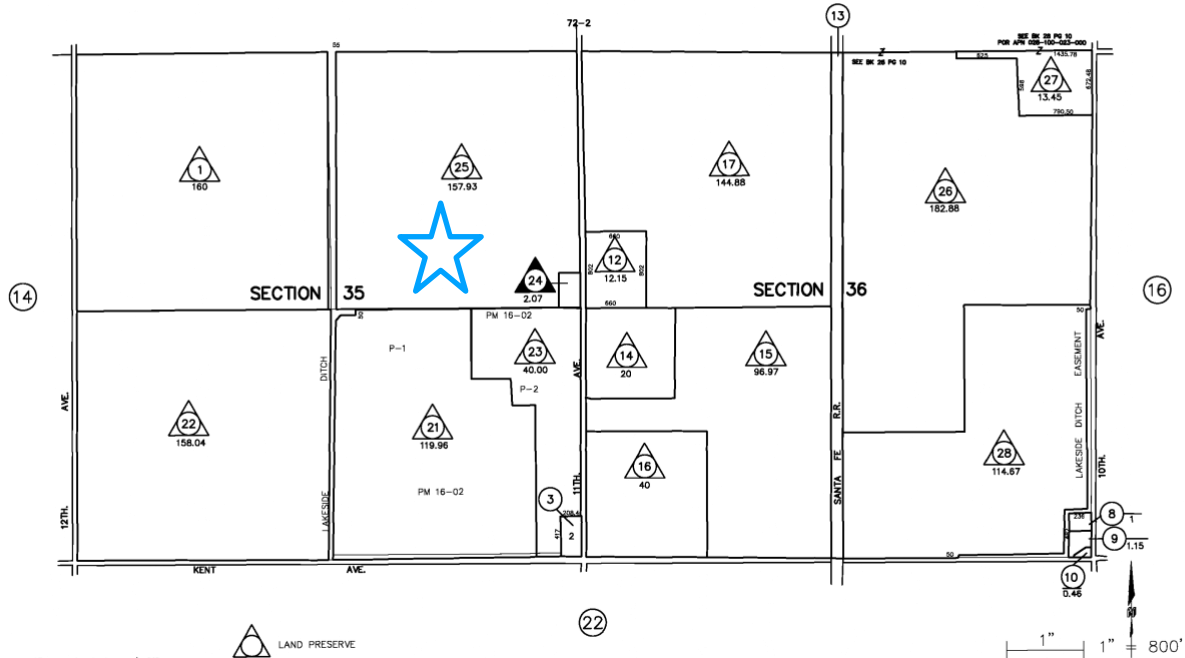


KINGS COUNTY ASSESSOR'S MAP

28-15

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
DECEMBER 2007

SEC. 35 & 36-19-21



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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