



CAMARA REALTY INC.

20.00+/- Acres Possible Home Site

Description: Twenty acres of open farmland near Lemoore Ca. with possibilities for a homesite, livestock, or permanent plantings. The entire property is enclosed by a new fence with two access gates. A new domestic well has been installed but is not yet connected to power. This property offers a blank canvas to bring your vision to life!

Location: Southwest of the City of Lemoore, on the north side of Jackson Avenue between Highway 41 and 20th Avenue.

Nearby Attractions: Located approximately 1.6 miles from Kelly Slater Surf Ranch, 4.5 miles from Tachi Palace Resort & Casino, and 5.2 miles from the City of Lemoore.

Legal: Kings County APN# 024-090-040. This property is in the Williamson Act Tax Preserve.

Zoned: AG-20 / General Agricultural

Surrounding Plantings: Pistachios, Pomegranates, and Alfalfa.

Soil: 134 Lakeside loam partially drained, 137 Lemoore sandy loam partially drained

Water: The property has a new domestic well drilled to a depth of 500 feet, with a static water level of approximately 232 feet. A 2 HP submersible pump is set at approximately 294 feet, with a reported well output of 12 to 13 GPM. The farmland is flood irrigated and lies within the John Heinlen Irrigation Water District. The property is entitled to receive one acre-foot of water per acre of land in years when the water allocation is at 100%.

Price/Terms: \$330,000. (\$16,500. per acre)

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.

Edwin Camara

Phone 559-410-5557 E-mail camararealtyinc@gmail.com

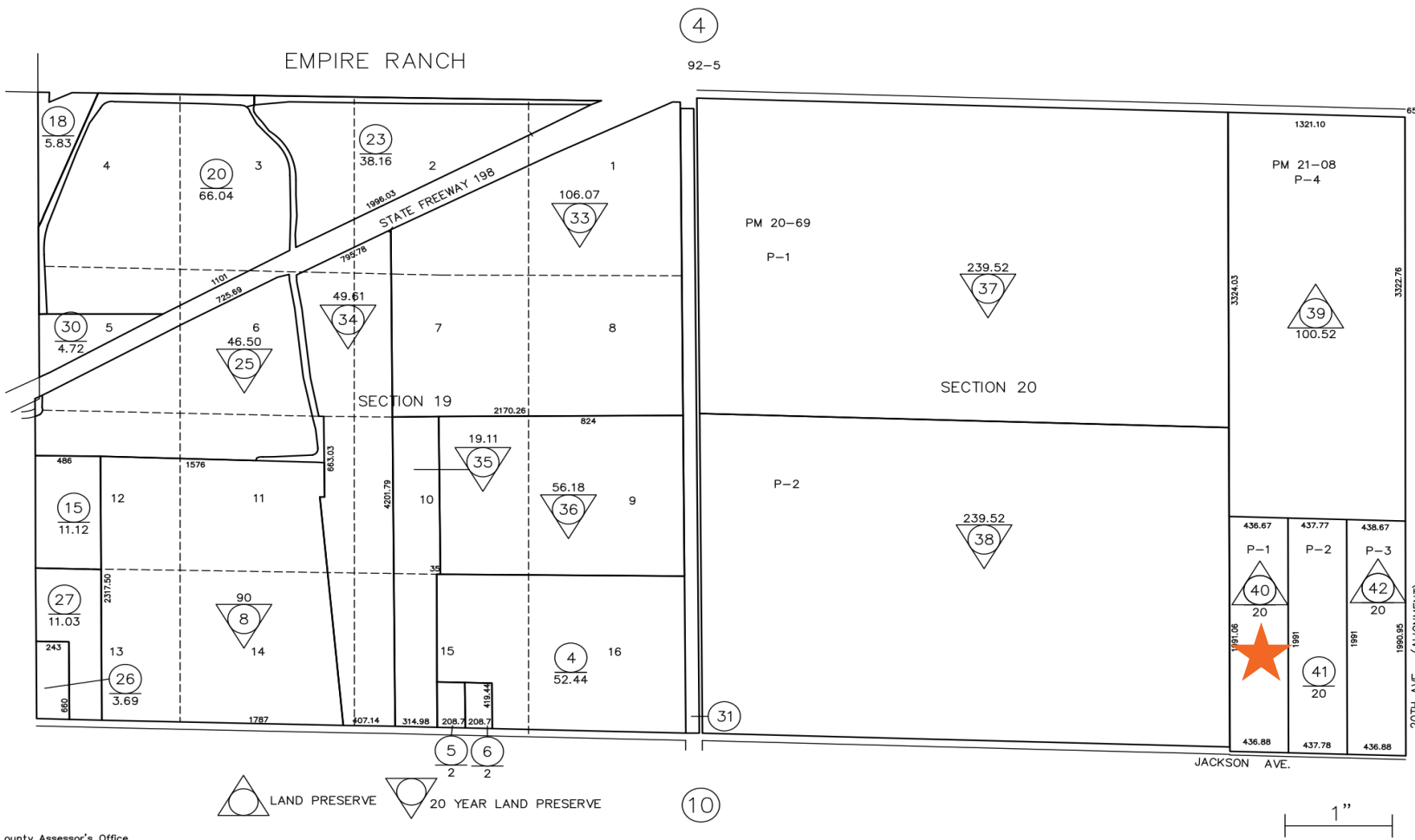
Website: www.camararealtyinc.com

Corporate Broker # 02194765 DRE# 01773451

Don't miss out on this opportunity!
Call, text, or email Ed to find out more information and see this property for yourself!

KINGS COUNTY ASSESSOR'S MAP SEC'S. 19 & 20-19-20

ASSESSMENT PURPOSES ONLY
 ONSTRUED AS PORTRAYING
 OF DIVISIONS OF LAND FOR
 NG OR SUBDIVISION LAW.



ounty Assessor's Office

Edwin Camara
 Phone 559-410-5557 E-mail camararealtyinc@gmail.com
 Website: www.camararealtyinc.com
 Corporate Broker # 02194765 DRE# 01773451