



**CAMARA  
REALTY INC.**

## **107.09 Ac Walnuts & Open Farm Land**

**Location:** Property is located on the Southwest corner of Fargo Ave & 7 Ave, approximately 3.5 miles East of Highway 43, and near Hanford, CA.

**Description:** The property consists of 5 connecting parcels totaling 107.09 acres, 101.39 +/- farmable acres. 68.00 +/- acres Chandler walnuts & 33.00 +/- acres open farmland, including a fenced in solar system and a gated storage building and equipment area.

**Legal:** Kings County APN#s: Field #3; 014-130-110 (33.64 ac/ 33 ac farmable), Field #4-5-6; 014-130 093 (10.09 ac), 014-130-094 (11.02 ac), 014-130-095 (18.45 ac), total (39.56 ac / 35.39 ac farmable) & Field #5; 014-130-108 (33.89 ac / 33 ac farmable) Properties are in the Williamson Act.

**Plantings:** 101.39 acres of Chandler Walnuts with Paradox root stock. Field #3: planted 8 acres in 2011 and 7 acres planted 2012, spacing 25 x 25, balance is open farmland. Field #4: planted in 2009, spacing 24 x 24. Field #5: planted in 2017, spacing 20 x 20.

**Soils** 130 Kimberlina fine sandy loam, Saline-alkali ,131 Kimberline fine sandy loam, Sandy-Substratum.

**Ag Water:** This property is located within the Kings County Water District and receives surface water from Settlers Irrigation District. There are two Systems of irrigation for this property via a combination of sprinklers and flood irrigation. System #1 is an existing well that is 325.00 feet deep, standing water at 166.00 feet, bowls set at 240.00 feet, powered by a 50 Hp turbine electric motor with an output of 513 GPM and two (2) 7 HP electric ditch lift pumps. Water is discharged into an underground pipeline with valves used to irrigate the property by method of flood Irrigation, if necessary. System # 2 uses a 50 Hp electric self-start variable speed motor that delivers water to the 4 sand media filtration system with a via single drip line and micro jet sprinklers. The 26.00 acres of open farm land can be irrigated by the use of either system.

**Price/Terms:** **PRICE REDUCED** \$2,837,885. \$26,500. Per Acre Cash at close

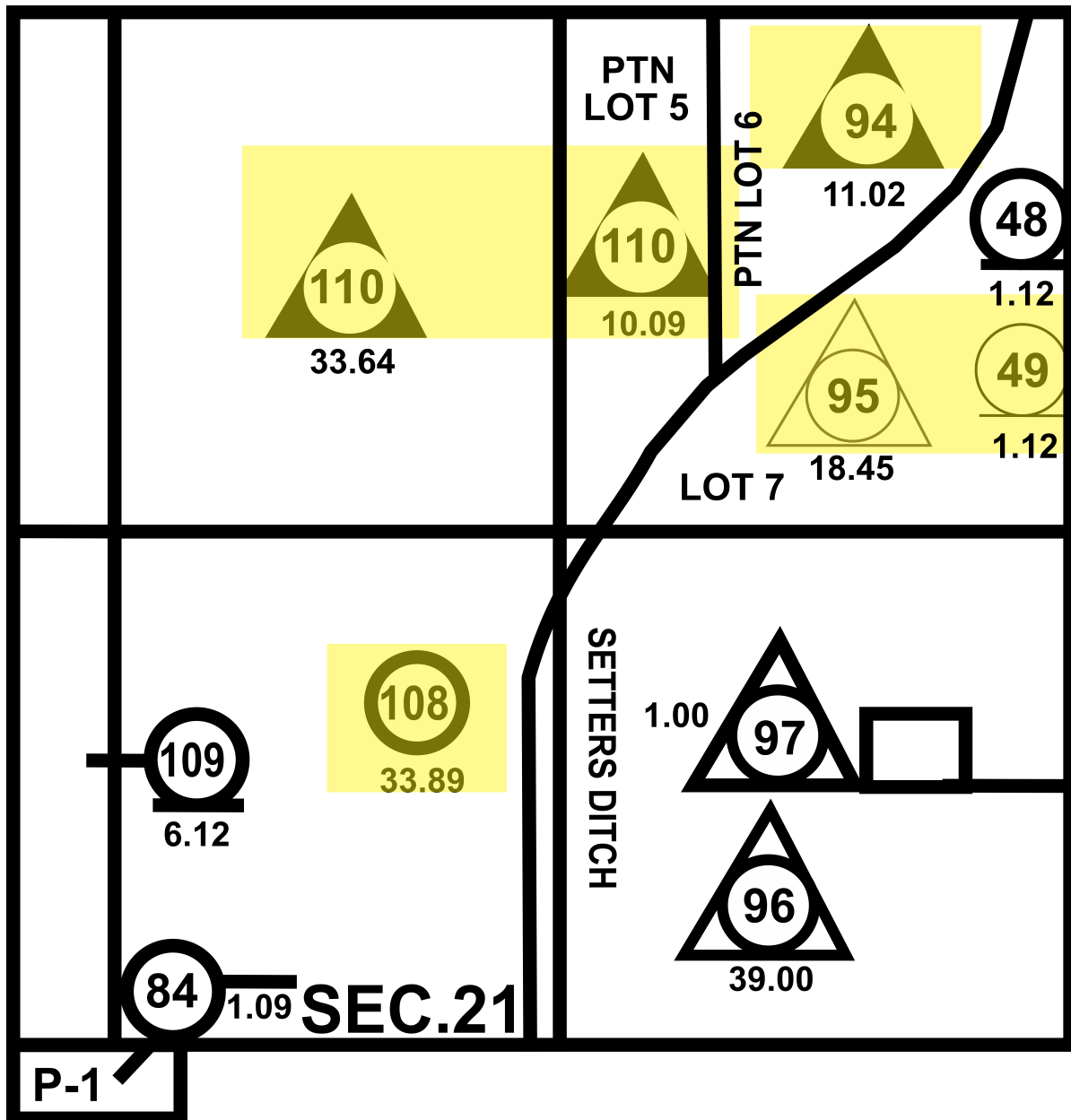
**Notes:** The property is sold "AS-IS" with no warranties or guarantees expressed or implied by Seller or Broker

**All 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)**



# Assessor's Map



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