



CAMARA REALTY INC.



Hanford Dairy Facility & Farmland

228.97± Acres 📍 6121 15th Ave, Hanford, CA

Presented by Camara Realty, Inc. CAL DRE: 02194765



www.camararealtyinc.com



Description: Situated in the heart of Kings County, this 228.97± acre dairy and farmland opportunity offers a well-equipped facility with productive ground in one of the Central Valley's premier agricultural regions. Located on the east side of 15th Avenue between Flint and Excelsior Avenues in Hanford, the property is surrounded by established almond, pistachio, walnut, alfalfa, and corn production. The property includes a 20± acre pistachio orchard (Kerman variety). The dairy facility features two 500-head freestall barns with shades, flush lanes, self-lock stanchions, and open corrals for dry cows and support stock. The milking parlor includes a Double 16 flat barn with 32 Bou-Matic detachers and two milk tanks with a combined capacity of 11,000 gallons. Additional improvements include three homes, an office, 70-foot scale, equipment sheds, and a commodity barn. Current dairy permit available upon request. The property is irrigated through multiple ag wells and receives water from Last Chance Irrigation District. Zoned AG-20 General Agricultural, this property presents an excellent opportunity for continued dairy and farming operations in a strong agricultural area of the Central Valley.

Property Location: 6121 15th Avenue, Hanford CA. Located on the East side of 15th Avenue between Flint and Excelsior Avenues in Kings County.

Acreage: 228.97± Acres including the dairy facility and farmland

Dairy Facility:

- Permit is current, available upon request
- Freestall barns and on-site open corrals for dry cows and support stock
 - (2) 500 Freestall Barns
 - Self-Lock Stanchions
 - Shades and Flush Lanes throughout
- Milking Parlor – Double 16 Flat Barn
 - 32 Bou-matic Detachers
 - (2) Milk Tanks
 - (1) 8,000 Gallon
 - (1) 3,000 Gallon
- (1) Office located on facility
- 70' Scale
- Equipment Sheds & Commodity Barn

Irrigation & Water: Property is irrigated by method of flood with the use of (3) ag wells.

- ♦ Well #1 - 200hp Turbine ♦ Well #2 - 60hp Turbine ♦ Well #3 - 30hp Turbine
- (1) Ag Well - Combo Ag/Domestic well with pressure system that supplies water to the dairy facility.
- (2) 7.5hp lift pumps
- Located in and receives water from Last Chance Irrigation District

Edwin Camara Phone 559-410-5557

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Corporate Broker # 02194765 DRE# 01773451



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228.97± Acre Dairy & Farmland Listing Information

Farmland: Kerman Pistachio Orchard (20± acres), Surrounding Plantings are almonds, pistachios, walnuts, alfalfa and corn.

Soil: Nord Fine Sandy Loam

Zoned: AG-20 / General Agricultural

APN(s):

The following (3) properties are in the Williamson Act Tax Preserve:

006-010-028 (50.00 ac)

006-010-029 (42.00 ac)

006-060-012 (116.97 ac)

The following property is not located within the Williamson Act Tax Preserve:

006-060-029 (20.00 ac)

Groundwater Disclosure: Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at:

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>

Information Disclosure: The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

Link to Photos and Video:

**Asking Price: \$4,464,915.00
(\$19,500 per acre)**

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Property Photos**



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