



RIB-ARROW REALTY INC.
Ag. Land/Dairy Sales

**PRICE REDUCED AND
MOTIVATED SELLER!**

Kings County Almond Ranch

116+/- Acres

Asking Price \$32,000.00 per acre

- Description:** 116 +/- Acres of Almond Ranch, Aldrich Nonpareil Variety.
- Water & Irrigation:** Property has two (2) irrigation wells at 600+/- feet. Both flood and dual drip lines. One well is diesel powered and the second well is PTO. One canal pump and twenty (20) shares of Lemoore Canal and Irrigation Company.
SELL INCLUDES 70 SHARES OF LEMOORE CANAL!
- Variety:** Nonpareil and Aldrich Almonds. 17+/- acres are 8 years old, 44+/- acres are 7 years old, and 54+/- acres are 6 years old.
- Asking Price:** \$32,000.00 per acre
- SGMA:** 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>

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