



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Armona Almonds



**79.00± Assessed Acres
Kings County, California**

**Exclusively Presented By:
Pearson Realty**

- Young Almond Plantings
- 2 Irrigation Pumps and Wells
- Kings County W. D. (does not include water stock)
- Double Line Drip System



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Armona Almonds

79.00± Assessed Acres

\$2,212,000
(\$28,000 Per Acre)

LOCATION:

The northeast corner of 14th and Idaho Avenues, approximately 2 1/2 miles south of Armona, CA.

LEGAL:

A portion of the S 1/2 of the SW 1/4 of Section 16, T19S, R21E, M.D.B.&M.
Kings County APN: 018-250-036.
The property is subject to the Williamson Act Contract.

PLANTINGS:

<u>Approx. Acres</u>	<u>Variety</u>	<u>Crop</u>	<u>Age</u>	<u>Rootstock</u>	<u>Spacing</u>
76±	NP/M	Almonds	2015	Hanson	22' x 14'

WATER:

Kings County W.D.
Last Chance W.D. (No water stock included in the sale.)
(1) 10 HP submersible irrigation pump & well
(1) 5 HP submersible irrigation pump & well
(1) domestic pump & well
Double line drip irrigation

SOILS:

Nord fine sandy loam (Grade 1)
Nord complex (Grade 1)
White wolf coarse sandy loam (Grade 2)

BUILDINGS:

One older tenant home and various outbuildings.

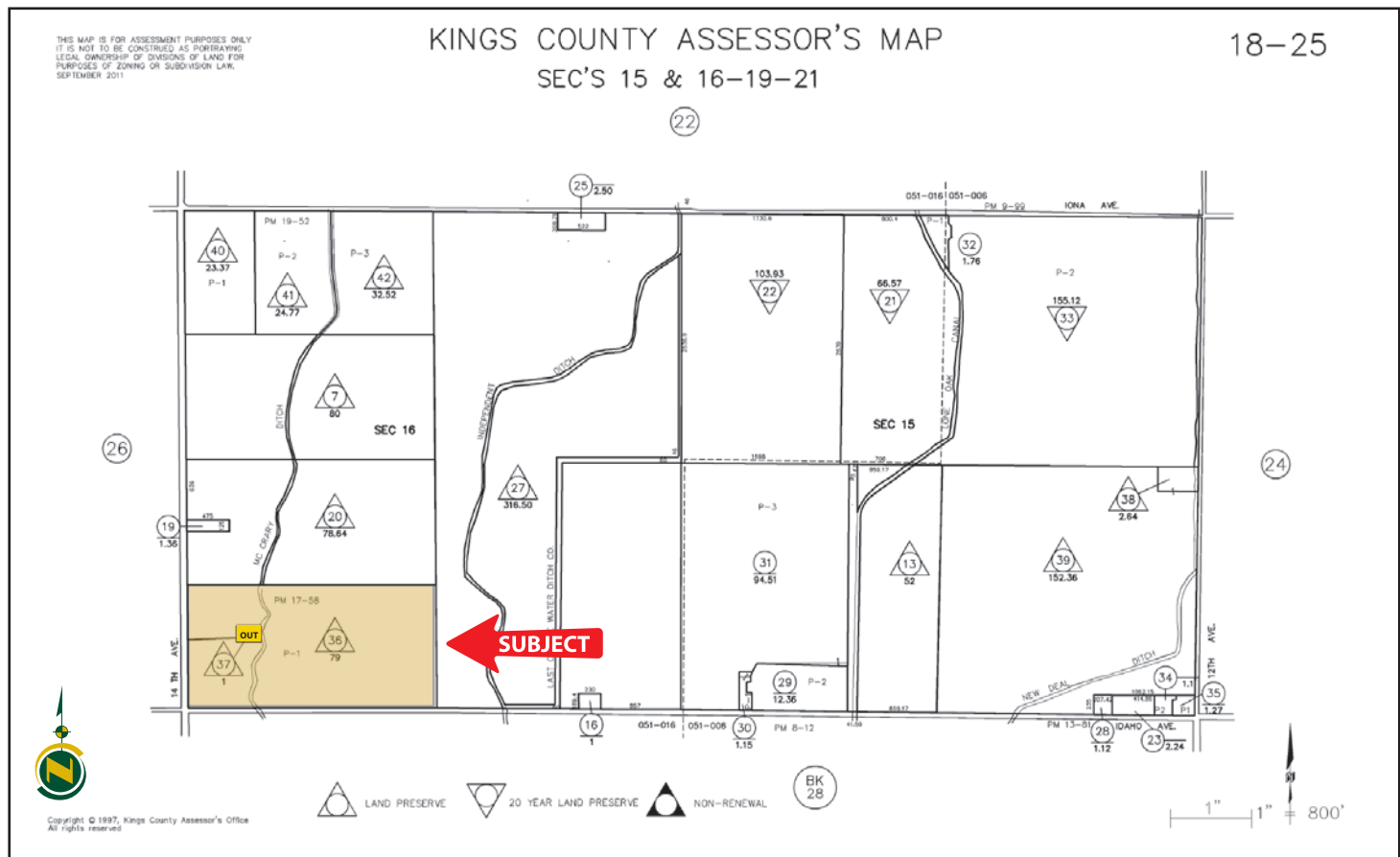
EQUIPMENT:

None.

PRICE/TERMS:

\$2,212,000 cash at the close of escrow.

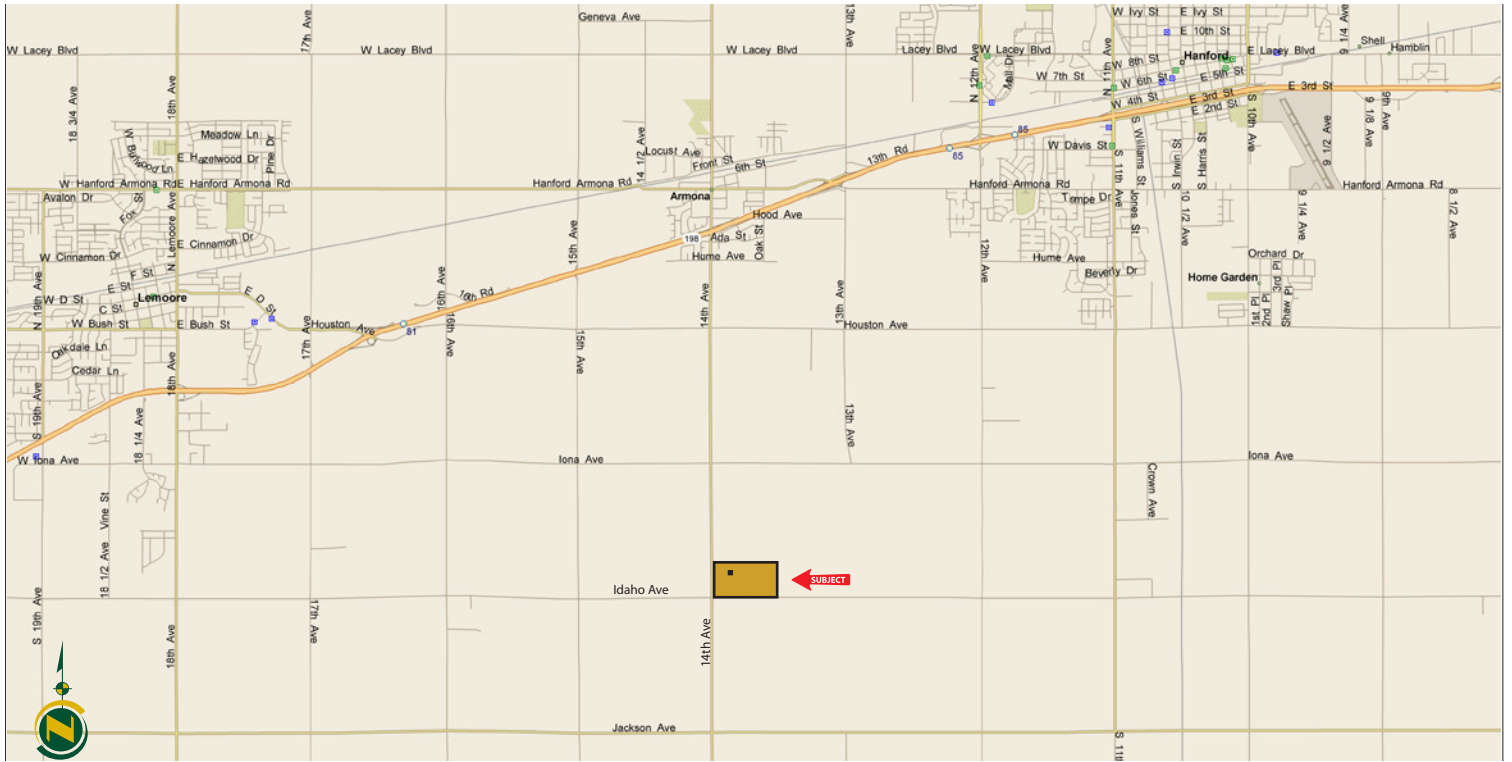
ASSESSOR'S PARCEL MAP



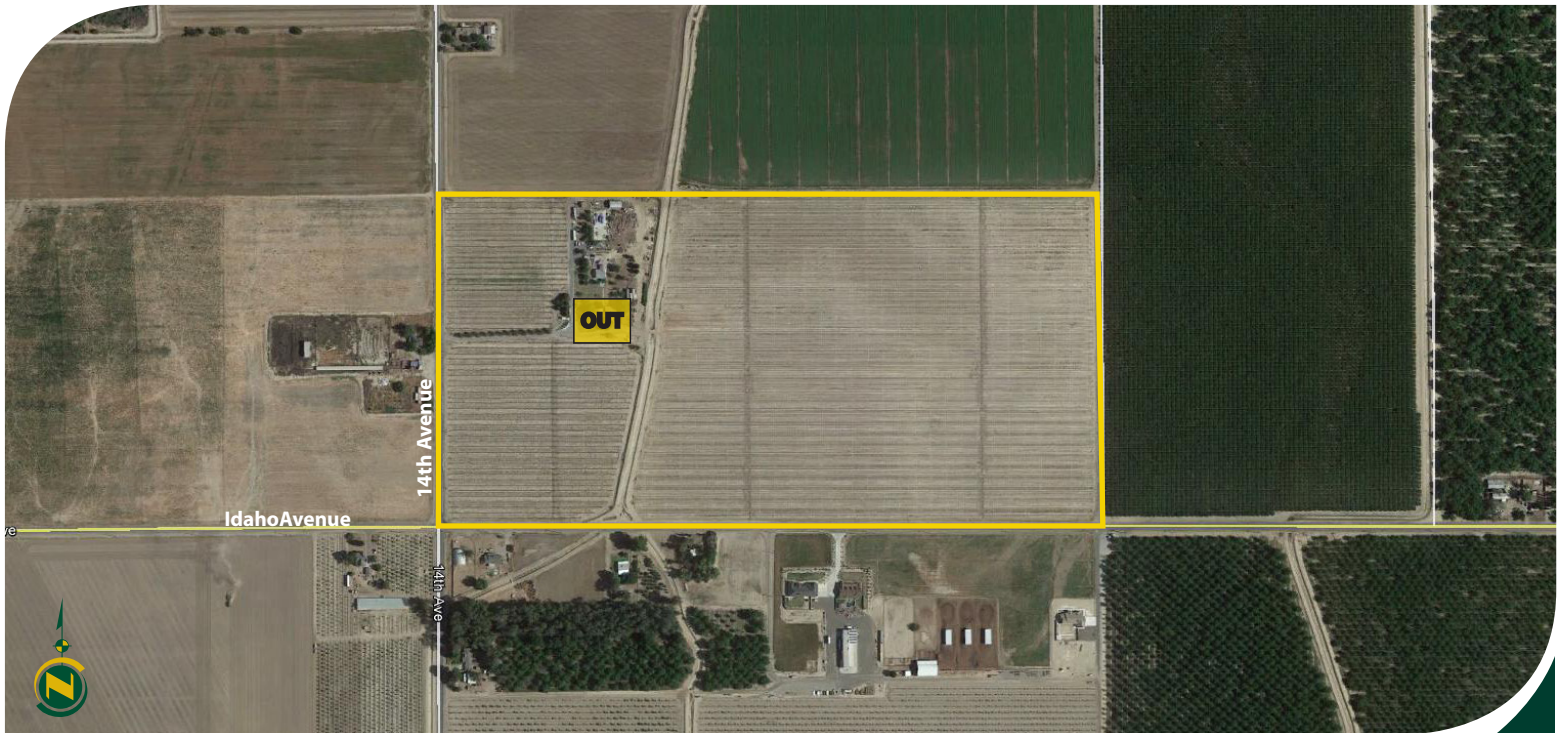
PROPERTY PHOTOS



LOCATION MAP



REGIONAL MAP



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