

FOR SALE



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Lemoore Open Land



9.44± Acres
Kings County, California

- Very good soils
- Completely fenced
- Close to the City of Lemoore

Exclusively Presented By:
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CA BRE #00020875



Lemoore Open Land

9.44± Acres

\$199,000

LOCATION:

9080 18th Avenue, Lemoore, CA 93245.

DESCRIPTION:

The property is located at the southwest corner of 18th Avenue and Grangeville Blvd. There is one mobile home that is currently tenant occupied. The property is completely fenced. The parcel is served by natural gas.

LEGAL:

Kings County APN: 004-262-010, a portion of Section 27, T18S, R20E, M.D.B.&M.

WATER:

The property has a shared domestic well agreement with the adjacent property to the west. There is no agricultural well or district water to the site.

SOILS:

Nord complex, Grade 1
Nord fine sandy loam, saline-alkali, Grade 1
Whitewolf coarse sandy loam, Grade 2

**BUILDINGS/
IMPROVEMENTS:**

One single wide mobile home in fair condition and an abandoned dairy milk barn. The mobile home is currently leased for \$750/month. Lease is month to month.

PRICE/TERMS:

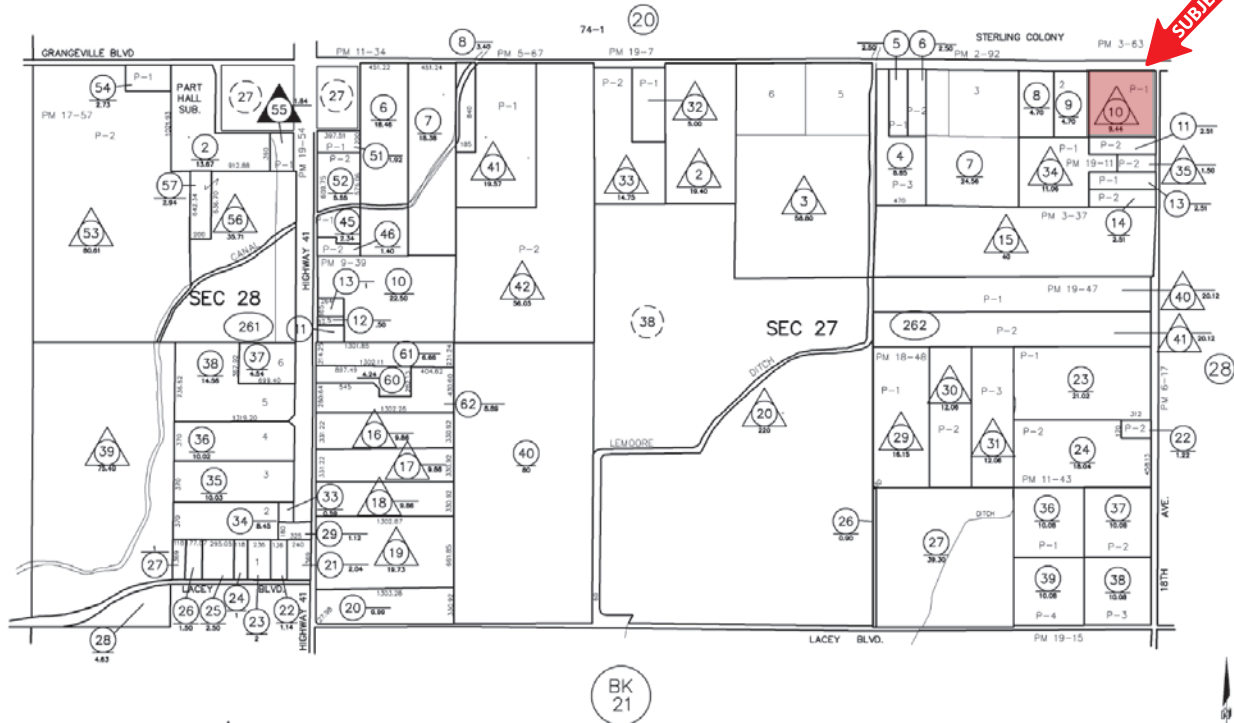
\$199,000 All cash at close of escrow.

KINGS COUNTY ASSESSOR'S MAP

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THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT TO BE CONSTRUED AS PORTRAYING LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR PURPOSES OF ZONING OR SUBDIVISION LAW. DECEMBER 2017

SEC'S 27 & 28-18-20



SOILS MAP



SOILS LEGEND

- 149 = Nord complex, Grade 1
- 148 = Nord fine sandy loam, saline-alkali, Grade 1
- 179 = Whitewolf coarse sandy loam, Grade 2

LOCATION MAP



PROPERTY PHOTO



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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