



**The Ranch Co.**  
A Dairy Division of Pearson Realty

# **FOR SALE**

## ***Jackson Avenue Open***



**120.00± Acres**  
**Kings County, California**

- Open Farm Land with Two Sources of Water
- Possible Seller Financing

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***The Ranch Co.***



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CA BRE #00020875



# Jackson Avenue Open

**120.00± Acres**

**\$1,620,000**

**LOCATION:**

The property is located at 20120 Jackson Avenue, Lemoore, CA. Property is approximately 3± miles southwest of Lemoore and 1± mile west of Highway 41 in Kings County.

**DESCRIPTION:**

There is 120± acres open farm land with a one year old well and is currently planted to alfalfa.

**LEGAL:**

This property is currently in the Williamson Act Tax Preserve, Kings County APN# 024-090-029. The 120± acres of open farmland is in the process of being parceled off the original 140.80± acres. Property will have it's own APN# and total acreage may change once parcel map is complete.

**PLANTINGS:**

The property is currently planted to alfalfa. Surrounding properties are planted to pistachios, cotton & pomegranates.

**WATER:**

The property is irrigated by one ag well with a 300 HP electric self-start variable speed motor. The well is 850± ft deep, bowls set at 600± ft, water table is at 500± ft., output is approximately 2,000± GPM. Water is discharged into an underground 15 inch pvc pipeline, with 10 inch valve every 90± feet.

Canal water stock is John Heinlen Water District entitlement, 1 acre foot of water per acre of land.

**SOILS:**

Goldberg loam, partially drained 33.6%  
Lakeside loam, partially drained 33.2%  
Lemoore sandy loam, partially drained 26.1%  
Grangeville sandy loam, saline-alkali 7.1%

**PRICE/TERMS:**

\$1,620,000 (\$13,500 per acre) cash at close of escrow.

**NOTES:**

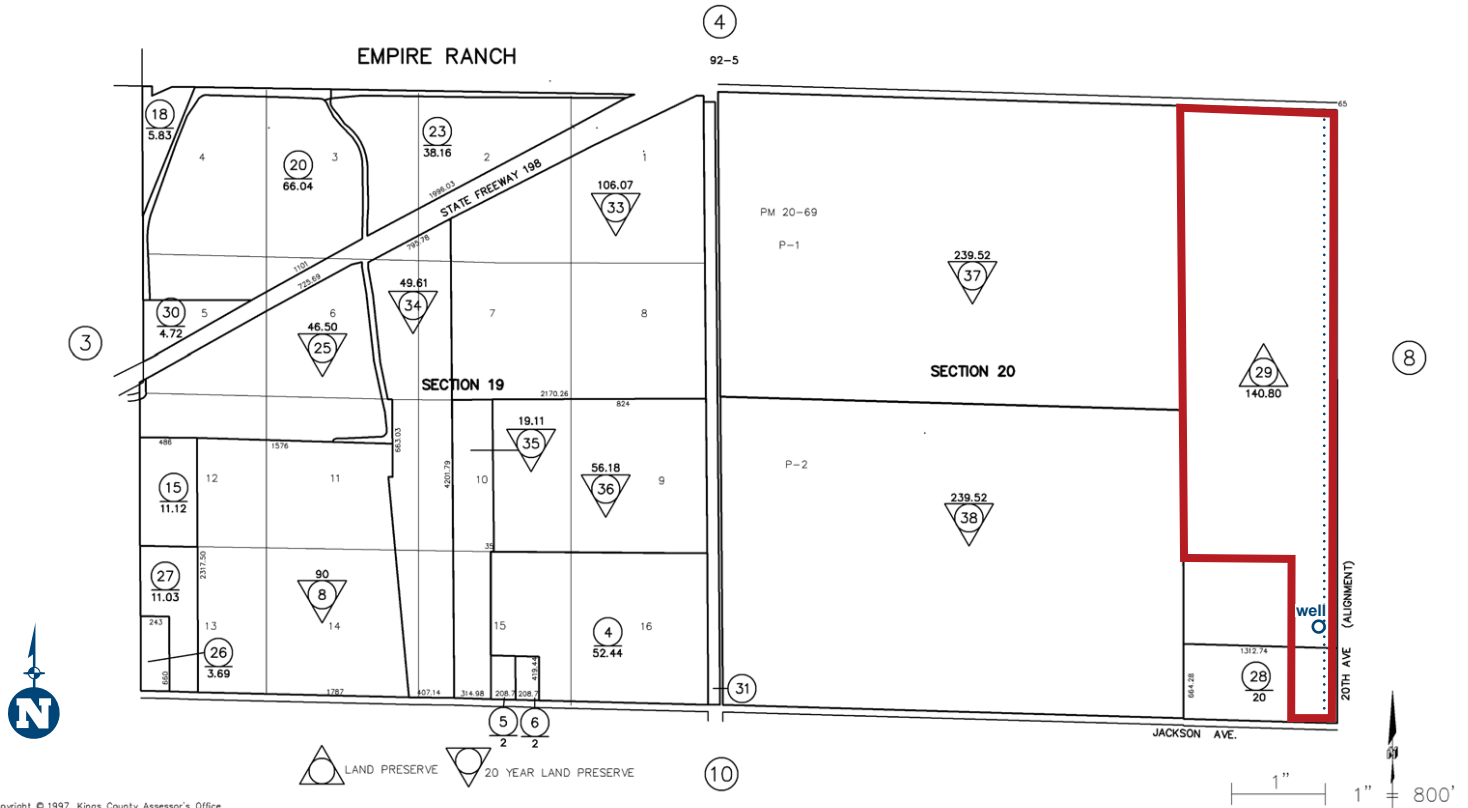
The property is sold "AS-IS" with no warranties or guarantees expressed or implied by Seller or Broker.

# ASSESSOR'S PARCEL MAP

## KINGS COUNTY ASSESSOR'S MAP SEC'S. 19 & 20-19-20

24-09

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.  
MARCH 2017



# LOCATION MAP



**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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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.

