

302.04± ACRES OF LAND

AVAILABLE FOR SALE

# NEC of 12th Avenue & Fargo Avenue Hanford, California



**NEWMARK**  
PEARSON COMMERCIAL

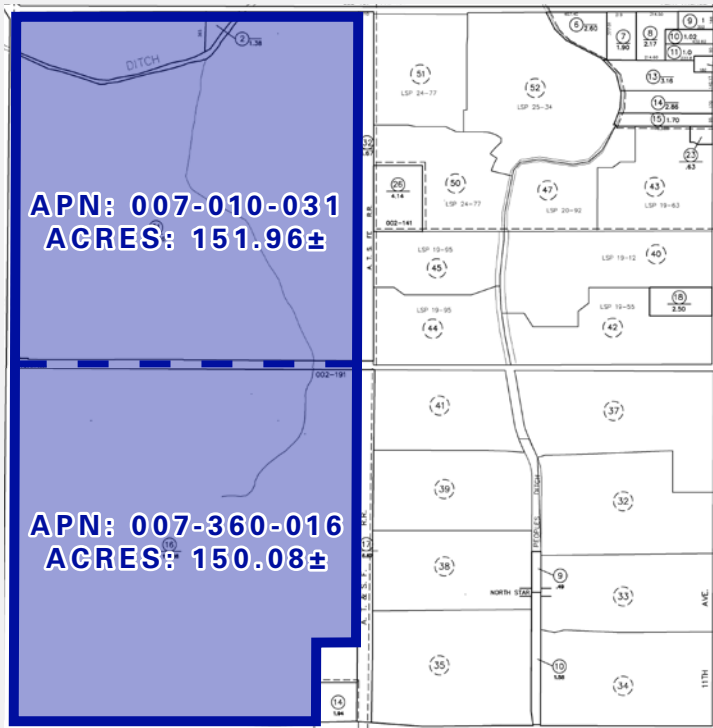
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Fresno Office 7480 N. Palm Ave. #101, Fresno, CA 93711 t 559-432-6200  
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**PEARSON REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

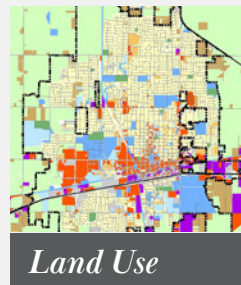
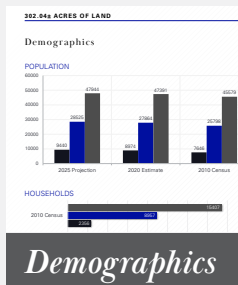
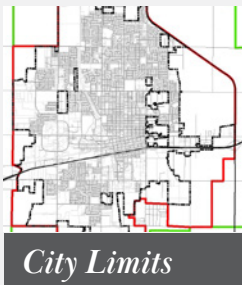
PARCEL MAP



PROPERTY DESCRIPTION

- Parcel Numbers:** 007-010-031 & 007-360-016
- Zoning:** Low, Medium, & High Residential including commercial component.
- School Districts:** Elementary School- Pioneer Union  
High School- Hanford Union  
Community College- College of The Sequoias
- Proposed Land Use:** The property is best suited for single-family residential and commercial development. See land use map.
- Purchase Price:** Contact Agents
- Location Description:** This beautiful 302.04± acre property sits in Northwest Hanford. This property is in a prime location as it is in close proximity to major destinations such as the Hanford Mall.

MAP LINKS



NORTHWEST AREA

**The Northwest Planning Area** is primarily located east of 13th Avenue, north of Fargo Avenue, west of the BNSF Railroad tracks, and south of Flint Avenue. The land around the intersection of Fargo Avenue and 12th Avenue would serve as the neighborhood commercial hub.

**The Learning Center Planning Area** is primarily located east of 13th Avenue, north of the Union Pacific Railroad tracks, west of Centennial Avenue, and south of Fargo Avenue. The College of the Sequoias, Pioneer Union Elementary School, and Sierra Pacific High School form the triad of educational facilities that form the core of the Learning Center Planning Area. In addition, a site for a middle school has been reserved at the southeast corner of the intersection of Centennial Drive and Grangeville Road.

**Future Plan** for two new elementary schools with flexible locations on each side of 12th Avenue.



### AG PRODUCTION

Plantings:	Acres	Variety	Crop	Year Planted	Spacing
1	35.5±	Chandler	Walnuts	1990	17.5'x40'
2	22.1±	Chandler	Walnuts	1985	35'x35'
3	12.5±	Chandler	Walnuts	1992	20'x40'
4	12.0±	Chandler	Walnuts	2019	20'x30'
5	10.6±	Chandler	Walnuts	1985	35'x35'
6	10.0±	Chandler	Walnuts	2019	20'x30'
7	27.8±	Serr	Walnuts	1990	40'x40'
8	11.5±	Serr	Walnuts	1975	40'x40'
9	12.5±	Tulare	Walnuts	1992	20'x40'
10	145.0±	French Colombard	Wine Grapes	2012	10'x6'

**Production:** Available upon request











**Water:** Kings County Water District  
 (1) 150 H.P. Irrigation Pump & Well  
 (1) 75 H.P. Irrigation Pump & Well  
 (1) 40 H.P. Irrigation Pump & Well  
 (1) 15 H.P. Ditch Pump  
 Drip Irrigation (Wine Grapes) & Flood Irrigation (Walnuts)

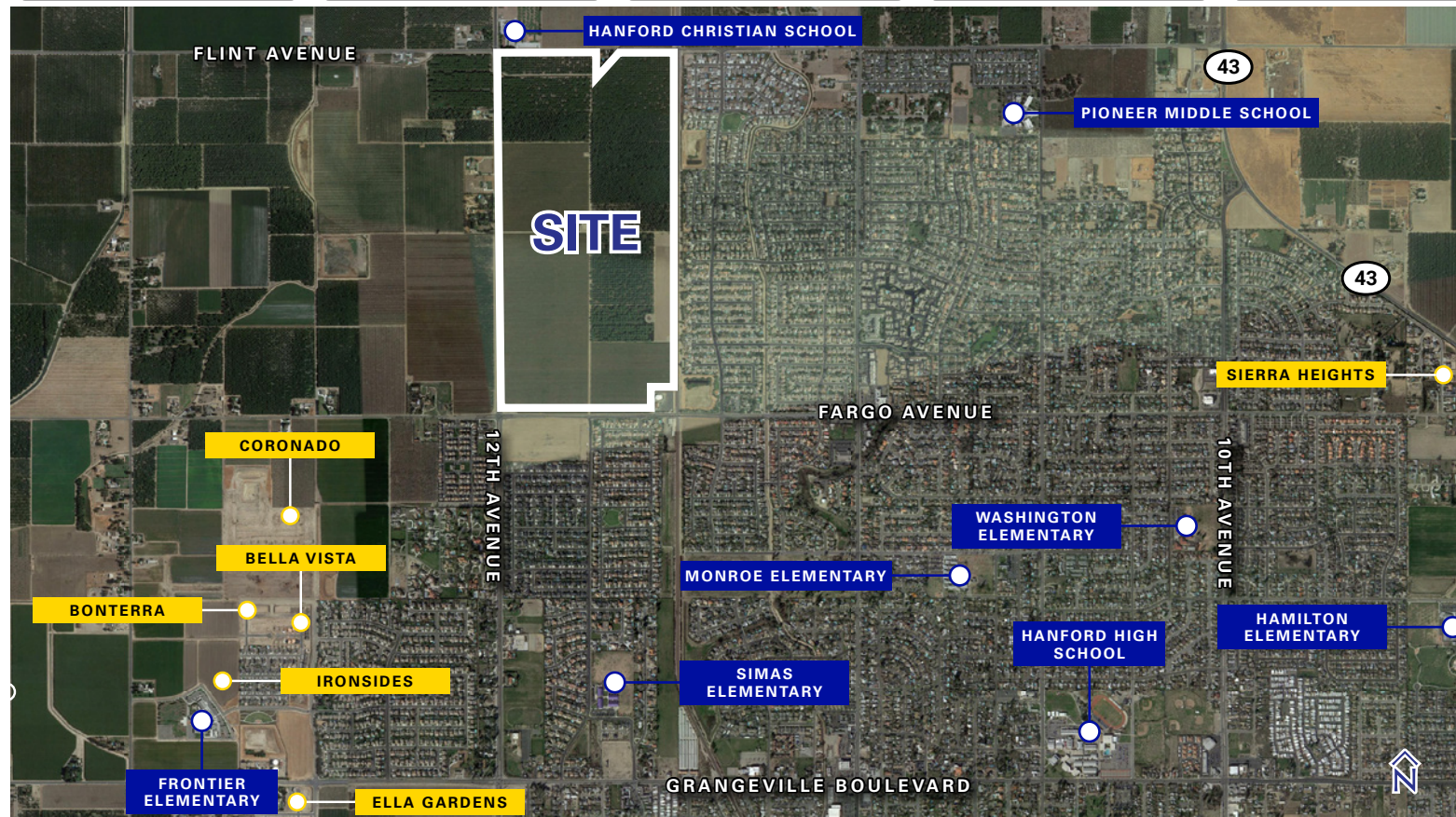
**Soils:** Nord Fine Sandy Loam (Grade 1)  
 Nord Complex (Grade 1)  
 White Wolf Coarse Sandy Loam (Grade 2)

**Buildings & Equipment:** None

**Wine Grape Contract:** Details provided upon request.

NEARBY SUBDIVISION COMMUNITIES IN DEVELOPMENT

<p><b>SIERRA HEIGHTS</b></p>  <p>Community Size: Unknown Starting Price: \$450,000</p> 	<p><b>ELLA GARDENS</b></p>  <p>Community Size: Unknown Starting Price: Unknown</p> 	<p><b>BONTERRA</b></p>  <p>Community Size: Unknown Starting Price: \$304,900</p> 	<p><b>IRONSIDES</b></p>  <p>Community Size: 94 SFR Starting Price: \$350,000</p> 	<p><b>BELLA VISTA</b></p>  <p>Community Size: Unknown Starting Price: \$343,900</p> 	<p><b>CORONADO</b></p>  <p>Community Size: Unknown Starting Price: \$370,840</p> 
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For information, please contact:

**Walter Smith**  
Newmark Pearson Commercial  
Senior Vice President  
t 559-447-6222  
wsmith@pearsonrealty.com  
CA RE Lic. #00914097

**Dan Kevorkian**  
Pearson Realty  
Senior Vice President  
t 559-905-8073  
dkevorkian@pearsonrealty.com  
CA RE Lic. #00830646