

PRICE REDUCED



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Lakeside Farmland



**120± acres,
Kings County, California**

- Farm Income
- Tax Benefits
- District Water
- Strong Soils

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Lakeside Farmland

120± acres

\$1,920,000
(\$16,000± per acre)

LOCATION:

This 120± acre offering is located on the northwest and northeast corners of 9th Avenue and Idaho Avenue in Hanford, California.

DESCRIPTION:

This opportunity is in the desirable and closely held Lakeside area of Hanford. The property may be ideal for development to permanent crops including but not limited; almonds, walnuts, pistachios and grapes, or continued use as row and field crops. This investment opportunity offers; farm income, tax benefits, district water, and strong soils.

LEGAL:

The land is zoned AG-20 (General Agricultural 20) by the County of Kings. The property is enrolled in the Williamson Act. Approx. legal: S½ of the SE ¼ of Section 18 and SE¼ of SE¼ of Section 19, Township 19S, Range 22E, MDB&M. Kings County, California. APN: 016-270-011 & 028-040-030

SOILS:

65.7±% (174) Wasco sandy loam, 0 to 5% slopes, Grade 1-Excellent (Ca. Rev. Storie Index (CA))
7.1% (104) Cajon sandy loam, Grade 1-Excellent (Ca. Rev. Storie Index (CA))
27.2±% (130) Kimberlina fine sandy loam, saline alkali, Grade 3-Fair (Ca. Rev. Storie Index (CA))

WATER:

The farm is located in and receives surface water from Lakeside Irrigation District through turnout 9218K powered by a 15HP electric lift pump. There is a second turn out on the site it is 9218Q. The district anticipates water deliveries for the growing season. Additionally, there is an out of service AG well on the property. It is equipped with a 200HP electric motor.

PRICE & TERMS:

\$1,920,000, cash at close of escrow. Seller to retain any mineral rights.

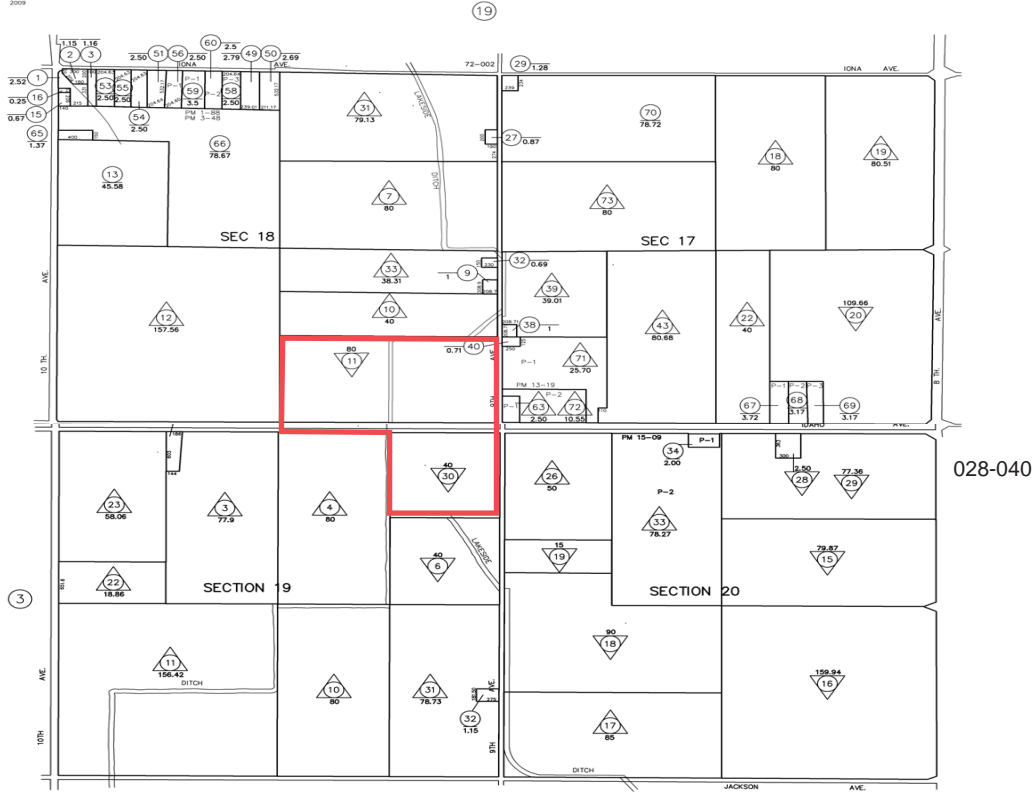


ASSESSOR'S PARCEL MAP

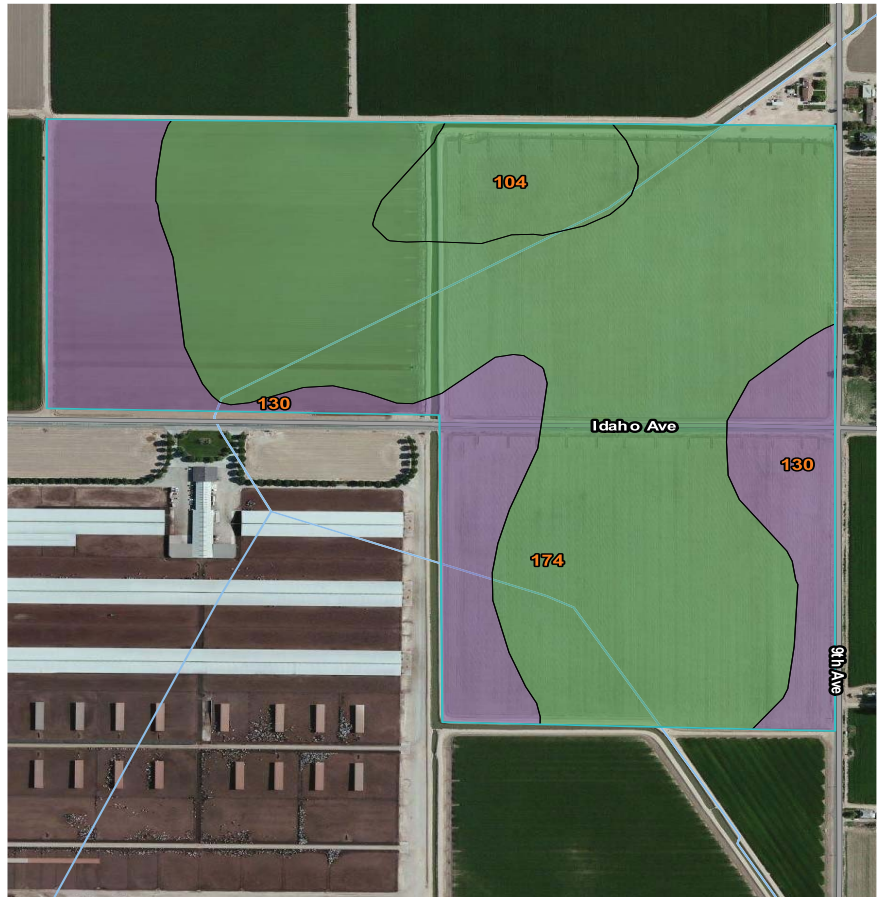
KINGS COUNTY ASSESSOR'S MAP SEC. 17 & 18-19-22

016-270

1: IS FOR ASSESSMENT PURPOSES ONLY
1: TO BE CONSIDERED AS PORTRAYING
REGISTERED SURVEYORS OF LAND FOR
1: OF ZONING OR SUBDIVISION LAW.
2004



SOIL MAP

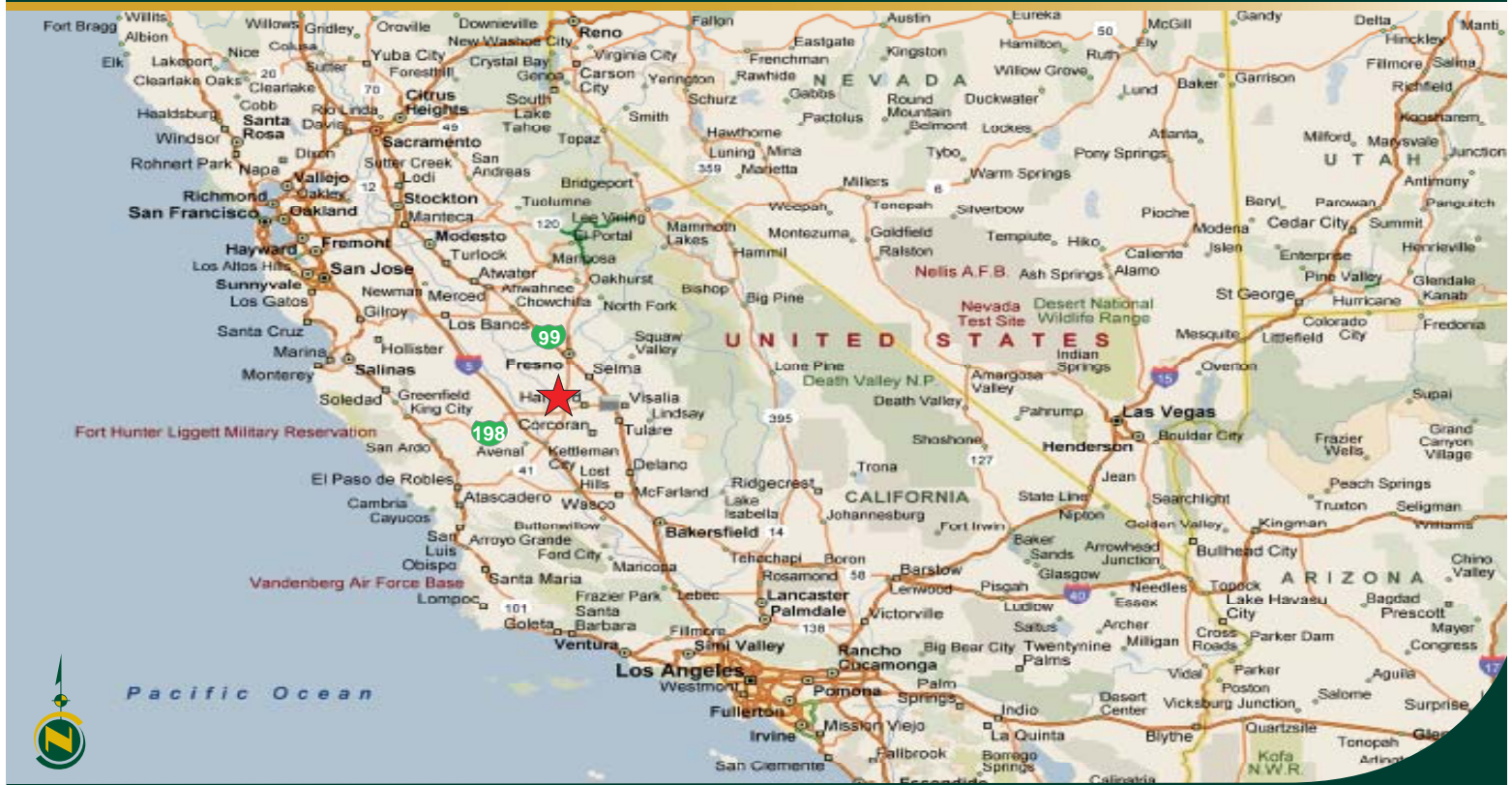


California Revised Storie Index (CA)— Summary by Map Unit — Kings County, California (CA031)				
Map unit symbol	Map unit name	Rating	Component name (percent)	Percent of AOI
104	Cajon sandy loam	Grade 1 - Excellent	Cajon (85%)	7.1%
130	Kimberlina fine sandy loam, saline-alkali	Grade 3 - Fair	Kimberlina (85%)	27.2%
174	Wasco sandy loam, 0 to 5 percent slopes	Grade 1 - Excellent	Wasco (85%)	65.7%
Totals for Area of Interest				100.0%

LOCATION MAP



REGIONAL MAP



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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.

