



The Ranch Co.
A Dairy Division of Pearson Realty

FOR SALE

Thomas Ranch



479.21± Acres
Kings County, California

Exclusively Presented By
The Ranch Co.



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CA BRE #00020875



Thomas Ranch

479.21± Acres

\$4,552,495

LOCATION:

The property is located at 6418 27th Avenue, Riverdale, CA. Directly north of the rear entrance to Lemoore Naval Air Station off the Grangeville bypass. Approximately 10 miles from Highway 41 at Grangeville Boulevard, 8± miles from Riverdale and 14± miles from Lemoore in Kings County, CA.

DESCRIPTION:

Property consists of 479.21± acres farm ground with shop, equipment yard and a 1,080± sq. ft. 3 bedroom, 2 bathroom home.

LEGAL:

A new parcel map is being completed to separate Parcel No. 1, pistachio orchard, from the current APN 004-020-001, property is in the Williamson Act. Parcel No 1 consist of 77.95± acres and is currently in escrow. Parcel No. 2 consists of 163.85± acres, Parcel No. 3 consists of 160.11± acres and Parcel No. 4 consists of 155.68± acres. New Assessor's Parcel Numbers will be assigned once new parcel map is accepted by the Kings County Planning Department .

PLANTINGS:

Approximately 320± acres currently planted to cotton and the balance of property is open. Neighboring plantings are pistachios, cotton, tomatoes and onions.

WATER:

There are three ag wells (2 electric and 1 diesel) and one domestic well. The east electric ag well is 800± ft. deep at 850±GPM, the middle electric ag well is 800± ft. deep at 650±GPM and the diesel ag well is 800± ft. deep at 1,500±GPM.

SOILS:

Property soils are Lethent clay loam, Lethent clay loam, Lemoore sandy loam, Westhaven loam, Westhaven clay loam and Vanguard sandy loam.

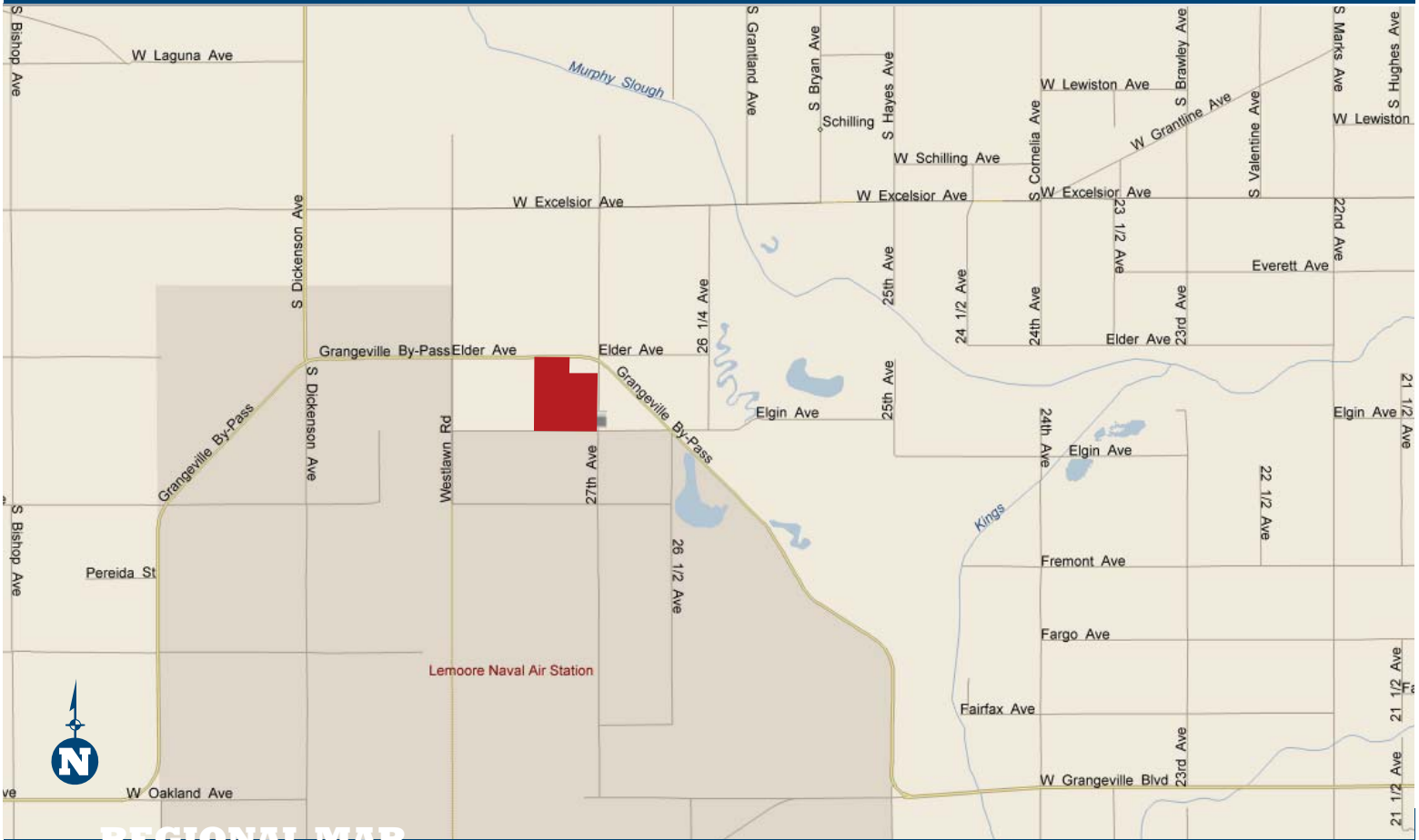
PRICE/TERMS:

\$4,552,495.

NOTES:

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

LOCATION MAP



REGIONAL MAP



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.

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