



SCHUIL
AG REAL ESTATE



+/-520 Acres – Almonds & Open Ground – Lemoore, CA

Lacey Blvd & 23rd Ave, California 93245, USA • 520 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the northeast corner of 23rd Avenue and Lacey Boulevard in Lemoore, CA.

SIZE:

+/-520 Assessed Acres

PLANTINGS:

Land Use:

- +/-65 acres of almonds planted in 2013
(50% Nonpareil, 25% Wood Colony, 25% Monterey)
- +/-455 acres of open ground currently planted to cotton

WATER:

The property is in North Fork Kings GSA. There are four (4) Ag wells on the property:

- 1-520' with a 238HP Diesel Cummins engine
- 1-500' with a 100HP electric motor
- 1-630' with a 100HP electric motor that services the almonds
- 1-520' with a 238HP Diesel Cummins engine that services the almonds

LEGAL:

Kings County APNs: 004-240-014, 004-240-026, 004-240-086, 004-240-031, 004-240-058, and 004-240-036.

REMARKS:

Approximately +/-520 acres located along the Clarks Fork branch of the Kings River, near Lemoore, CA. The property includes two (2) sources of water and is planted to approximately +/-65 acres of high-yielding almonds, with the remaining +/-455 acres consisting of open ground suitable for future tree plantings. The property benefits from surface water delivered via the Clarks Fork Reclamation District #2069 and is also supported by four (4) agricultural wells. According to a recent water report (available upon request), the estimated combined availability of surface and groundwater ranges between 2.10 and 2.60 acre-feet per acre. Parcel 004-240-036 has a Life Estate. The Seller is willing to consider seller financing for qualified buyers.

**GROUNDWATER
DISCLOSURE:**

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

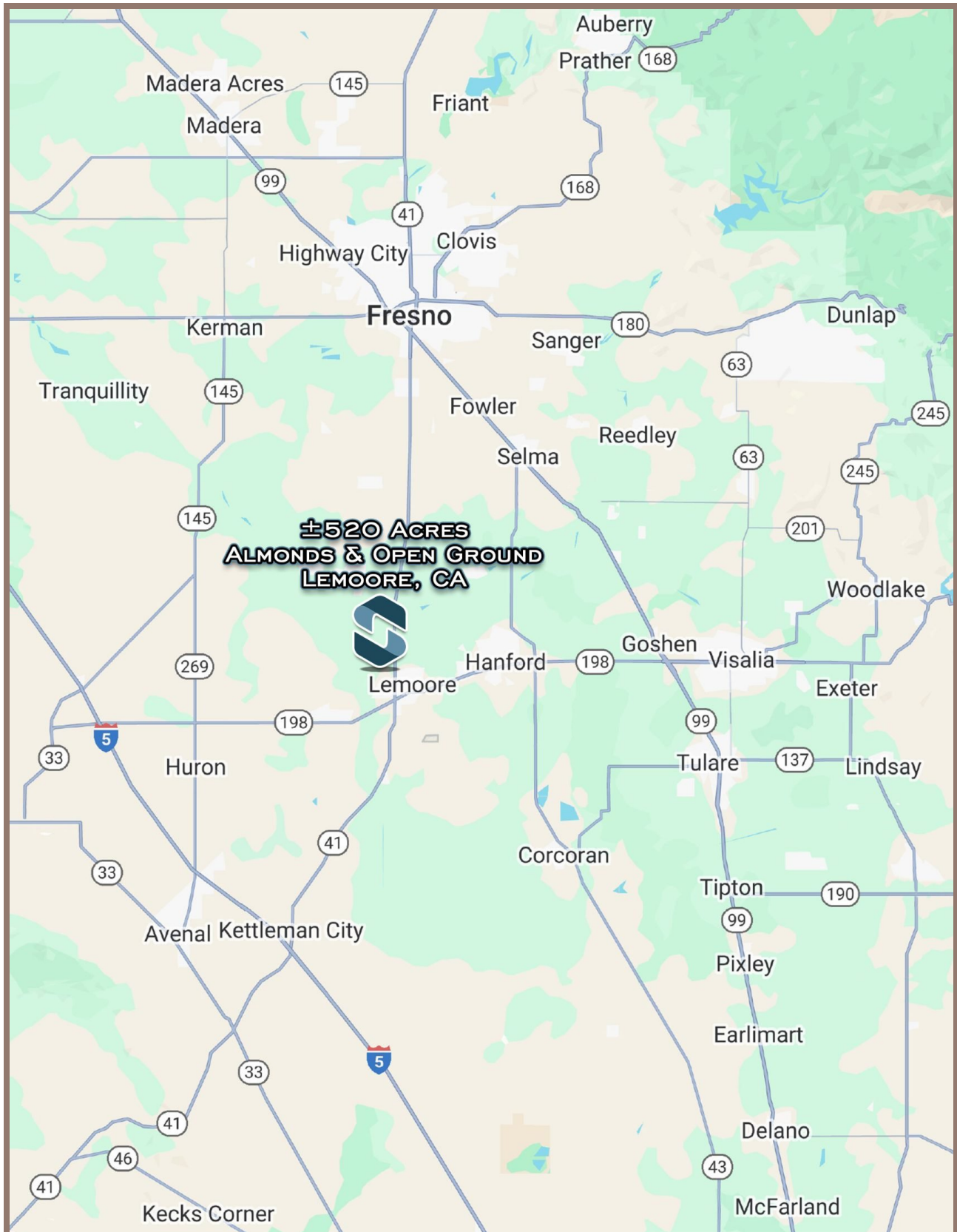
PRICE:

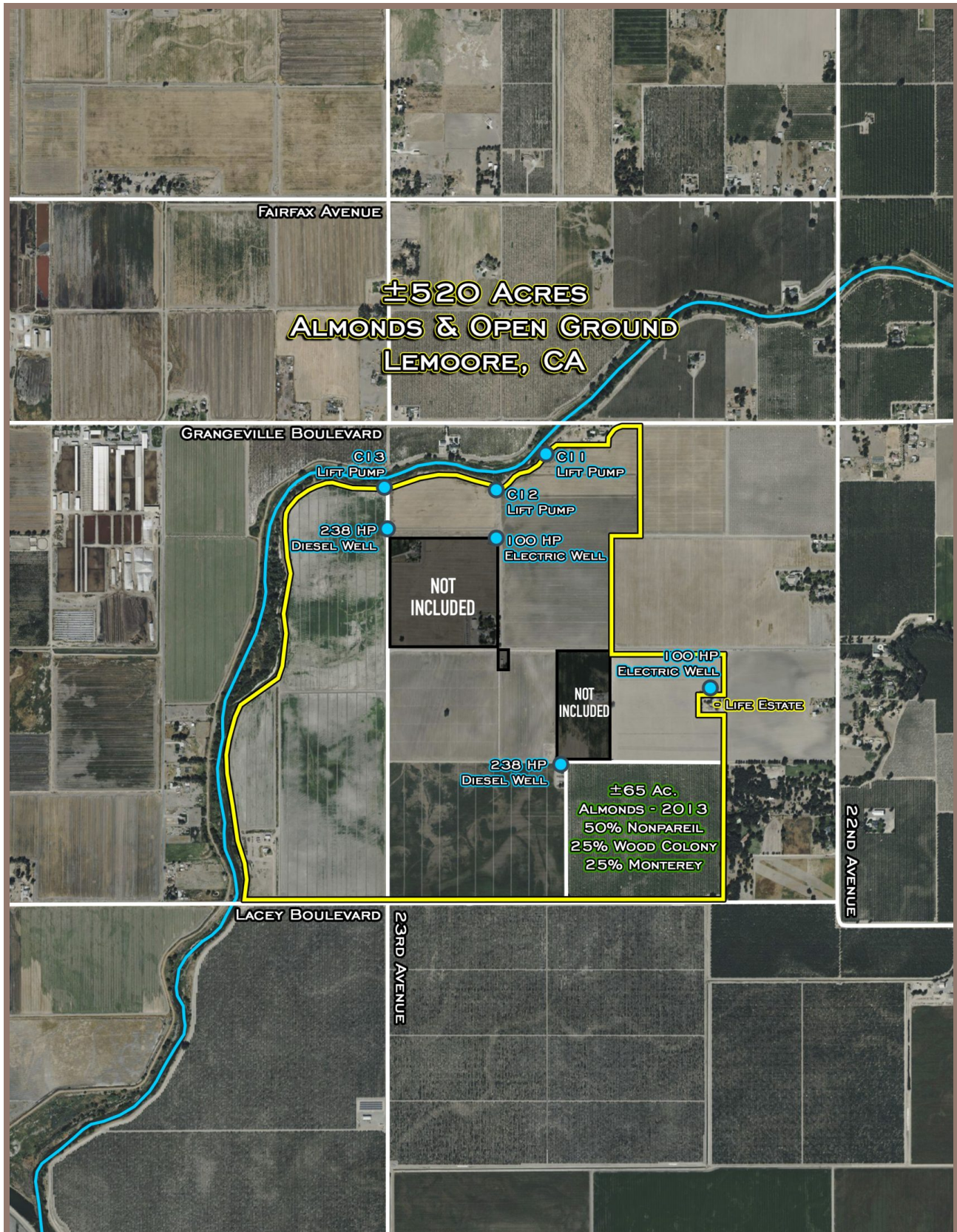
\$7,280,000 (+/- \$14,000 per acre)

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