



SCHUIL

AG REAL ESTATE



+/-35.62 Acres – Almonds & Homes – Kingsburg, CA

1710 Ave 388, Kingsburg, CA 93631, USA • 35.62 Acres

Schuil Ag Real Estate

CalBRE: 00845607

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LOCATION:

Property is located on the Kings River – southwest of where CA-99 and the Kings River intersect. The addresses are 1710, 1717, and 1841 Avenue 388 – Kingsburg, CA.

SIZE:

+/-35.62 Assessed Acres

PLANTINGS:

Property is planted to 50% Nonpareil Almonds and 50% Monterey Almonds at 22' x 16' spacing. Almonds were planted in +/-5 acre blocks in 2012, 2013, 2015, 2017, and 2021.

WATER:

Property is located in Consolidated Irrigation District and part of Central Kings GSA. There is one (1) Ag well on the property that has been converted to 100% solar energy. Property has both drip and flood irrigation.

HOMES:

There are two (2) homes on the property and one (1) open lot:

River Home (1841 Avenue 388): The custom-built +/-3,546 sq. ft. home was built in 2009. The house features 5 bedrooms, 4.5 bathrooms, an office, and a large kitchen with barstool seating at the granite countertop and a gas stovetop that can be converted to electric. The bedrooms have the traditional master bedroom plus a mother-in-law suite, and a Jack and Jill room/bathroom. There is plenty of space with two (2) living rooms, a bonus movie room, and a newly built detached 4-car garage. The best part of the property is the location on the Kings River, with its own private boat ramp, floating dock, and the large backyard that is perfect for entertaining or just enjoying the river life. The property has 28 owned solar panels and 26 solar panels that are on lease until 4/15/26.

Second Home (1710 Avenue 388): +/-2,319 sq. ft. home with 4 bedrooms and 3 full bathrooms. House features a large open kitchen with an island that leads into the living room. There is plenty of storage throughout the house including the Laundry room with more built-ins and a sink. The backyard has a covered patio, a pool, and a pool house. The pool house has a restroom and a shower. The 3-car garage is finished with storage and a 2-car carport. The property has 42 owned solar panels and 19 solar panels that are on lease for 20 years.

1717 Avenue 388 is an open lot with one (1) Ag well. The property has 24 panels owned Enlighten solar energy.

SHOPS:

A 40' x 100' **metal shop** houses the farm equipment and includes a large finished bonus/sewing room. The bonus room has cooling, heating, a half bathroom, 12' x 40' storage room, and 220 electrical. The shop also features three (3) roll-up doors, three (3) regular doors, one (1) sliding door, and RV carport.

The **barn** has dirt foundation, a chemical shed, and tractor storage.

SOIL:

- +/-56.0% Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes.
- +/-24.4% Grade 1 – Excellent – Nord fine sandy loam, 0 to 2 percent slopes.
- +/-18.4% Grade 1 – Excellent – Hanford sandy loam, 0 to 2 percent slopes.

LEGAL:

Tulare County APNs: 028-210-010-000 and 028-200-025-000

GROUNDWATER
DISCLOSURE:

The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/.

REMARKS:

A unique opportunity to own +/-35 acres on the Kings River with two (2) lovely custom-built homes just south of Kingsburg, CA. The property includes +/-500 feet of river frontage, a private boat ramp, and a dock. There are two (2) deep pit BBQs, dog kennels, shops, a barn, a pool, a pool house, and so much more. This is an ideal property for a multi-generational family that desires to be on the river.

PRICE:

\$3,995,000

CONTACT:

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