



SCHUIL
AG REAL ESTATE



+/-80 Acres – Walnuts and Goat Dairy – Hanford, CA

3948 13 1/4 Ave, Hanford, CA 93230, USA • 80 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

The property is located on the west side of 13 1/4 Avenue in northern Hanford, Kings County, CA.

SIZE:

+/-80 Assessed Acres

BUILDINGS:

One home, built in 1952, is located on the property, as well as a small goat dairy that can support 400 goats.

PLANTINGS:

The property is planted to +/- 69 acres of Tulare walnuts. The walnuts were planted in 1999 and spaced 25'x32'.

WATER:

This property features one 50 HP Ag well set at 195. The water level is at 120 ft with an estimated GPM of 750. It is located within the Kings County Water District and Mid Kings River GSA.

SOIL:

See 'Soil Map' and 'Soil Description' for information.

LEGAL:

Kings County APN: 002-230-007-000

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>.

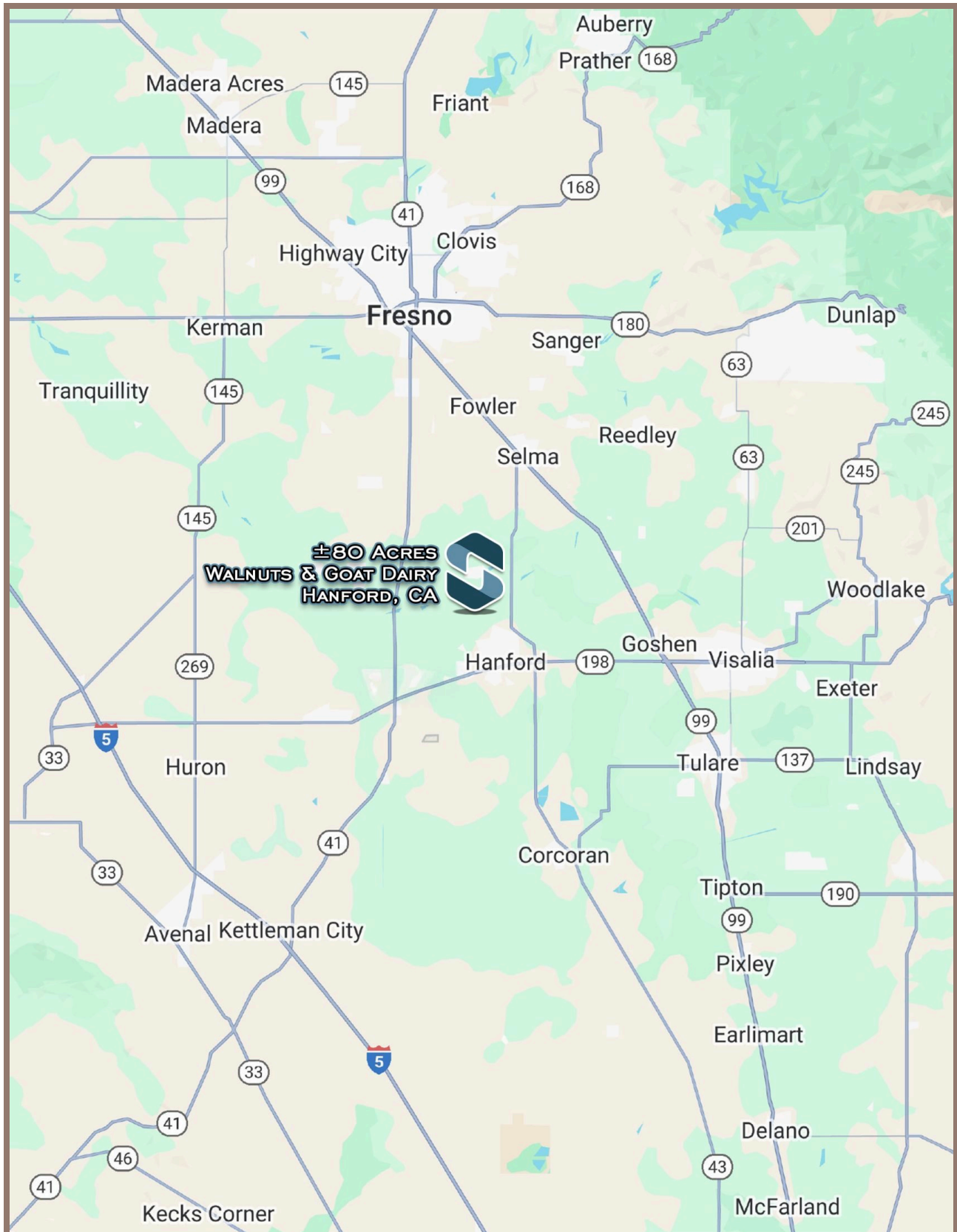
The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

PRICE:

\$1,600,000 (+/- \$20,000 per acre)

CONTACT:

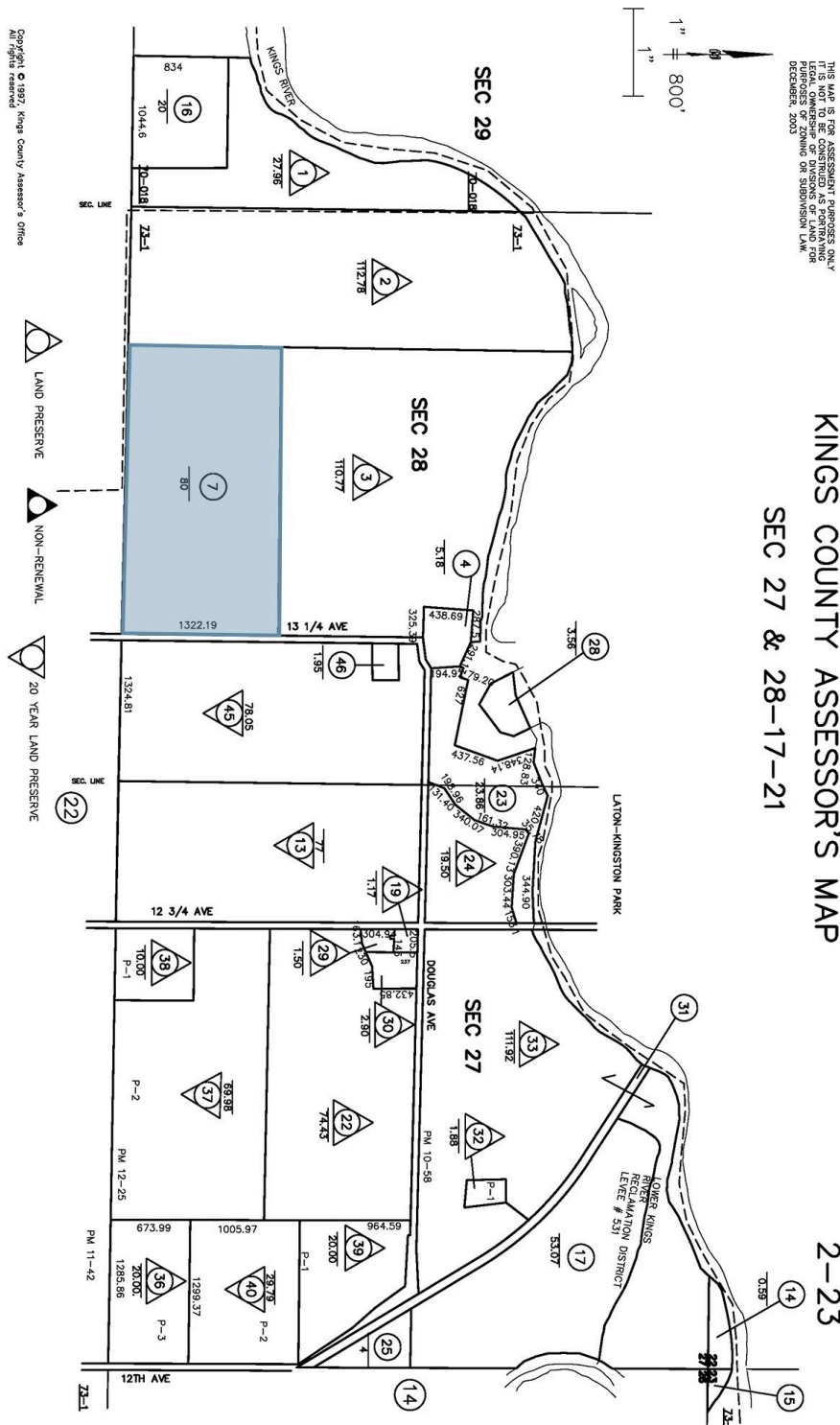
Stephen Schuil
559-859-6731 (m)
stephen@schuil.com
CalBRE #01713755





KINGS COUNTY ASSESSOR'S MAP SEC 27 & 28-17-21

2-23



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



California Revised Storie Index (CA)—Kings County, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
147	Nord fine sandy loam	Grade 1 - Excellent	Nord (85%)	85.4	100.0%
Totals for Area of Interest				85.4	100.0%



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

