



SCHUIL
AG REAL ESTATE



+/-215.33 Acres – Stone Fruit – Hanford, CA

N 11th Ave & Elder Ave, California 93230, USA • 215.33 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

The property is located on the northeast corner of N 11th Avenue and Elder Avenue in Hanford, CA.

SIZE:

+/-215.33 Assessed Acres

PLANTINGS:

The ranch is planted to a diverse mix of peaches, nectarines, plums, pluots, and cherries totaling +/-197.77 planted acres. Plantings range from 2001 to 2024, offering a balanced age profile and harvest window. Several blocks are trellised, with select blocks featuring mesh cover, enhancing yield potential and long-term production.

Planting Summary:

- +/-73.80 acres of nectarines
- +/-54.17 acres of plums
- +/-49.60 acres of peaches
- +/-12.00 acres of cherries
- +/-9.20 acres of pluots

Total: +/-197.77 acres

See 'Aerial Map' and 'Planting Summary' for details.

WATER:

The property is located within the Mid-Kings River GSA and receives surface water from Kings County Water District via People's Ditch. Water supplies are supplemented by three (3) deep agricultural wells (200 HP, 125 HP, and 75 HP) and two (2) shallow wells (15 HP and 25 HP).

Irrigation is delivered through two methods. The primary system is a drip irrigation setup with two drip lines per row, supported by a centrally located sand media filtration system with fertilizer injection and a 75 HP lift pump. The property is also equipped with underground pipelines and valving for flood irrigation, providing operational flexibility.

LEGAL:

Kings County APNs: 006-032-021, 006-032-022, 006-032-026, 06-032-058 and 006-032-059

SOIL:

Property features Grade 1 – Excellent Nord Fine Sandy loam soil.

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.

REMARKS:

This stone fruit orchard presents a compelling investment opportunity, featuring a diverse mix of young and mature plantings across +/- 197.77 planted acres. The property benefits from high-quality soils, multiple water sources, and extensive trellis infrastructure designed to support enhanced yields and long-term production potential.

PRICE:

\$6,782,895 (+/- \$31,500 per acre)

CONTACT:

Scott Schuil
559-859-9734

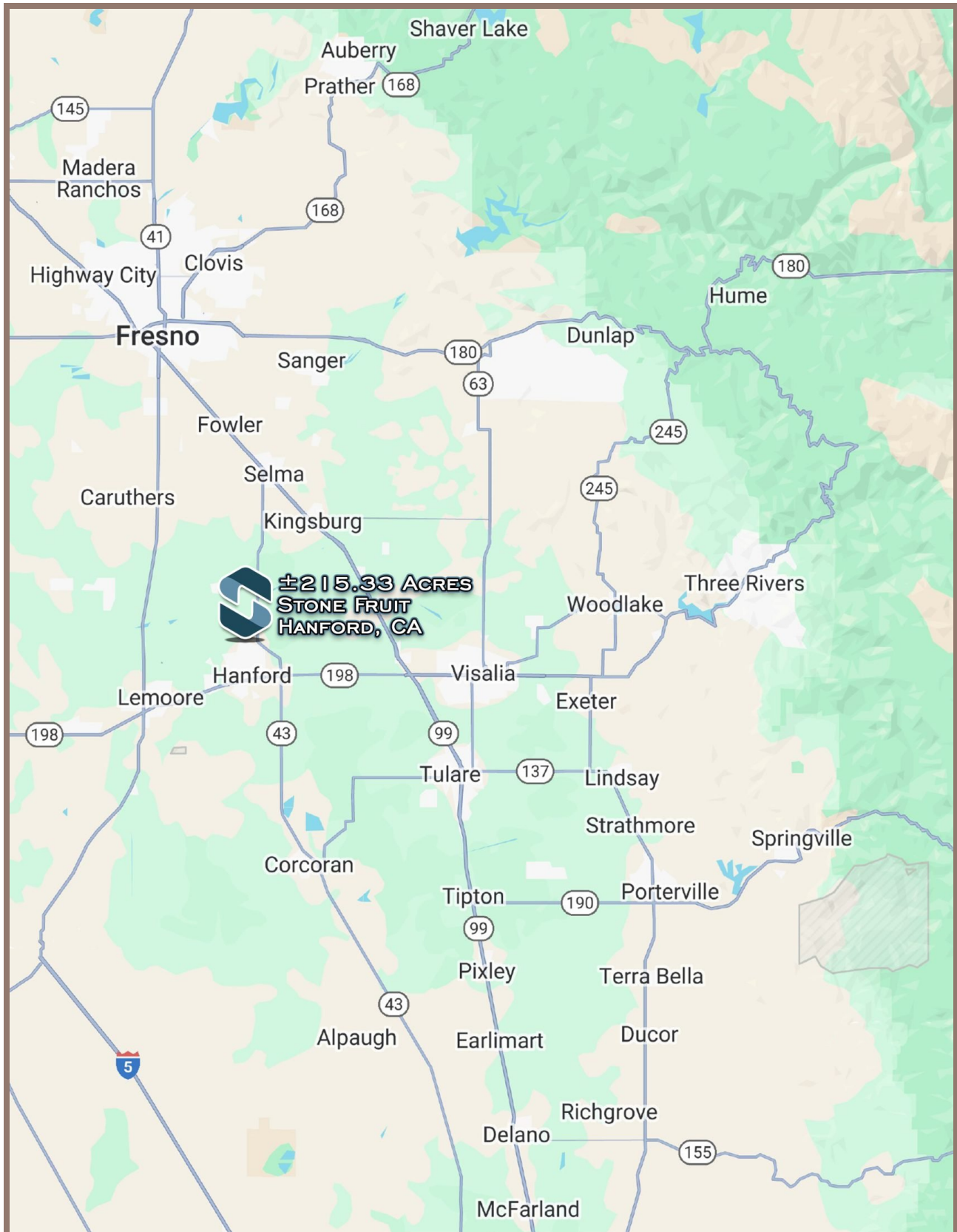
scott@schuil.com
CalBRE #01877812

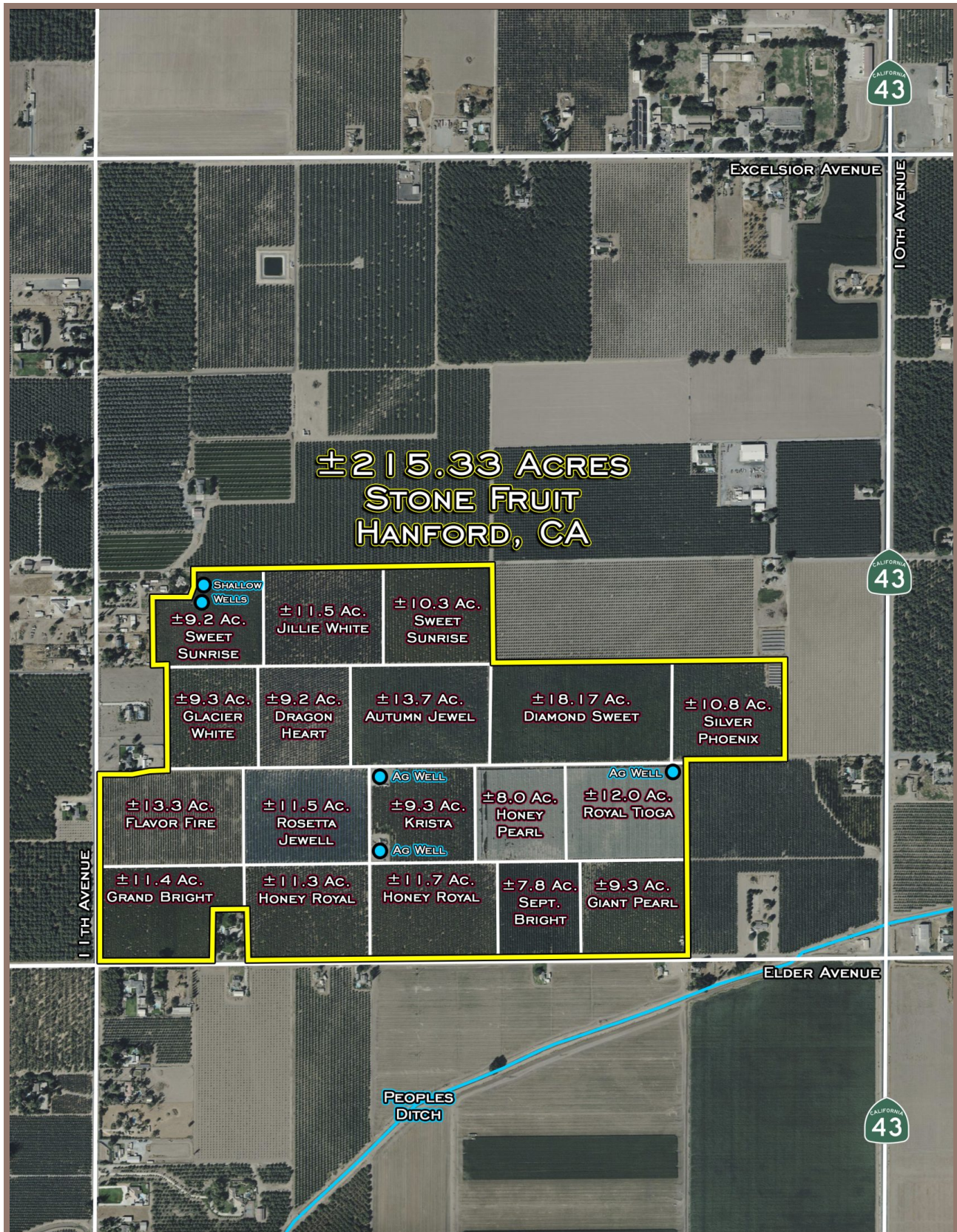
Jonathan Verhoeven
559-707-5658

jonathan@schuil.com
CalBRE #01966852

Marc Schuil
559-280-1750

marc@schuil.com
CalBRE #00815172



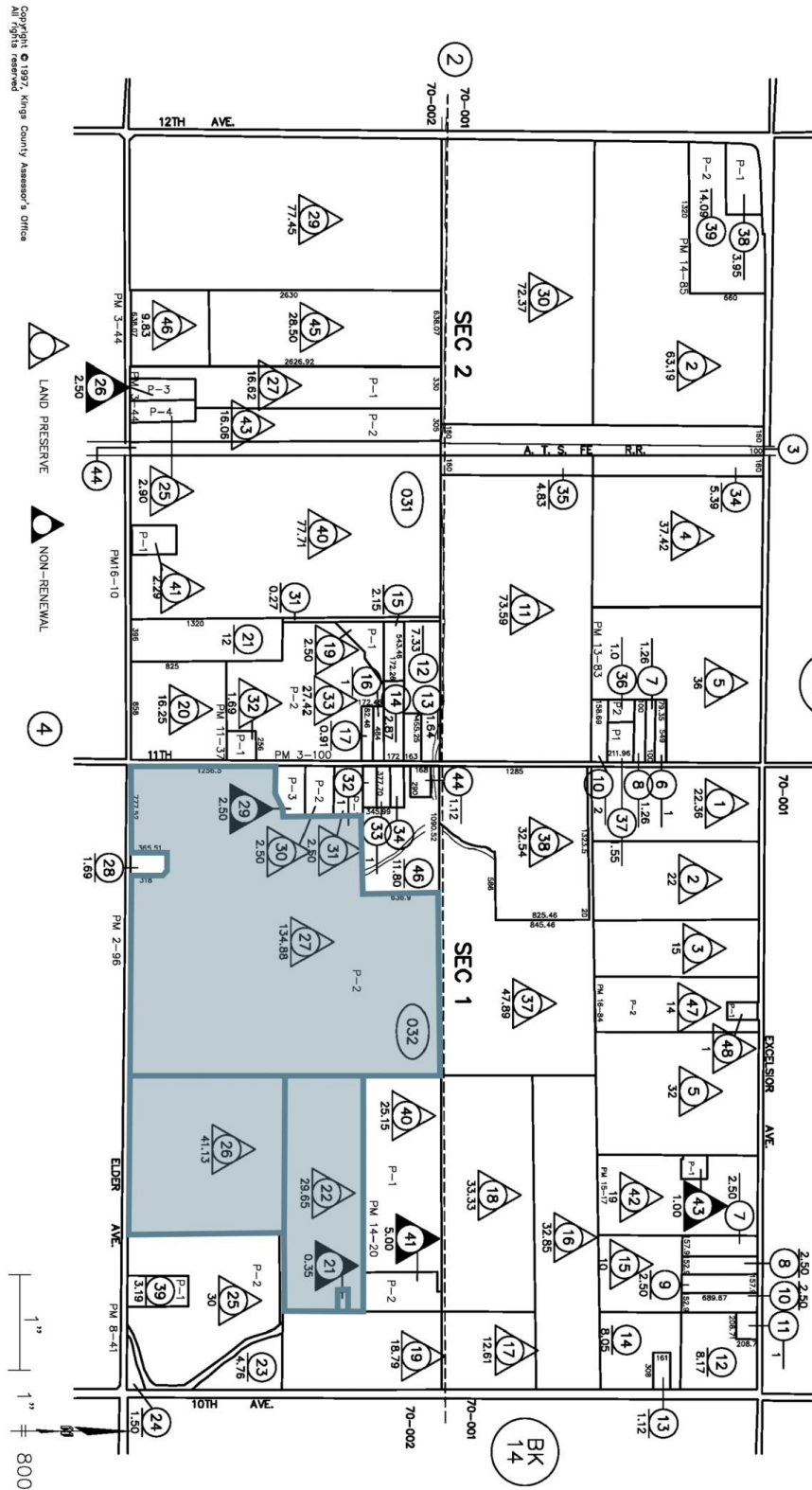


Type	Variety	Acres	Spacing	Trellis	Year
Peach	Sweet Sunrise	9.20	16' x 8'	No	2015
Peach	Jillie White	11.50	20' x 8'	No	2018
Peach	Sweet Sunrise	10.30	16' x 6'	Yes	2017
Peach	Glacier White	9.30	20' x 16'	No	2006
Pluot	Dragon Heart	9.20	20' x 16'	Yes	2006
Plum	Autumn Jewel	13.70	20' x 16'	Yes	2017
Plum	Diamond Sweet	18.17	20' x 16'	Yes	2017
Plum	Silver Phoenix	10.80	16' x 12'	Yes	2017
Nectarine	Flavor Fire	13.30	16' x 12'	No	2024
Plum	*Rosetta Jewel*	11.50	20' x 16'	Yes	2001
Peach	Krista	9.30	20' x 16'	Yes	2017
Nectarine	Honey Pearl	8.00	16' x 8'	Yes	2011
Cherry	Royal Tioga	12.00	16' x 12'	Yes	2011
Nectarine	Grand Bright	11.40	16' x 10'	No	2010
Nectarine	Honey Royal	11.30	20' x 16'	No	2003
Nectarine	September Bright	11.70	20' x 16'	No	2002
Nectarine	September Bright	7.80	16' x 12'	Yes	2021
Nectarine	Giant Pearl	9.30	16' x 12'	No	2006
Total		**197.77**			
<i>*Proprietary</i>					

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT TO BE CONSIDERED AS PORTRAYING
LEGAL OWNERSHIP OR DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
FEBRUARY 2008

KINGS COUNTY ASSESSOR'S MAP SEC. 1 & 2-18-21

6-03





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%)	209.0	100.0%
Totals for Area of Interest				209.0	100.0%

Natural Resources
Conservation ServiceWeb Soil Survey
National Cooperative Soil Survey

