



**SCHUIL**  
AG REAL ESTATE



## **+/-4.59 Acres – Grain Silos, Shops & Rail Access – Hanford, CA**

10622 Houston Ave, Hanford, CA 93230, USA • 4.59 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • [www.schuil.com](http://www.schuil.com)

## LOCATION:

Property is located at 10622 Houston Avenue in Hanford, CA.

## SIZE:

+/-4.59 Assessed Acres

## GRAIN STORAGE:

The facility offers a total grain storage capacity of approximately +/-9,600 tons, distributed across eight (8) concrete hoppers, and approximately +/-225 tons, across three (3) steel hoppers. The site also features a grain dryer to enhance processing efficiency.

## SHOP:

Property has one (1) – 60' x 45' (+/-2,700 sq. ft.) shop.

## RAIL ACCESS:

Property has access to BNSF rail.

## IMPROVEMENTS:

Property generates approximately \$13,000 in annual income from Unwired Broadband.

## LEGAL:

Kings County APNs: 011-420-021-000 and 011-420-022-000

## SOIL:

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

## REMARKS:

Located within Hanford city limits with access to city water and sewer connections. Future housing development options are limited; contact Listing Agents for more information.

## PRICE:

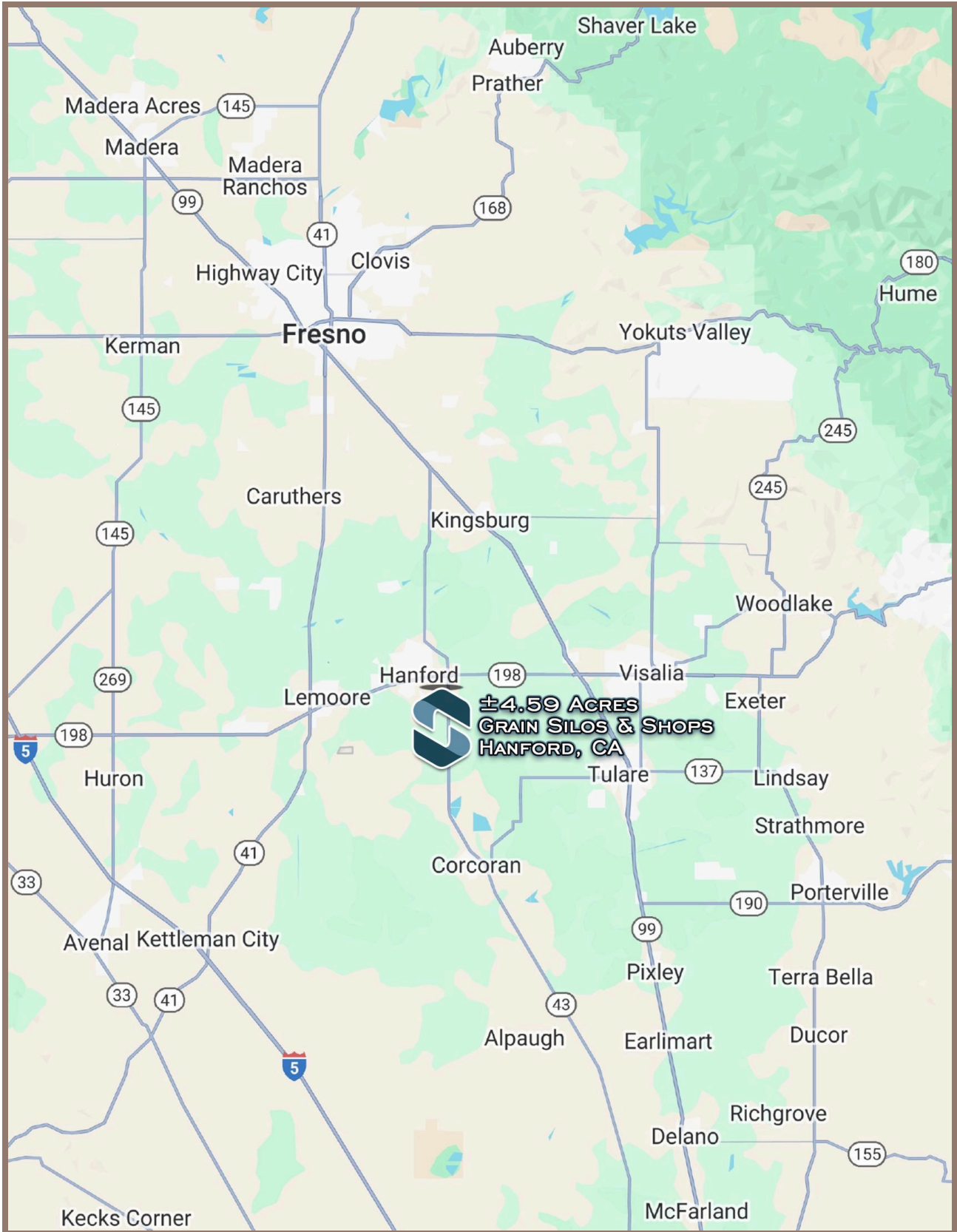
**\$1,000,000**

## CONTACT:

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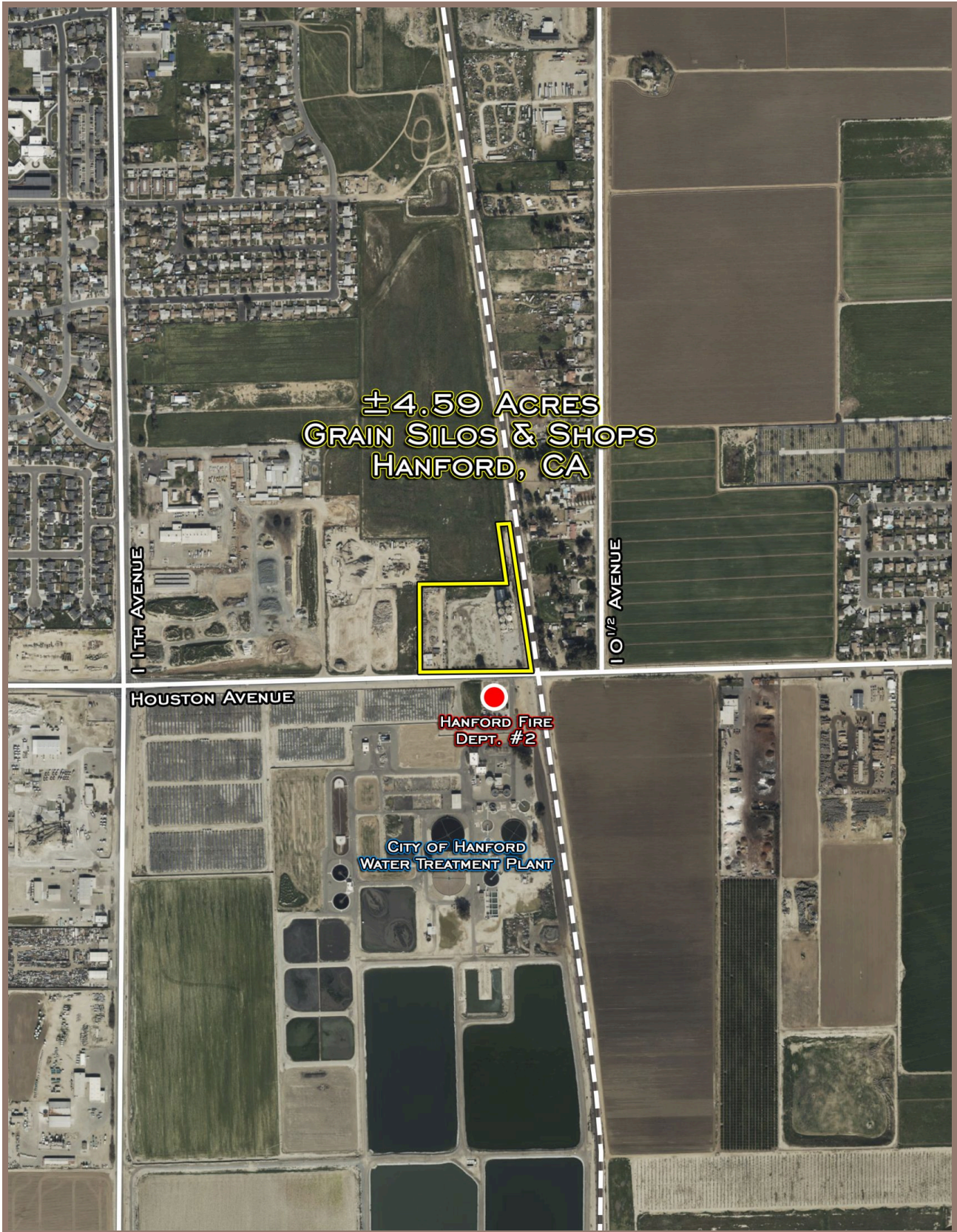
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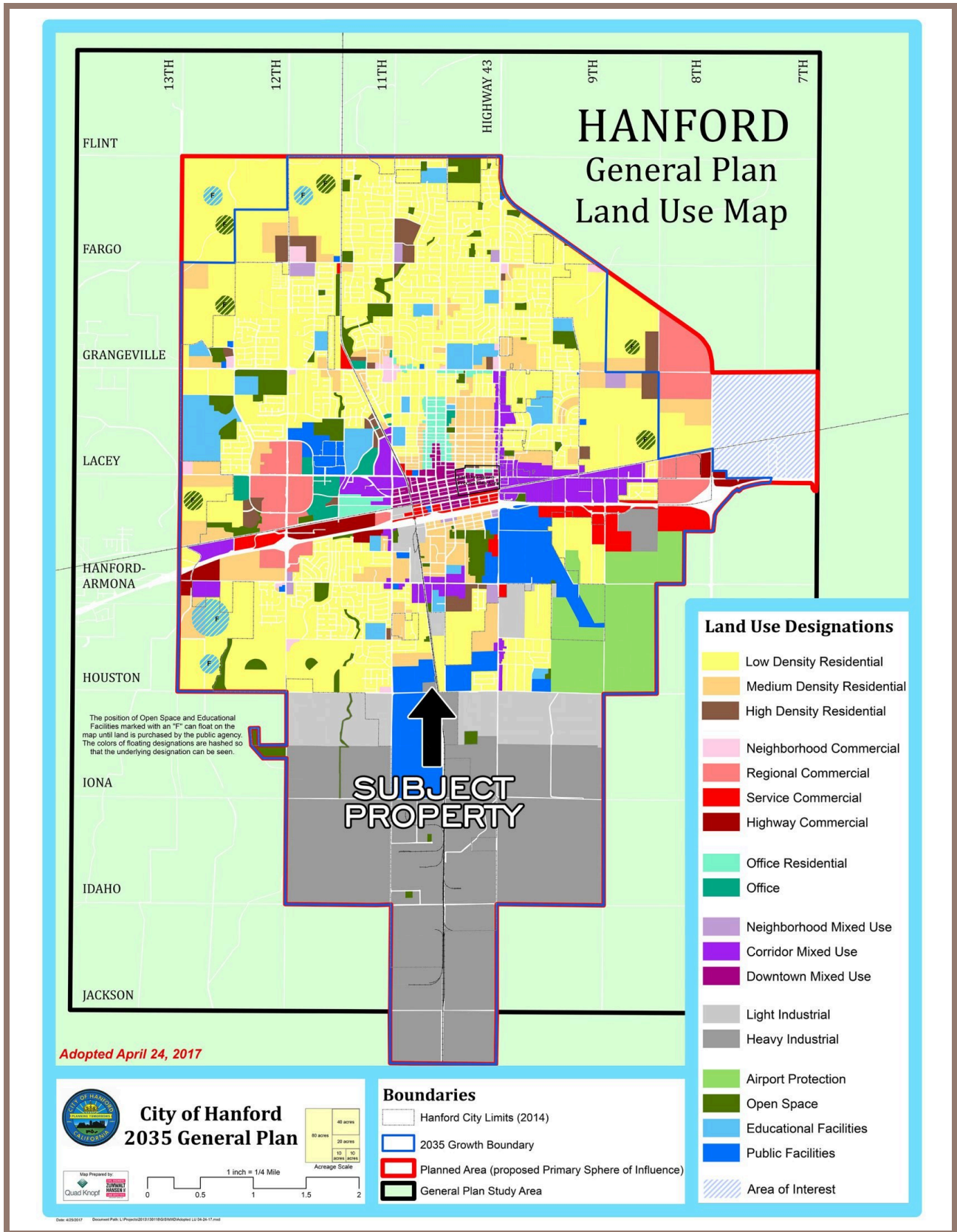
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

5020 W Mineral King Avenue, Visalia, CA | 559-734-1700 | [www.schuil.com](http://www.schuil.com)

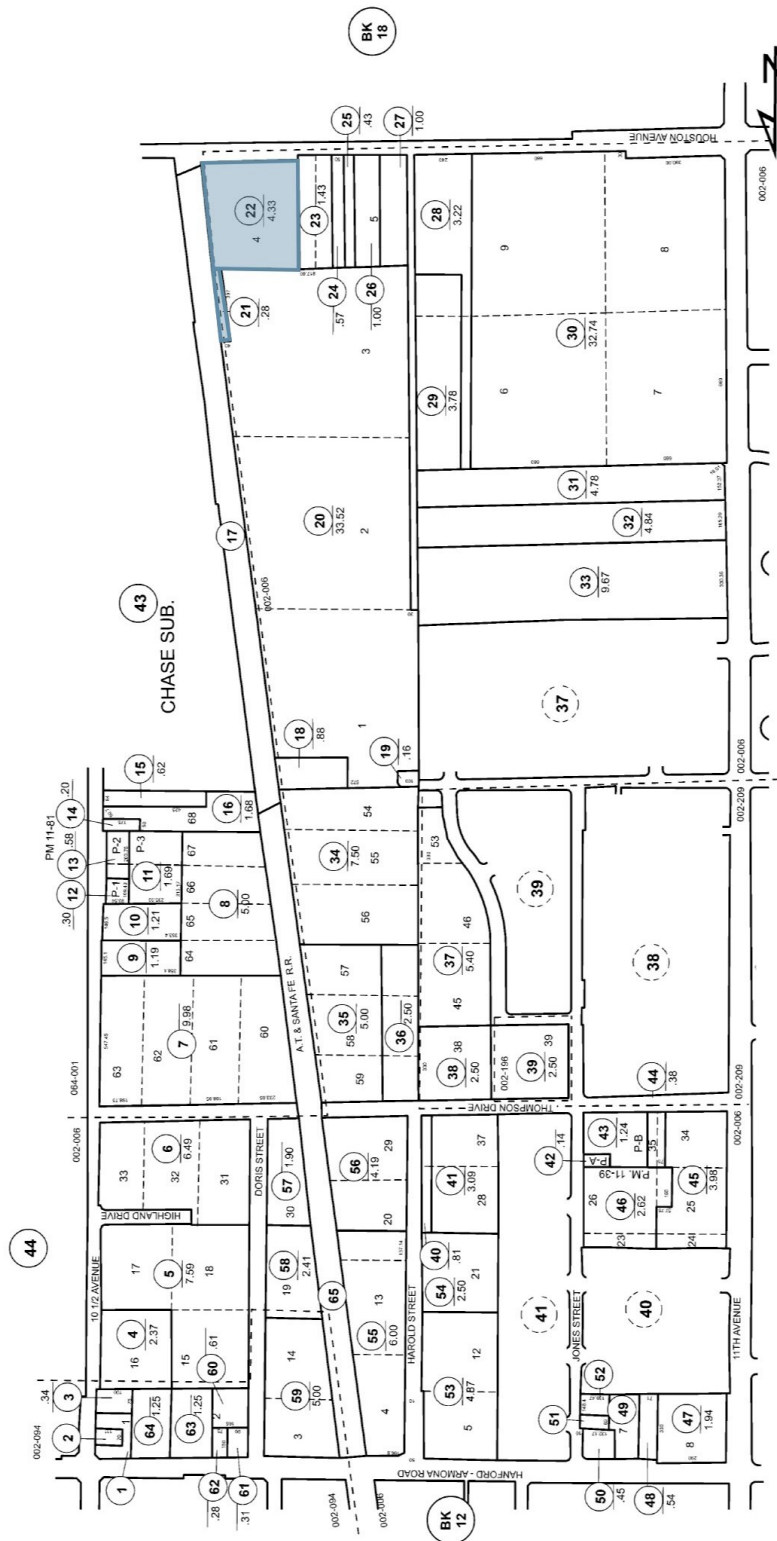




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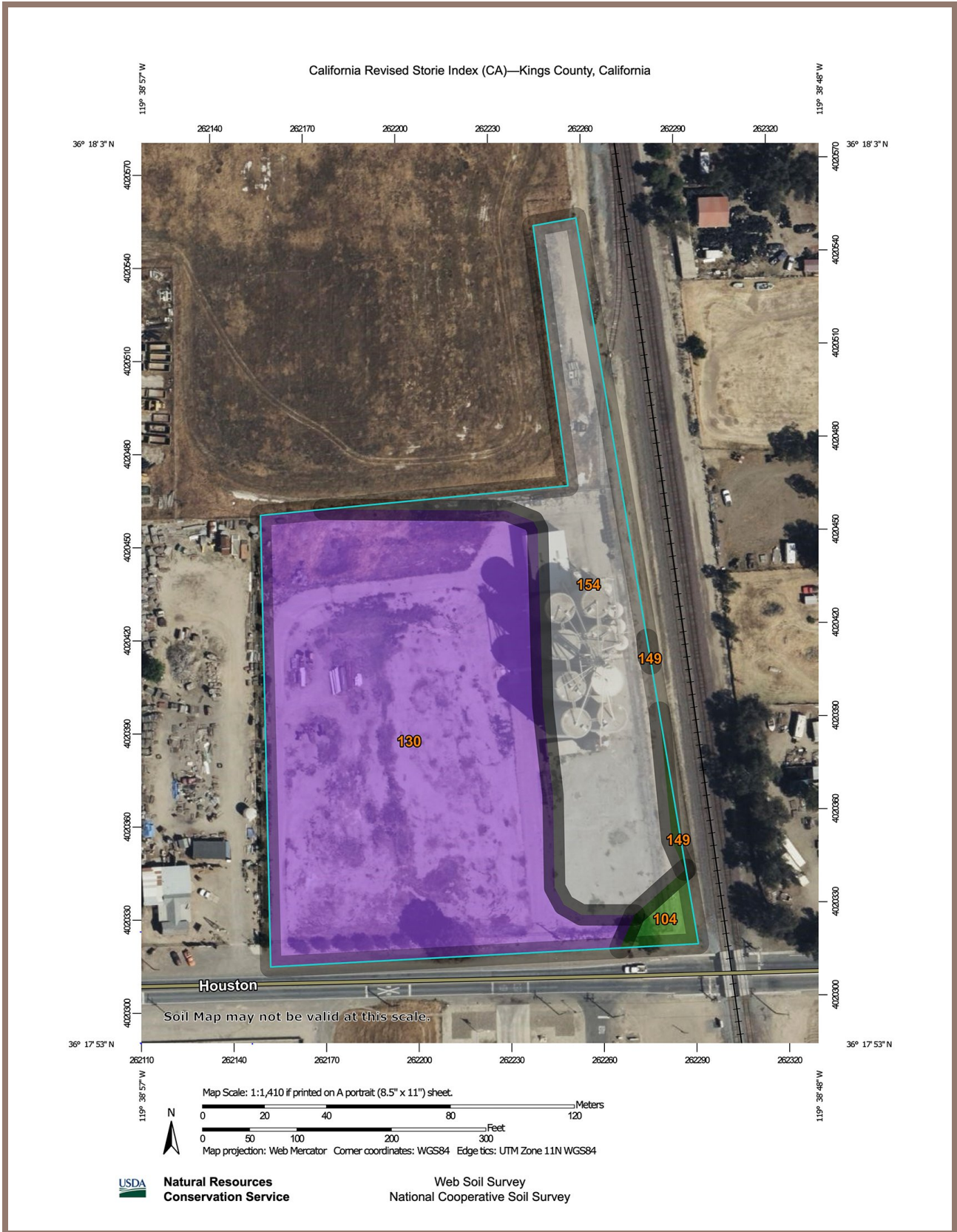
**KINGS COUNTY ASSESSOR'S MAP**  
PORTION OF W 1/2 SEC. 1-19-21

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.  
IT IS NOT TO BE CONSTRUED AS PORTRAYING  
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR  
PURPOSES OF ZONING OR SUBDIVISION LAW.  
JULY 2023



1" = 400'  
1" = 1"

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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
104	Cajon sandy loam	Grade 1 - Excellent	Cajon (85%)	0.1	1.8%
130	Kimberlina fine sandy loam, saline-alkali	Grade 3 - Fair	Kimberlina (85%)	3.3	66.4%
149	Nord complex	Grade 1 - Excellent	Nord (50%)	0.0	0.4%
154	Pits and Dumps	Not Rated	Pits (46%)	1.6	31.4%
			Dumps (44%)		
			Delgado (2%)		
			Cajon (2%)		
			Nord (1%)		
			Panoche (1%)		
			Unnamed, rare flooding (1%)		
			Henneke (1%)		
			Kimberlina (1%)		
			Wasco (1%)		
<b>Totals for Area of Interest</b>				<b>5.0</b>	<b>100.0%</b>



