

# NEWLY LISTED

+/- 240 ACRES ALMONDS  
HANFORD, CA



PRESENTED BY: MATTHEW MATTOS

(559)786-0430

MATTHEWJMATTOS@GMAIL.COM

DRE #01879802





# LOCATION



13662 2nd Ave Hanford, Ca

Property is centrally located between Tulare, Visalia, and Hanford.

# LISTING DETAILS

**SIZE:** +/- 240 Acres

**LEGAL:** Kings County APN'S  
016-240-013 (80 acres)  
016-240-019 (160 acres)

**PLANTINGS:** 160 Acres of 50%  
Non Pareil, 25%  
Aldrich, 25%  
Monterey, planted in  
Jan 2015

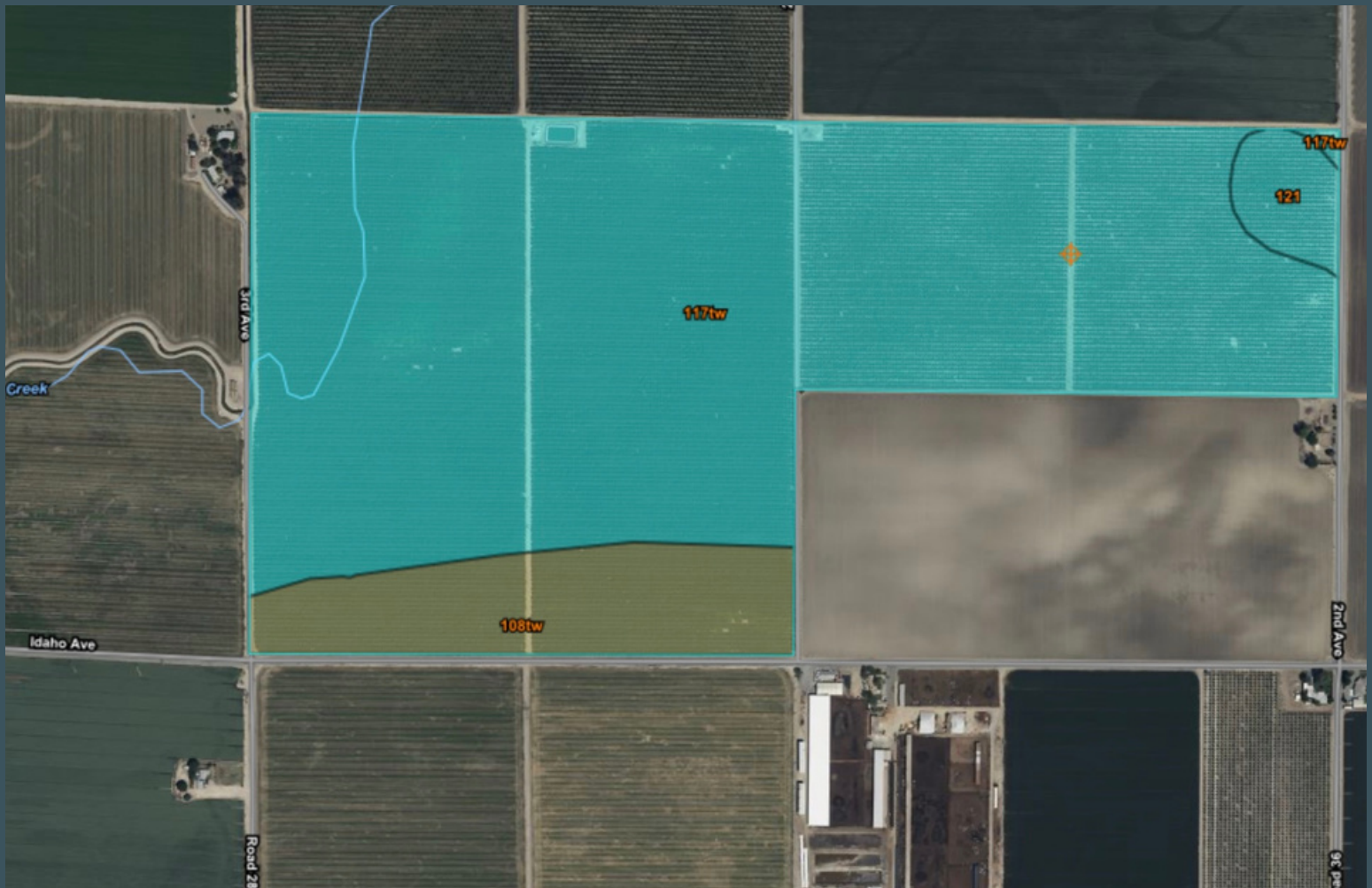
80 Acres of 50% Non  
Pareil and 50%  
Monterey planted in  
Jan 2017

**WATER:** Property has 3 Deep  
Wells.  
Almonds are irrigated  
via Double Line Drip.  
Property has a fan jet  
system every other row  
for frost protection.  
Kings County Water  
District.  
Surface water  
provided by Evans  
Ditch Company and  
Administered by Tulare  
Irrigation District when  
available.



LISTING PRICE \$6,600,000





## FARMLAND CLASSIFICATION

### 108tw

Colpien loam  
28.3  
11.9%

### 117tw

Gamboy loam, drained  
202.3  
85.3%

### 121

Grangeville fine sandy loam, saline-alkali  
6.5  
2.7%

### Totals for Area of Interest

237.1  
100.0%

SGMA-The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040.

SGMA requires a Groundwater Sustainability Plan by 2020. These Plans may limit groundwater pumping. For more information visit the California Department of Resources website at [www.water.ca.gov](http://www.water.ca.gov)

