

GRAHAM | & ASSOCIATES

An aerial photograph showing a vast agricultural landscape. In the foreground, a large rectangular field is filled with vibrant green crops, likely corn, arranged in neat rows. This field is bordered by a dirt road on the left and a fence line on the right. Beyond this field, the landscape transitions into a patchwork of brown, fallow fields and some green areas, stretching towards a distant horizon under a clear blue sky.

Property For Sale:
1,554.7 Acres – Open Farmland | Helm, CA

1005 N Demaree Street
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

Landon Fernandes
#02015859
(559) 471-6262
www.mdgre.com

Collin Kapigian
#02261865
(559) 967-5565
www.mdgre.com

PROPERTY DETAILS

Address: 19480 Hwy 145 Helm, CA 93627

APN: 040-130-53S; 040-130-54S; 050-050-73S; 050-050-72S; 050-050-48S

Acreage: +/- 1,554.7 Gross Acres

Plantings: +/- 352 acres planted to corn; +/- 150 acres planted to alfalfa; +/- 150 acres planted to sorghum; +/- 788 acres currently open; +/- 115 acres of ancillary land.

Surface Water: The property is located within and receives surface water from Stinson Ditch Company. The property is being sold with 3 shares of Stinson Ditch Stock. The property is also within the Crescent Ditch Company service area and is dissected by the Crescent Ditch on the south end of the property. However, the property is not being sold with any Crescent Ditch Stock. Surface water is accessed through one (1) turnout on the property equipped with a 10hp lift pump.

Ground Water: The property is irrigated with three (3) 400 HP pumps/wells and one (1) 500 HP pump/well. The property is located within the North Fork Kings Groundwater Sustainability Agency.

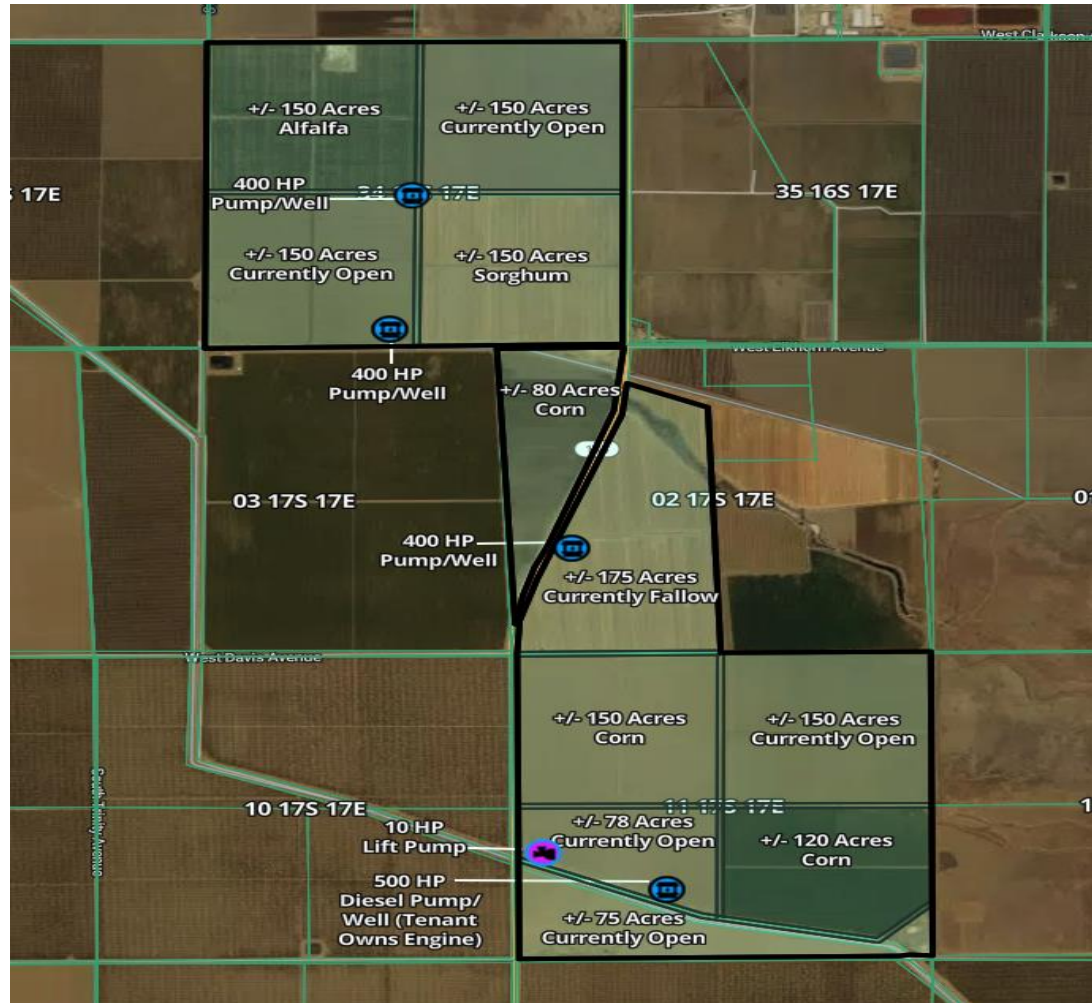
Groundwater Disclosure: Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit: www.sgma.water.ca.gov/portal.

Irrigation: The entire property is flood irrigated.

Other Remarks: The property is currently leased through March 31, 2027. The lease shall be assumed by Buyer.

Purchase Price: \$11,275,000 (\$7,252/Acre)

PROPERTY MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

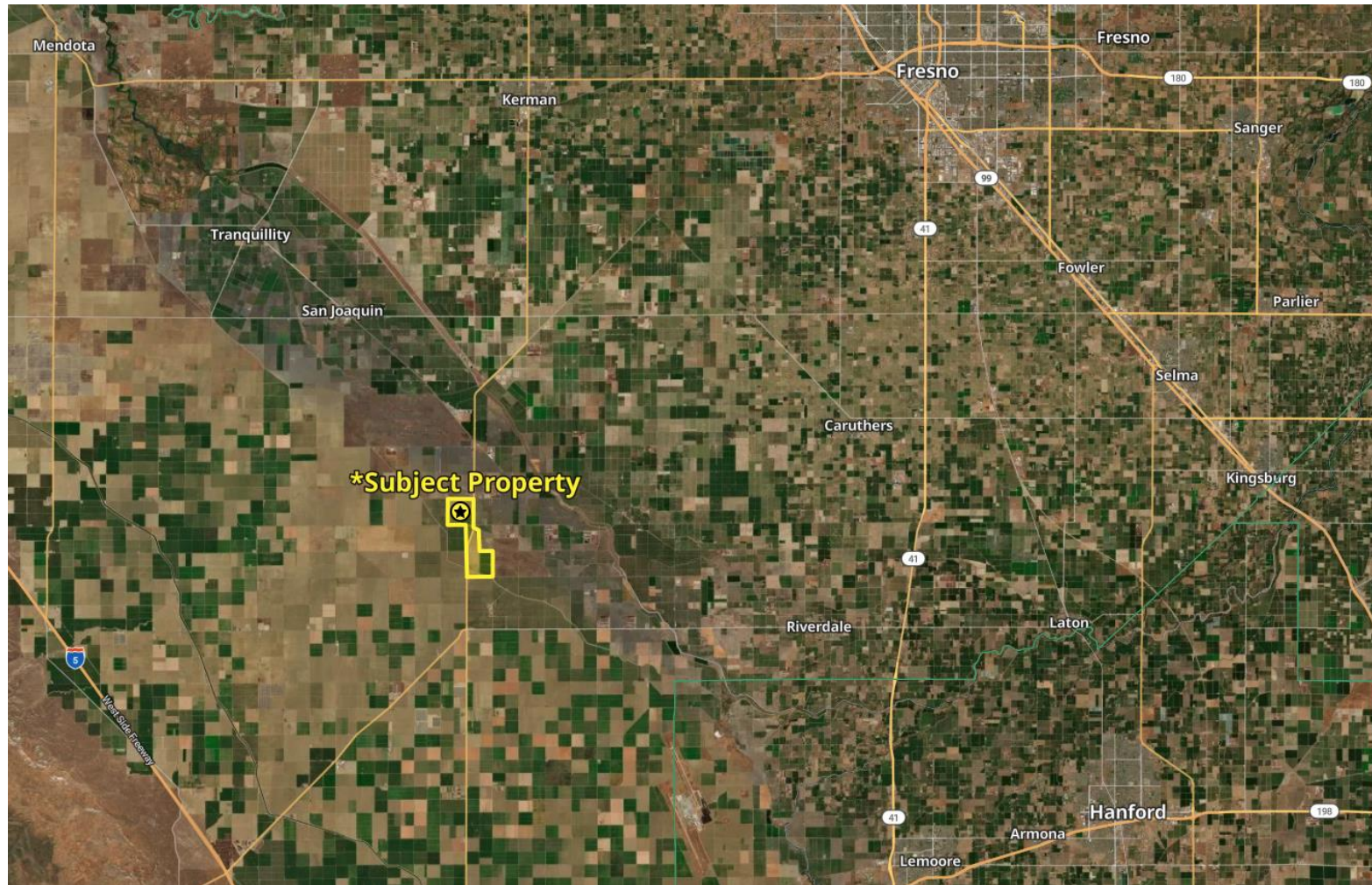
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LOCATION MAP



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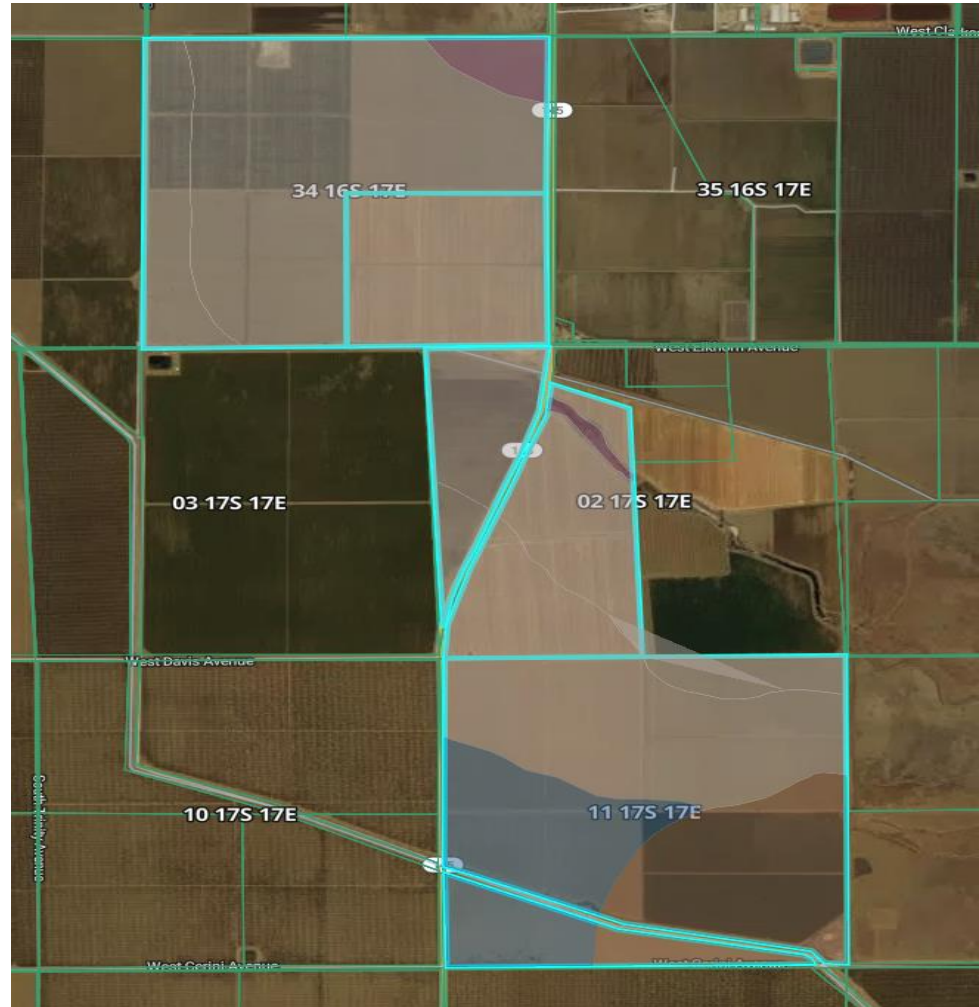
SOIL MAP

Average Soil Score

 **14.2** / 100

NCCPI **Storie**

	Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
	130	Gepford clay, 0 to 1 percent...	48.5	12.9	6w
	285	Tranquillity-Tranquillity, wet,...	26.1	16.5	7w
	475	Posochanet clay loam, saline-sodi...	11.9	23.6	7s
	286	Tranquillity clay, saline-sodic, wet, ...	11.3	4.9	7w
	282	Tachi clay, 0 to 1 percent slopes	1.8	13.7	7w
	982	Water	0.4	-	-



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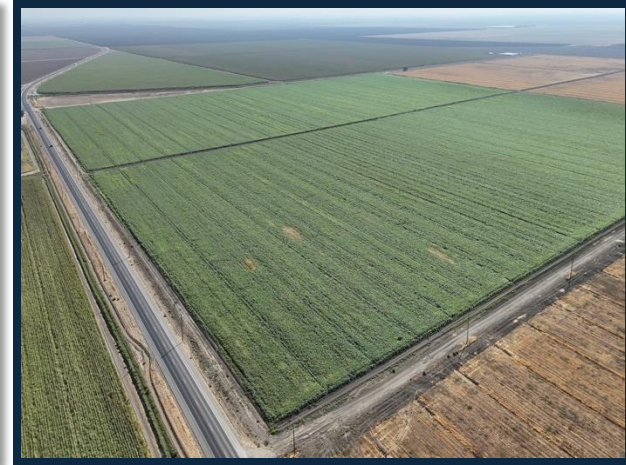
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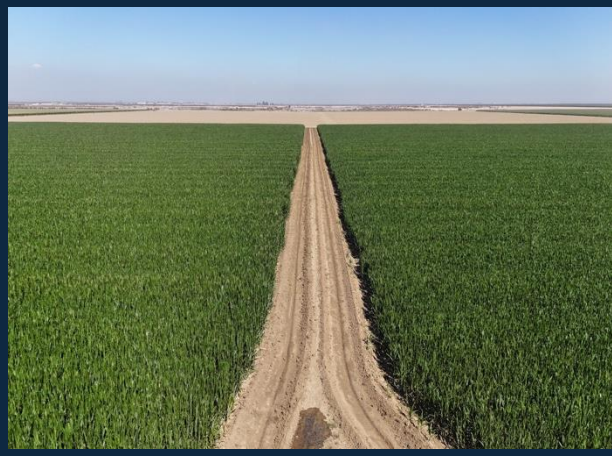
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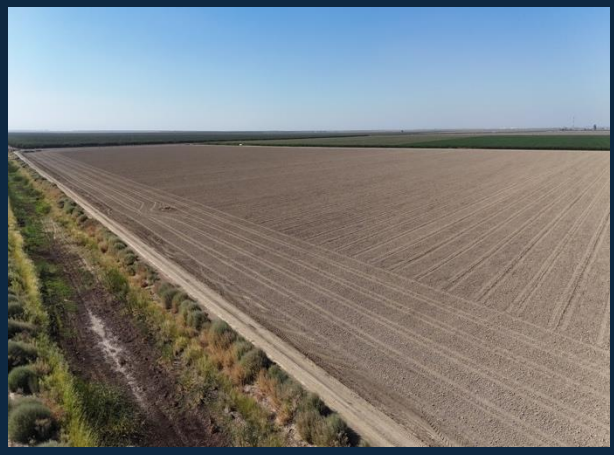
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